Legislation Details (With Text)

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Title:	Approving a development plan in District UR (Urban Redevelopment) on about .691 acres generally located at 2701 and 2702 Troost Avenue to allow for two mixed-use structures to be developed on the subject site. (CD-CPC-2021-00199)				
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Date	Ver.	Action By	Action	Result
2/24/2022	1	Council		
2/23/2022	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
2/17/2022	1	Council		

ORDINANCE NO. 220177

Approving a development plan in District UR (Urban Redevelopment) on about .691 acres generally located at 2701 and 2702 Troost Avenue to allow for two mixed-use structures to be developed on the subject site. (CD-CPC-2021-00199)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District UR (Urban Redevelopment) on an approximately .691 acre tract of land generally located at 2701 and 2702 Troost Avenue, and more specifically described as follows:

TRACT 1: Lot 1, except that part in Troost Avenue, Block 9, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: The east 160 feet of the north 100 feet of Block 10, Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part taken for widening Troost Avenue.

is hereby approved, subject to the following conditions:

1. Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D.

2. All signage shall comply with the Troost Overlay District and 88-445 and is subject to permits.

3. A deviation to the required parking ratio is approved pursuant to 88-260-04 in the amount of .76 spaces per unit at each site.

4. Administrative adjustments for alternative compliance are approved pursuant to 88-425-13-as follows:

   a. No street trees installed on the subject site

   b. No interior landscaping installed on the subject site.

5. The developer building designs shall comply with the Troost Overlay regulations for transparency, door entrances, architectural features, and facade articulation features.

6. Since the site is part of the Beacon Hill Redevelopment area, the State Historic Preservation Office will need to approve the design per the Memorandum of Agreement between the City and the SHPO.

7. 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.

8. 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.

9. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

10. 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.

11. 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.

12. 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 prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

13. The developer shall integrate into the existing streetlight system any relocated 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.

14. 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 the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.

15. 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, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and 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 of occupancy permits.

16. 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.

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

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

19. Fire hydrants shall be installed and operable before the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2) (11/15/2021)

20. Fire Department connection 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)

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. For new residential units proposed with this project, the current parkland rate applies. 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 a certificate of occupancy.

22. 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.

23. The developer shall submit a final UR plan providing details of recreational amenities provided within each private open space tract.

24. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.

25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

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

Section B. 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 Ordinance have been given and had.

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

_____
Secretary, City Plan Commission

Approved as to form and legality:

_____
Sarah Baxter
Assistant City Attorney

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