

# COMMUNITY PROJECT/REZONING

220258

## Ordinance Fact Sheet

Case No. CD-CPC-2022-00003

### Brief Title

Approve a development plan which acts as a preliminary plat in District B3-2 (Community Business dash 2) on about 13.2 acres, generally located at the southeast corner of NW 88th Street and N Madison Avenue to create one (1) Lot and one (1) Tract for multi-family residential uses containing 144 units.

### Details

**Location:** generally located at the southeast corner of NW 88th Street and N Madison Avenue

**Reason for Legislation:** Development Plan requires City Council approval

**See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.**

### SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- The applicant has revised the site plan and preliminary plat as following:
  - a. Change the name of the private tracts listed on the site plan for the playground and the dog park to match the names shown on the preliminary plat.
  - b. Revise the site plan to show pedestrian crossing from nearby houses to the playground.
  - c. Revised the elevation to show board & batten siding for the entire second floor on the rear façade.

### CITY PLAN COMMISSION RECOMMENDATION ON THE PROJECT:

Approval subject to the following conditions:

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.
2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land

Ordinance Number

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	2 <sup>nd</sup> District (Loar, Fowler)
<b>Applicants / Proponents</b>	<b>Applicant</b> Rachele Biondo Rouse Frets White Goss Gentile Rhodes 4510 Belleview Ave Kansas City, MO 64111 <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>
	<b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission ("5-0") (02-15-2022) By (Enders, Rojas, Crawl, Baker, Sadowski)
	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold

Development Division, prior to recording the plat.

5. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

6. Fire Water Flow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

7. Fire Department Connection 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)

8. Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1. 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 -2013 § 8.7.2)

9. Fire Department Access 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)

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Weight of 85,000 lbs per (IFC-2018 503.2.3)

10. Fire Department Access The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

11. Fire Department Access Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)

12. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

13. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or

Do not pass

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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy whichever is applicable to the project.

14. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.

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<b>Fact Sheet Prepared By:</b> Xue Wood Lead Planner	<b>Date:</b> 3/10/2022	
<b>Reviewed By:</b> Joseph Rexwinkle Division Manager	<b>Date:</b> 3/10/2022	<b>Initial Application Filed:</b> 01/07/2021 <b>City Plan Commission Action:</b> 2/15/2022 <b>Revised Plans Filed:</b> 3/10/2022 <b>Total Days in City Review:</b> 39 more or less <b>Total Days in Applicant's Hands:</b> 16 more or less
<b>Reference Numbers:</b> Case No. CD-CPC-2022-00003		