CITY PLAN COMMISSION

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

kcmo.gov/planning

August 22, 2025

Lamin B Nyang
TALIAFERRO & BROWNE, INC
1020 E 8th St
Kansas City, MO 64106

Re: **CD-CPC-2025-00075** - A request to approve a rezoning from Districts B4-5 and B3-2 (Commercial) to MPD (Master Planned Development), with an associated preliminary plat and preliminary development plan on about 3 acres generally located at both the southeast and southwest corners of E. Linwood Boulevard and Troost Avenue.

Dear Lamin B Nyang:

At its meeting on August 20, 2025, 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 f 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 Ahnna.Nanoski@kcmo.org or (816) 513-8816.

Sincerely,

Ahnna Nanoski, AICP
Planning Supervisor

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

1. If the construction of the project causes the bus stops to be temporarily moved, the contractor needs to work with the KCATA to facilitate the relocation of the shelters and other amenities. Contact ajfarris@kcata.org if needed.

2. All fences shall comply with the Troost Corridor Overlay District.

3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans (MPD Final) and that lighting levels do not exceed that shown on the approved MPD Final lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

5. Details of the Dumpster and Mechanical/Utility Equipment shall be identified in the Final MPD Plan, per the Troost Corridor Overlay District and 88-425-08, when applicable.

6. No Outdoor Lighting Plan was provided. All outdoor lighting (including parking lot and building lighting) shall comply with 88-430.

7. No detailed sign plan is tied to CD-CPC-2025-00075. All signage must comply with 88-445 and/or the Troost Corridor Overlay District, when applicable.

8. Per the Troost Corridor Overlay District (Ord 150581), multi-unit buildings shall have a minimum of one primary entrance per 50 feet of Troost frontage. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.

9. Per the Troost Ordinance Corridor Overlay District (Ord 150581), at lest 70% of the façade facing Troost between 3 ft and 10 ft above the sidewalk must be comprised of windows that allow clear views of indoor space. The minimum transparency standard of non-Troost facing facades is 40%. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.

10. Per the Troost Corridor Overlay District (Ord 150581), the minimum transparency for the second story and above is 40%. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.

11. Per the Troost Corridor Overlay District (Ord 150581), permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20% of the façade. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission. That applicant shall consider modifying the design prior to the BZA request to create more of an impact on the Troost and Linwood facades.

12. Per the Troost Corridor Overlay District (Ord 150581), residential buildings shall include one or more of the following features: (1) porches, (2) balconies [even Juliet balconies], (3) stoops, (4) patios, and (5) terraces. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building permit submission.

13. Per the Troost Corridor Overlay District (Ord 150581), loading areas must be located in the rear yard or can be located in the side yard if setback 30 feet from the Troost Property line. Loading areas shall not be located in the front yard or street-side yard. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to building plan and permit submittal.

14. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to issuance of the building permit.

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

15. Per the Troost Corridor Overlay District (Ord 150581), parking may be located to the side of the building provided that it does not occupy more than 25% or 65 ft of the Troost street frontage. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.

16. Per the Troost Corridor Overlay District (Ord 150581), parking may be located to the side of the building provided that it is screened from view of the street by a wall of primary building material, between 36 and 48 inches in height. A variance, or deviation as authorized by the Law Department, to this requirement must be approved by the Board of Zoning Adjustment prior to the building plan and permit submission.

17. (Fire Department Condition) 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 241-2013 § 8.7.2).

18. (Fire Department Condition) Shall provide truck turning templates within the drive and parking lot (IFC-2018 § 503.2.4).

19. (Fire Department Condition) Fire hydrant distribution shall follow IFC-2018 Table C102.1

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

20. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of the building plan submission.

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

21. 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)

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

23. 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 241-2013 § 8.7.2).

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

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.

25. Submit lighting plan prior to obtaining building permit. The Illumination Engineering Society (IES) minimum standards (G-1-22, Sec. 8.7) for a parking lot/sidewalk and/or pathways of multi-family units would be an average maintained foot-candle (fc) reading of 3fc with an average to minimum ratio of 4:1. The exterior doorways should have an average maintained fc reading of .8fc with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.14)

26. Shall submit dumpster screening plans prior to approval of final plan. Dumpster screening needs to be raised 6 inches to 1 foot from the ground on at least one side if solid screening materials are proposed. A convex mirror mounted from an elevated position, angled into the dumpster screening can also comply with this request - If this method is chosen, show a convex mirror added to the landscape plan by the dumpster location.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

27. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters located upon a Parks and Recreation jurisdictional park or street right-of-way.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

28. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and, prior to release of the certificate of occupancy, construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards

29. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

30. The developer shall be 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 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

31. Linwood Boulevard is classified as a Boulevard; therefore, any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A, shall comply with the Parkway and Boulevard Standards. This applies to the extent that the building is not located within the Troost Corridor Overlay District or the Parkway and Boulevard Standards are not in conflict with the Troost Corridor Overlay District. Or any new developments, façade changes, or additions as listed in the applicability section of 88-232-01-A shall obtain a variance, or deviation as authorized by the Law Department, from the Board of Zoning Adjustments prior to obtaining a building permit.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

32. 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.

33. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

34. 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.

35. The developer shall 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.

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

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

36. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis (816) 513-0423
    North of River contact - David Gilyard (816) 513-4772

37. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
    https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

38. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.

39. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.

40. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

41. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

42. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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 disturbed area 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, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.