

# DEVELOPMENT PLAN

## Ordinance Fact Sheet

**Case No.** CD-CPC-2022-00089

### Brief Title

A request to approve a Development Plan for the conversion of the former ATT building into 263 residential units on about 1.31 acres generally located at 500 E 8th St between Admiral Blvd to the North, Cherry St to the East, Locust St to the West, and E 8<sup>th</sup> St to the South in RICES ADD plat. (CD-CPC-2022-00089)

### Details

**Location:** 500 E 8<sup>th</sup> St, Kansas City, MO 64106

**Reason for Legislation:** Development Plans require City Council approval.

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

### SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- N/A

### CITY PLAN COMMISSION RECOMMENDATION:

Approval subject to the following conditions

- The building is using the Historic Rehabilitation Tax credit program as part of the redevelopment. The rehabilitate will comply with the Secretary of the Interior's Standards for Rehabilitation.
- Any signage proposed by the developer shall comply with section 88-445 of the Zoning and Development Code.
- The developer shall update the paint on the existing penthouse mechanical utility screening.
- Administrative adjustments for alternative compliance are approved pursuant to 88-425 of the Zoning and Development Code to allow the current landscaping on the site (19 existing trees) to satisfy landscaping requirements and will be maintained or replaced on the subject site.
- The developer shall make sure exterior lighting complies with standards outlined in section 88-430 of the Zoning and Development Code.
- The developer shall demonstrate compliance with fire flow requirements as set forth in Appendix B of the International Fire Code 2018 prior to issuance of the building permit. (IFC-2018 § 507.1)
- 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)
- 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)
- Buildings which have an occupiable floor greater

**220728**

**Ordinance Number**

### Positions/Recommendations

#### Sponsors

Jeffrey Williams, AICP, Director Department of City Planning & Development

#### Programs, Departments or Groups Affected

4<sup>th</sup> District  
Katheryn Shields  
Eric Bunch

#### Applicants / Proponents

**Applicant** Mike Dinkins  
Clockwork

**City Department**  
City Planning & Development  
**Other**

#### Opponents

**Groups or Individuals**  
N/A

**Basis of Opposition**  
N/A

#### Staff Recommendation

**For**  
 **Against**

**Reason Against**

#### Board or Commission Recommendation

City Plan Commission 5-0 07-05-2022  
By (Allender, Baker, Crowl, Enders, Rojas, and Sadowski)  
 **For**  **Against**  **No Action Taken**  
 **For, with revisions or conditions**  
(see details column for conditions)

#### Council Committee Actions

**Do Pass**  
 **Do Pass (as amended)**  
 **Committee Sub.**  
 **Without Recommendation**  
 **Hold**  
 **Do not pass**

than 75 feet above grade shall meet high-rise requirements.

10. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221).
11. 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy. At 263 units the fee will equate to \$202,678.88.
12. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
13. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
14. The developer shall perform a water flow test to ensure there is adequate water pressure to serve the development prior to the issuance of the building permit.
15. The developer shall demonstrate that water and fire service lines meet current Water Services Department [Rules and Regulations](#). Prior to Certificate of Occupancy.

**Fact Sheet Prepared By:**

Najma Muhammad  
Planner

**Date:** August 5, 2022

**Reviewed By:**

Joseph Rexwinkle  
Division Manager

**Date:**

**Initial Application Filed:**

May 25, 2022

**City Plan Commission**

August 2, 2022

**Action:**

Approval with Conditions

**Revised Plans Filed:**

July 27, 2022

**On Schedule:**

Yes

**Off Schedule Reason:**

N/A

**Reference Numbers:**

Case No.