



CITY PLAN COMMISSION REPORT

City of Kansas City, Missouri
City Planning & Development
Department www.kcmo.gov/cpc

September 21, 2021

Project Name

Kenwood II

Docket Request

2.1, 2, & 3 CD-CPC-2021-00118, 119, & 120
Rezoning to R-1.5,
Area Plan Amendment, and
Development Plan

Applicant

James (Alex) Hilton
Grandbridge Real Estate Capital
2001 Shawnee Mission Pkwy
Mission Woods, KS 66205

Owner

See above.

Location 3933 Kenwood Ave

Area About .1 acres

Existing Zoning R-5

Council District 4th

County Jackson

School District KCMO 110

Surrounding Land Uses

North: residential uses (zoned R-5)

East: residential uses (zoned R-5)

West: Gilliam Park (zoned R-1.5)

South: residential uses (zoned R-5)

Major Street Plan

Kenwood Ave is not identified on the
City's Major Street Plan.

Land Use Plan

The Midtown/Plaza Area Plan identifies
the subject property as Residential
Medium Density.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of this case was sent to the Hyde Park Neighborhood
Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to
this request. Applicant hosted a meeting on September
6th, 2021.

EXISTING CONDITIONS

The subject property is southeast of E 39th St and Gillham Rd.
Lots 32, 31, and 30 (3933 and 3937 Kenwood Ave) will be
cleared and redeveloped. The subject site is within the South
Hyde Park Historic District.

CONTROLLING AND RELEVANT CASES

None.

SUMMARY OF REQUEST

The applicant is proposing to develop three triplexes on the
subject site.

KEY POINTS

- Rezoning from R-5 to R-1.5 to allow for the
redevelopment of the site.
- Rezoning with associated area plan amendment to
Residential High Density (generally corresponds with R-
1.5).
- Proposed development = Three triplexes, a total of nine
units.
- Parking off the rear alley.

PROFESSIONAL STAFF RECOMMENDATION

Docket 6 Recommendation

CD-CPC-2021-00118 Approval

CD-CPC-2021-00119 Approval with Conditions

CD-CPC-2021-00120 Approval

PLAN REVIEW

Rezoning from R-5 to R-1.5 allows for the redevelopment of the site with associated area plan amendment.

As noted on the submitted plans, the development comprises of three triplexes in a modern architecture design. The three triplexes face Gillham Park and Kenwood Ave. Parking is located in the rear of the property, access from an alley.

Area Plan Amendment and Rezoning Analysis.

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The proposed Area Plan Amendment would change the future land use designation to Residential High Density. "There is a strong desire to see this (multifamily) reinvestment continue and spread further within the sub-area." (Midtown/Plaza Area Plan) The architectural character of the proposed project is also in conformance with the area plan. AN

88-515-08-B. Zoning and use of nearby property;

Property to the west is zoned R-1.5. AN

88-515-08-C. Physical character of the area in which the subject property is located;

The surrounding area features a mix of housing types. The rezoning will not alter the physical characteristics of the area. AN

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Currently, Gillam Rd and E 39th St are well-traveled routes. There is adequate public infrastructure to serve the development allowed by the rezoning. AN

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under zoning regulations;

The uses associated with the R- zoning districts (residential) are suitable for the area. AN

88-515-08-F. Length of time the subject property has remained vacant as zoned;

N/A. AN

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed rezoning will not detrimentally affect nearby properties. AN

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning might affect the redevelopment of the existing property, thus the vacant and deteriorating structures that currently sit on the property may remain. AN

Requested Deviations.

The plan does not stipulate or request any deviations.

Building Type- Specific (88-100), Use Regulations (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Multi-Unit Building (88-110-06-C.7)	Yes	Yes	See elevations.
Boulevard and Parkway Standards (88-323)	No	-	
Parkland Dedication (88-408)	Yes	Yes	The developer will pay Parkland Dedication Fee(s).
Parking and Loading Standards (88-420)	Yes	Yes	See plan.
Landscape and Screening Standards (88-425)	Yes	Yes	See plan and conditions report.
Outdoor Lighting Standards (88-430)	Yes	-	No deviations from 88-430 have been requested.
Sign Standards (88-445)	Yes	-	Sign details were not provided, signage is expected to comply with 88-445 and permitted separately.
Pedestrian (88-450)	Yes	Yes	See plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends the following for each case,

CD-CPC-2021-00118 (Rezoning): **Approval**

CD-CPC-2021-00119 (Development Plan): **Approval Subject to Conditions** as reflected in the attached Plan Conditions Report.

CD-CPC-2021-00120 (Area Plan Amendment): **Approval**

Respectfully submitted,

Ahnna Nanoski, AICP
Lead Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission

Recommended by Staff

Report Date: August 30, 2021

Case Number: CD-CPC-2021-00119

Project: Kenwood II

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at / Ahnna.Nanoski@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy. (8/25/2021)
2. Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D. (8/25/2021)

Condition(s) by City Planning and Development Department. Contact Brad Wolf at 816-513-2901 / Bradley.Wolf@kcmo.org with questions.

3. Historic Preservation The two houses are part of the South Hyde Park Historic District. The district is only on the national register and not on the local, so no review is required by the Historic Preservation commission. Though not a requirement, staff would recommend the applicant use similar exterior materials and paint colors that are on the buildings at 3915-23 Kenwood to allow the modern design to blend in with the neighborhood. (7/09/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

4. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy. (7/15/2021)
5. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting (7/15/2021)
6. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (7/15/2021)
7. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (7/15/2021)
8. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (7/15/2021)
9. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat. (7/15/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations. (7/15/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

11. • The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (7/22/2021)
12. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (7/22/2021)
13. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1) (7/22/2021)
14. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) (7/22/2021)
15. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). (7/28/2021)
16. • The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (7/28/2021)
17. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) (7/28/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

18. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy. (7/27/2021)

Condition(s) by Water Services Department. Contact Heather Massey at / heather.massey@kcmo.org with questions.

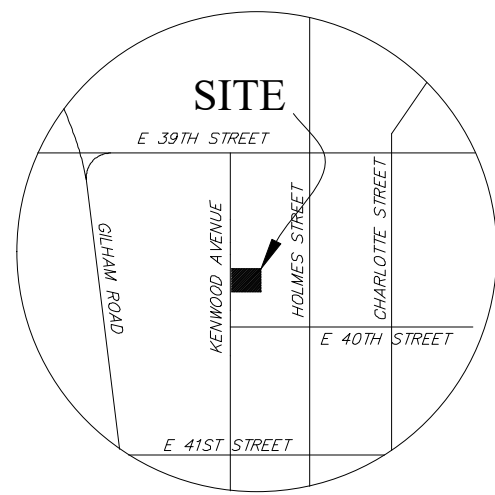
19. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(8/25/2021)

SITE PLAN

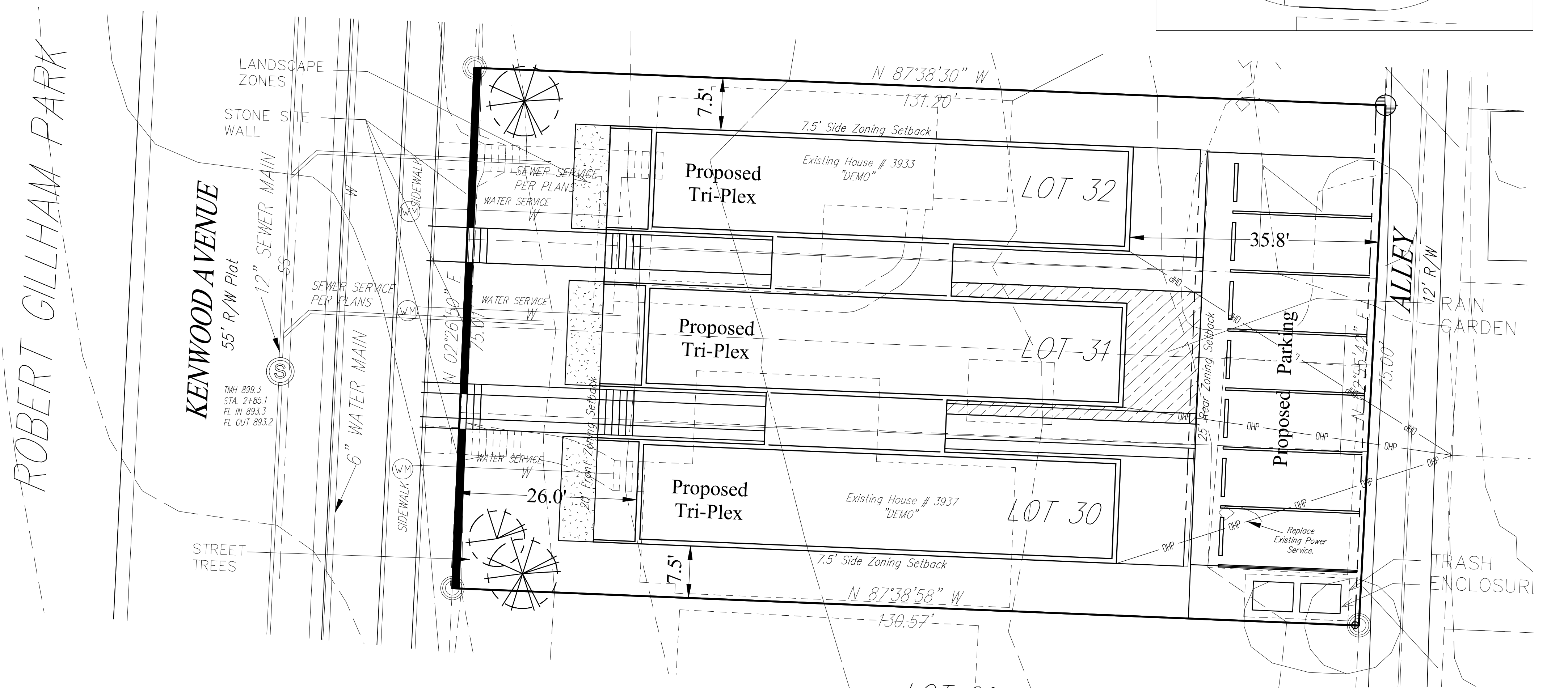
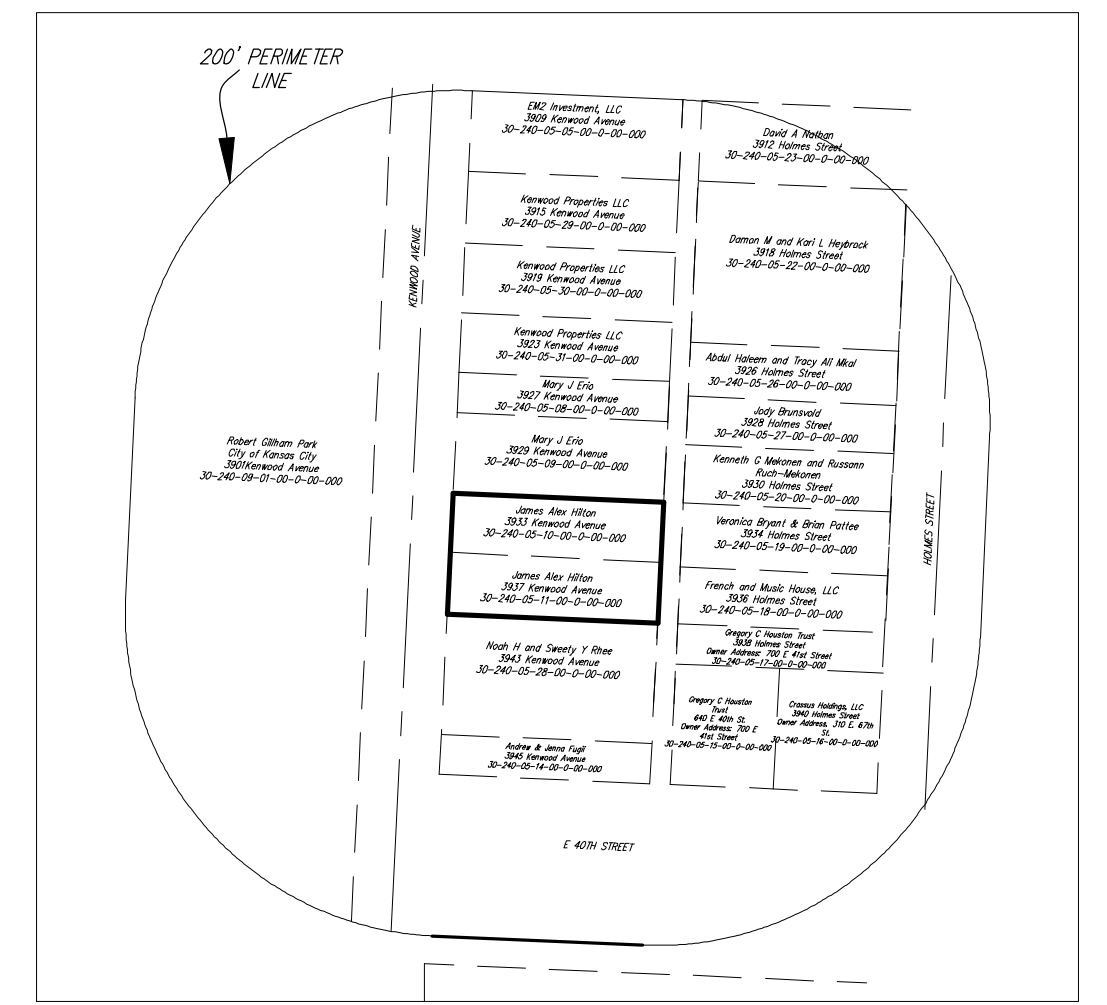
ORDERED BY: J. ALEXANDER HILTON

PROPERTY ADDRESS: 3933 & 3937 KENWOOD AVENUE

DESCRIPTION: Lots 30 thru 32, Block 1, VANDERBILT PLACE, a subdivision in Kansas City, Jackson County, Missouri.



LOCATION MAP



Notes: 8/11/21
Water/Sewer: Utilities are existing, there are no PROPOSED water mains, sewer mains or hydrants for this property.

Parkland Dedication Requirements: The developer will pay the Parkland Dedication Fee(s) assessed by the City.

Parking Compliance: the developer has entered into a parking agreement with a property located 75' north of the subject property for two surface parking spaces. The property address of where the two surface parking spaces are located is 3923 Kenwood Avenue, KC, MO 64110.

SITE INFORMATION TABLE:

- a. Existing Zoning - R-5 - Residential - Proposed Zoning - R-1.5, Residential with a variance to allow 9 dwelling units.
- b. Total Land Area = 9,817.0 s.f. or 0.225 acres
- c. Land area for existing & proposed street r/w = 0.00
- d. Net land area - 9,817.0 s.f. or 0.225 acres
- e. Proposed structures on this property will be 1

R1.5 Zoning Setbacks for this Property (Conventional Development)
Front = 20', Side = 7.5', Rear = 25'
Lot area per Unit = 1091 s.f.



SCALE IN FEET
0 10'

Scale: 1" = 10'
Date: 6/13/21
add Building 6/30/21
Rev. per KCMO 21.0811

