

COMMUNITY PROJECT/REZONING

Ordinance Number 210830

Ordinance Fact Sheet

Case No. CD-CPC-2021-00099

Brief Title

A request to approve a development plan which also acts as a preliminary plat to create two (2) single family residential lots with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.23 acres, generally located on the southwest corner of W. 18th Street and Jefferson Street. (CD-CPC-2021-00099)

Details

Location: Generally located on the southwest corner of W. 18th Street and Jefferson Street.

Reason for Legislation: Development Plan and Preliminary Plat require City Council approval.

The Commission made a yes vote with the following conditions:

1. That deviations are hereby granted to the minimum lot area as follows:
 - a. For Lot 1 in the amount of 503 square feet from 6,000 square feet to 5,497 square feet.
 - b. For Lot 2 in the amount of 1,924 square feet from 6,000 square feet to 4,076 square feet.

2. That deviations are hereby granted to the minimum lot width as follows:
 - a. For Lot 1 in the amount of 6.84 feet from 50 feet to 43.16 feet.
 - b. For Lot 2 in the amount of 18 feet from 50 feet to 32 feet.

3. That deviations are hereby granted to the minimum front yard setback for Lot 1 and 2 in the amount of 5 feet from 30 feet to 25 feet.

4. That deviations are hereby granted to the minimum rear yard setback for Lot 1 in the amount of 5 feet from 30 feet to 25 feet.

5. Submit a site plan showing the location of all of the proposed utilities, including storm water, sanitary sewer, and water lines, as required by Section 88-810-1200 prior to recording of final plat.

6. Remove the site plan note regarding individual detention systems. A Storm Drainage Study is required prior to permitting covering the entire development area. For

Positions/Recommendations

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| 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 | Groups or Individuals |
| | Basis of Opposition |
| Staff Recommendation | <input checked="" type="checkbox"/> For |
| | <input type="checkbox"/> Against |
| | Reason Against |
| Board or Commission Recommendation | City Plan Commission (7-0) 8-17-2021 By Aye: Allender, Crowl, Enders, Nay: Beasley, Hill, Rojas |
| | <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions) |
| Council Committee Actions | <input type="checkbox"/> Do Pass |
| | <input type="checkbox"/> Do Pass (as amended) |
| | <input type="checkbox"/> Committee Sub. |
| | <input type="checkbox"/> Without Recommendation |
| | <input type="checkbox"/> Hold |
| | <input type="checkbox"/> Do not pass |

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.

7. Submit proof of concept information for storm water management to be provided on a lot-by-lot basis. Include engineering calculations and site plan showing proposed location of storm water structures and connections to existing systems to ensure it meets all the City requirements. Proof of concept must be reviewed and approved by the City staff prior to approval of the development plan by the City Council.

8. 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.

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

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.

11. 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.

12. 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.

13. 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.

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 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. The applicant shall revise the site plan/preliminary plat to show the exact amount of deviations requested for each lot prior to request for ordinance.

21. Revise the site plan to remove the patio in encroachment of the street side yard on Lot 1 prior to request for ordinance.

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. 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.

24. 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>

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

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| 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: 7/5/2021

City Plan Commission: 8/17/2021

Revised Plans Filed: 4/14/2021

Reference Numbers:

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