



CITY PLAN COMMISSION

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

kcmo.gov/planning

September 21, 2021

Faris Farassati
KC OUTLOOK-TROOST LLC
12704 Woodson St
Leawood, KS 66209

Re: **CD-CPC-2019-00055** - A request to approve a rezoning from B3-2 (Community Business dash 2) to UR (Urban Redevelopment) for the development of two mixed use buildings to include 100 residential units on about one acre generally located on the west side of Troost Avenue between East 45th Street on the north and Brush Creek Boulevard to the south.

Dear Faris Farassati:

At its meeting on September 21, 2021, 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 City Council consideration.

If you have any questions, please contact me at Olofu.Agbaji@kcmo.org or (816) 513-8815

Sincerely,

Olofu Agbaji
Lead Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To applicant

Recommended By Staff

Report Date: September 21, 2021
Case Number: CD-CPC-2019-00055
Project: 45th & Troost Mixed Use

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / olofu.agbaji@kcmo.org with questions.

1. The developer shall secure approval of a final development plan from Development Management Division staff prior to building permit. (4/29/2019)
2. That the developer shall submit plans, revised as noted below, to the Development Management Division PRIOR to City Council consideration:
 - a) Cover Sheet – revise text on the face of the plan to be completely legible.
 - b) Remove Note #5.
 - c) Provide actual building elevations and color elevations.
 - d) Sheet 5 – Preliminary plat – Needs proposed lot/ tract information.
 - e) Plat name?
 - f) New legal descriptions of each lot/ tract.
 - g) Proposed setback line.
 - h) How each lot will be served with sewer and water from public mains.
 - i) All proposed public improvements (condition of sidewalks, existing drives to be terminated, proposed drives, etc.).
 - j) Sheet C-1 - Additional information on chain link fence. Need to be consistent materials on all plan set.
 - k) Need details on proposed buffer for existing residential neighborhood.
 - l) Relocate dumpster on phase 1 to the north end of the parking lot away from the existing residential lots.
 - m) A signage plan for this development as required by Chapter 88-445-10 or a statement on the face of the plan that development comply with the Troost Corridor Overlay and Section 88-445 in its entirety.
 - n) Submit a revised landscape plan that is signed and sealed by a registered landscape architect in the State of Missouri.
 - o) Remove all site plan elements and notation from the landscape plan. (5/20/2020)
3. 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. (1/11/2021)

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

4. Wall fire rating and openings between existing building and phase one building shall be regulated per 602 and 705.8 of IBC 2012. (4/18/2019)

Condition(s) by City Planning and Development Department. Contact Terry A. Thomas at 816-513-2510 / Terry.a.thomas@kcmo.org with questions.

5. 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. (4/25/2019)
6. 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. (4/25/2019)

7. The developer must grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat. (4/25/2019)
8. 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. (4/25/2019)
9. 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. (4/25/2019)
10. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. This condition applies for situations where a detention facility serves a single lot. (4/25/2019)
11. 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. (4/25/2019)
12. 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 (4/25/2019)
13. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith. (4/25/2019)
14. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. This condition applies when a detention facility takes water from more than one lot and is required in that situation to be platted in a separate tract. (4/25/2019)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

15. That the developer contact the City's Historic Preservation officer and receive approval from the Landmarks and Historic Preservation Commission prior to ordinance request. (8/13/2021)

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

16. 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 of Troost Ave & E. 45th St.

Forestry Division's Tree Planting Specs and Tree Species Diversity Requirements can be found at <https://kcparks.org/natural-resources-management/>. Contact Kevin LaPointe at 816-513-7776 or Kevin.LaPointe@kcmo.org. (5/08/2020)

17. The developer shall pay money in lieu of dedication of parkland in the amount of per formula or Dedicate Acreage of Private Open Space for Parkland Purpose as identified in 88-408. Money in lieu of parkland for 2020 shall be based on the following formula: (# of units) X (2.0 persons per unit) X (0.006 acres per person)=acres of parkland required X 2020 parkland fee per acre (\$48,801.37)) = Fee. Money in lieu shall be paid prior to Certificate of Occupancy. (5/08/2020)

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

18. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
(12/28/2020)

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

19. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy

of the existing water mains systems, making other improvements may be required.

Note: Please date uploads and include version numbers as required by CompassKC. This allows for a smooth review flow (12/28/2020)