

COMMUNITY PROJECT/REZONING

Ordinance Number 210828

Ordinance Fact Sheet

Case No. CD-CPC-2021-00092, CD-CPC-2021-00101

Brief Title

A request to approve a preliminary plat and a development plan to create five (5) residential lots for single-family use with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.28 acres, generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south. (CD-CPC-2021-00092, CD-CPC-2021-00101)

Details

Location: generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south.
Reason for Legislation: Development Plan and Preliminary Plat require City Council approval.
<p>The Commission voted “No Recommendation” with the following conditions:</p> <p>1. That deviations are hereby granted to the minimum lot area as follows:</p> <p style="padding-left: 40px;">a. For Lot 1-5 in the amount of 3,524.61 square feet from 6,000 square feet to 2,475.39 square feet.</p> <p>2. That deviations are hereby granted to the minimum lot width as follows:</p> <p style="padding-left: 40px;">a. For Lot 1 in the amount of 15.34 feet from 50 feet to 34.66 feet.</p> <p style="padding-left: 40px;">b. For Lot 1 in the amount of 16.90 feet from 50 feet to 33.10 feet.</p> <p style="padding-left: 40px;">c. For Lot 1 in the amount of 18.15 feet from 50 feet to 31.85 feet.</p> <p style="padding-left: 40px;">d. For Lot 1 in the amount of 19.31 feet from 50 feet to 30.69 feet.</p> <p style="padding-left: 40px;">e. For Lot 1 in the amount of 20.36 feet from 50 feet to 29.64 feet.</p> <p>3. Deviations to the minimum front yard setback as follows:</p> <p style="padding-left: 40px;">a. For Lot 1 in the amount of 7.85 feet from 17.85 feet to 10 feet.</p> <p style="padding-left: 40px;">b. For Lot 2 in the amount of 8.66 feet from 18.66 feet to 10 feet.</p> <p style="padding-left: 40px;">c. For Lot 3 in the amount of 9.43 feet from 19.43 feet to 10 feet.</p> <p style="padding-left: 40px;">d. For Lot 1 in the amount of 10.16 feet from 20.16 feet to 10 feet.</p> <p style="padding-left: 40px;">e. For Lot 1 in the amount of 10.88 feet from 20.88 feet to 10 feet.</p>

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	<p>Applicant Steve Warger 6127 NW. Pine Ridge Circle, Parkville, MO 64152</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (4-2) 8-17-2021</p> <p>By No Recommendation: Allender, Beasley, Crowl, Sandowski</p> <p>Nay: Hill, Rojas</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> No Action Taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p>

4. Deviations to the minimum rear yard setback as follows:
- a. For Lot 1 in the amount of 2.85 feet from 17.85 feet to 15 feet.
 - b. For Lot 2 in the amount of 3.66 feet from 18.66 feet to 15 feet.
 - c. For Lot 3 in the amount of 4.43 feet from 19.43 feet to 15 feet.
 - d. For Lot 1 in the amount of 10.16 feet from 20.16 feet to 10 feet.
 - e. For Lot 1 in the amount of 5.88 feet from 20.88 feet to 15 feet.

5. Remove the site plan note regarding individual detention systems. A Storm Drainage Study is required prior to permitting covering the entire development area. For sites in a Combined Sewer Overflow (CSO) Area, there are requirements for detention applies that overrides the Section 5600 exceptions. Provide detention for the first 1.5” of rainfall, over the disturbed area, released over 40 to 72 hours. For the entire site, mitigate any increase in stormwater quantity (both peak discharge and runoff volume) for the 10-year & 100-year storms. All flow over the 1.5” will need to be released overland. The actual pipe connection to the city system will need to be a 4” or 6” pipe. Water Quality BMPs are waived, unless discharge is to a stream. If discharge is to a stream, Section 5600 requirements must be met in full.

6. Show layout of proposed stormwater management facilities on development plan and preliminary plat. City approved stormwater management facilities shall be recorded on the final plat.

7. 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

<input type="checkbox"/>	Hold
<input type="checkbox"/>	Do not pass

systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

8. 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.

9. 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

10. That the west half of Mercier Street 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.

11. 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.

12. 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.

13. 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, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

14. 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.

15. 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.

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.

17. 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.

18. 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.

19. The expectation is the project will meet the fire flow requirements as set

forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

20. Fire hydrant distribution shall follow IFC-2018 Table C102.1

21. 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.

22. 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

23. Prior to issuance of any building permits, developer shall provide documentation from a qualified professional (i.e., registered geologist or licensed professional engineer with expertise in geotechnical engineering) demonstrating the soils on the site and adjacent hillside are stable and will remain stable in post-development conditions and the property and proposed building(s) will be reasonably safe from potential slope failures.

24. The developer shall contact Karine Papikian @ 816-513-0300 to obtain detail to connect to brick sewer for the lateral connections prior to pulling the lateral sewer connection permits.

25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

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

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

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

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Fact Sheet Prepared By: **Date:** 8/26/2021

Xue Wood
Staff Planner

Reviewed By: **Date:** 8/26/2021

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 6/21/2021

City Plan Commission: 8/17/2021

Revised Plans Filed: 6/22/2021

Reference Numbers:

Case No. CD-CPC-2021-00092, CD-CPC-2021-00101