

COMMUNITY PROJECT/ZONING

220236/220237

Ordinance Fact Sheet

Ordinance Number

Cases No. CD-CPC-2021-00242, 00243 & 00244

| Brief Title | Approval Deadline |
|--|-------------------|
| To consider amending the Briarcliff-Winnwood Area Plan and to rezone about 4 acres from Districts R-6 to District R-1.5 and to a development plan to allow for 108 unit multi-family apartments. | |

Details

Specific Address
Generally located at southeast corner of NE 42nd Street and N. Antioch Road.

Reason for Legislation

- To amend the Briarcliff-Winnwood Area Plan by changing the recommended land use from Residential Low Density to Residential High Density land use designation.
- To consider rezoning about 4 acres from District R-6 (Residential 6) to District R-1.5 (Residential 1.5).
- To consider approval of a development plan in District R-1.5 (Residential 1.5) on about 4 acres to allow for 108 unit multi-family residential development in 36 buildings (3-stories).

Discussion
SEE ATTACHED STAFF REPORT.

CPC Recommend approval subject to the following corrections:

- Continue to work with staff to break up buildings and parking lots into smaller area or footprints prior to ordinance request. Revise Plans and Resubmit (3/1/2022)
- Provide detailed color architectural elevations calling out materials. The building should be revised to show a primary entrance facing and directly accessible from N. Antioch Road. The main entrance should be facing N. Antioch Road and provide pedestrian access to the public street. Also provide pictorial inventory of all proposed building materials. This will require further discussion and meeting with staff. Revise Plans and Resubmit (1/14/2022)
- A signage plan for this development as required by Chapter 88-445-10. Revise Plans and Resubmit (1/14/2022)
- This section of North Antioch Road is not located on the Major Street Plan and requires half street improvements. Update the provided site plan to show the required improvements along the east half of North Antioch Road; this shall include curb & gutter, sidewalk, storm sewer, and street lighting. Resubmit Revised Site Plan (1/11/2022)
- Storm drainage study not reviewed or approved as part of this submittal package. This correction is provided for information only and requires no action or response on behalf of the applicant. (1/11/2022)
- Only private water lines in private streets. Label what water lines are private water mains. (1/12/2022)
- Ensure swale along east property boundary is routed to detention pond and does not bypass onto adjacent properties. (1/12/2022)
- 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. (1/14/2022)
- 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. (1/14/2022)

Positions/Recommendations

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| Sponsor | Jeffrey Williams, AICP, Director Department of City Planning and Development |
| Programs, Departments, or Groups Affected | 1st District (Hall & O'Neill) |
| Applicants / Proponents | Applicant Rouse Frets White Goss Gentile Rhodes, PC City Department City Development Other |
| Opponents | Groups or Individuals Basis of opposition |
| Staff Recommendation | <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against |
| Board or Commission Recommendation | City Plan Commission (5-0) 03-01-2022 By Aye: (Baker, Crowl, Hall, Rojas & Sadowski. Recused: Enders <input type="checkbox"/> For <input type="checkbox"/> Against No action taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions) |
| Council Committee Actions | <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 <input type="checkbox"/> Do not pass |

Details

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| <p>and conditions:</p> <p>10. 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. (1/14/2022)</p> <p>11. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy. (1/11/2022)</p> <p>12. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/11/2022)</p> <p>13. 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. (1/11/2022)</p> <p>14. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (1/11/2022)</p> <p>15. That the east half of North Antioch Road shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (1/11/2022)</p> <p>16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required. (1/11/2022)</p> <p>17. 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 issuance of building permit. (1/11/2022)</p> |
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Policy/Program Impact

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| Policy or Program Change | <input type="checkbox"/> No <input type="checkbox"/> Yes |
| Operational Impact Assessment | |

Finances

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| Cost & Revenue Projections -- Including Indirect Costs | |
| Financial Impact | |
| Fund Source (s) and Appropriation Account Codes | |

Fact Sheet Prepared By:

Date: 03-23-2022

Olofu O. Agbaji
Staff Planner

Initial application filed: 12-23-2021
Revised Plans Recieved: 03-14-2022

Reviewed by:

Joseph Rexwinkle, AICP, Division Manager
Development Management

Reference Numbers

Companion Cases: CD-CPC-2021-00242, CD-CPC-2021-00243 & CD-CPC-2021-00244

conditions:

18. 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) (1/07/2022)
19. 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) (1/07/2022)
20. 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) (1/07/2022)
21. 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) (1/07/2022)
22. 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). Need to have Truck template. (1/07/2022)
23. Fire Department Access 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). (1/07/2022)
24. 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 (1/13/2022)
25. 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 recording the final plat. (1/13/2022)
26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
27. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O. (1/12/2022)