



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

June 22, 2022

Rebecca McQuillen
Marlborough Community Land Trust
1809 E 80TH ST 1809 E 80TH ST
Kansas City, MO 64132

Re: **CD-CPC-2022-00034** - A request to approve a rezoning from district R-5 (Residential) to MPD (Master Planned Development) to redevelop the existing school into a mixed-use project on about 3.7 acres generally located at 1300 E 75th St.

Dear Rebecca McQuillen:

At its meeting on June 21, 2022, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the City Council. All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at Ahnna.Nanoski@kcmo.org or (816) 513-8816.

Sincerely,

Ahnna Nanoski, AICP
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for .

The following are recommended by the Parks Department. For questions, contact Justin Peterson at Justin.Peterson@kcmo.org or (816) 513-7599.

- 1) Please provide details on the plans outlining how the Parkland Dedication standards of 88-408 are to be satisfied with this project. If any residential uses are proposed, the parkland dedication requirements apply. If private open space is proposed, said area must be platted into private open space tracts and reserved and improved for recreational uses. Private open space must be improved to provide for recreational amenities. If electing to plat private open space, area shall be platted via Final Plat. If electing to pay money-in-lieu of parkland, said fee shall be paid prior to Certificate of Occupancy.

The following are recommended by the Water Services - Stormwater Department. For questions, contact Amy Bunnell at amy.bunnell@kcmo.org or (816) 513-0428.

- 1) Include a note regarding paved areas and whether they are to be replaced or milled and overlaid.
- 2) Include concept for stormwater management or indicate which exemption project meets.



Plan Conditions

Report Date: June 22, 2022

Case Number: CD-CPC-2022-00034

Project: Marlborough School MPD

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.

1. Administrative adjustments for alternative compliance are approved pursuant to 88-425-13 for existing tree cover to satisfy landscaping requirements and will be maintained or replaced on the subject site.
2. Administrative adjustments for alternative compliance are approved pursuant to 88-425-13 for the existing parking to be exempt from interior landscaping requirements.
3. Per 88-425-08, mechanical equipment and utility cabinets, and solid waste management must be screened. The existing electrical transformer and any trash dumpster or recycling bin must be screened prior to a Certificate of Occupancy being issued.
4. Parking will be reviewed along with future tenant-finish building permits. For example, Alternative Parking Compliance Plans for special bicycle facilities and a shared parking agreement with lots along Troost Ave are applicable.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

5. 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.
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. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
8. 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
9. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
10. 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.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

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11. 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)

12. 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)

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

14. 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).

- 15. • Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
- 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)

- Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

16. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

17. 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 paid prior to recording the final plat or certificate of occupancy (whichever is applicable to the project).

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

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

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

South of River contact –Sean Allen -816-513-0318

North of River contact Todd Hawes – 816-513-0296