



Legislation Details (With Text)

**File #:** 210365      **Version:** 1      **Name:**

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**File created:** 4/23/2021      **In control:** Council

**On agenda:** 4/29/2021      **Final action:**

**Title:** Rezoning an area of about 1.3 acres, generally located at 1901 Vine Street, the southeast corner of 19th and Vine from District UR to District UR to approve an amendment to a previously approved development plan for a mixed- use building with 80-residential units and commercial space on the ground floor. (CD-CPC-2021-00008)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Fact Sheet, 2. Staff Report, 3. plans, 4. Exhibit A (1), 5. Presentation

| Date      | Ver. | Action By                                       | Action          | Result |
|-----------|------|---|-----------------|--------|
| 4/28/2021 | 1    | Neighborhood Planning and Development Committee | Adv and Do Pass | Pass   |

ORDINANCE NO. 210365

Rezoning an area of about 1.3 acres, generally located at 1901 Vine Street, the southeast corner of 19th and Vine from District UR to District UR to approve an amendment to a previously approved development plan for a mixed- use building with 80-residential units and commercial space on the ground floor. (CD-CPC-2021-00008)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1274, rezoning an area of approximately 1.3 acres generally located at 1901 Vine Street, the southeast corner of 19th and Vine from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), said section to read as follows:

Section 88-20A-1274. That an area legally described as:

PARCEL 1: 1901 Vine Elders Add all e of Vine St of Lot 9 all e of Vine St Lot 11.

PARCEL 2: 1905-27 Vine Elders Add e 127 ft of Lots 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, & 41 & w 1/2 vac alley ly e and adj to Lot 41.

is hereby rezoned from Districts UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1274, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall effectuate a lot combination.
2. The developer shall 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.
3. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
4. The developer shall pay impact fees as required by Chapter 39 of the City's Code of Ordinances, as required by the Land Development Division.
5. The developer shall provide acceptable easements and secure permits to relocate sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
6. The developer shall 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.
7. The developer shall integrate into the existing streetlight system any relocated existing streetlights 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.
8. 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 and 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.
9. 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.
10. 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.

11. The developer shall 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.
12. The developer shall submit plans for grading, siltation, and erosion control to the 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 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.
14. The developer shall obtain approval for any proposed on-street parking by the Public Works Department prior to the issuance of a permit from the Land Development Department for construction. Requests for on-street parking require review by the Public Works Department staff during the plan review process.
15. The south half of East 19th Street shall be improved to City standards as required by Chapter 88, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
16. The east half of Vine Street shall be improved to City standards as required by Chapter 88, including curbs, gutters, sidewalks, streetlights, relocating any utilities as may be necessary and adjusting vertical grades for the road, and obtaining a required permit from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a building permit, whichever occurs first.
17. All proposed signage shall comply with 88-445 and are subject to sign permits.
18. The developer shall revise the plan to show compliance with the parking requirement per 88-420 prior to request for ordinance or obtain deviations from the City Council.
19. Screening of all containers, dumpsters, mechanical equipment or utility equipment shall be in compliance with 88-425-08.
20. The developer shall submit an application of administrative adjustment for alternative compliance for the landscape plan per discussion with staff.
21. The Fire Department Connection (FDC) shall not obstruct access/egress to the building when in use (IFC-2018 § 912.2).

22. 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)
23. Required Fire Department access roads are a minimum unobstructed width of twenty (20) feet and 13 feet 6 inches clearance height. Check with Streets and Traffic (Kansas City, Missouri Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
24. The turning radius for Fire Department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
25. 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 2020 acquisition rate of \$48,801.37 per acre. This requirement shall be satisfied prior to certificate of occupancy.
26. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
27. The developer shall issue a 20 year \$350,000.00 bond for the future traffic signal at 19th and Paseo and shall execute a financial liability agreement prior to certificate of occupancy for Phase 1.
28. The developer shall follow the Kansas City, Missouri rules and regulations for domestic water and fire service lines.
29. The developer shall submit water main extension drawings for the fire hydrant relocation) including hydrant spacing prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City water rules and regulations for water main extensions and Relocations.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

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I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter  
Assistant City Attorney