



Legislation Text

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File #: 220886, Version: 2

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COMMMITTEE SUBSTITUTE FOR ORDINANCE NO. 220886

Sponsor: Councilmember Robinson

Rezoning an area of about 2.412 acres generally located at 3711 E. 27th Street from Districts B3-2 and R-2.5 to UR, between Monroe Avenue to the west and Cleveland Avenue to the east, and approving a development plan to allow for the development of a senior housing complex. (CD-CPC-2022-00073)

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-1357 rezoning an area of approximately 2.412 acres generally located at 3711 E. 27th Street from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment) and approving a development plan to allow for the development of a senior housing complex, said section to read as follows:

Section 88-20A-1357. That an area legally described as:

3711 E 27th / Greenwood Elementary School Lots 1 thru 7 incl & n 36 ft Lot 8 also all vac alley e of & adj Lots 17 thru 24 incl Blk 2 Cleveland Park.

is hereby rezoned from Districts B3-2 (Community Business) and R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1357, 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 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. Any fencing installed on the property is subject to fencing standards for a residentially zoned district.
2. The developer shall add access for tenants to exit and enter at the secondary door located on the west side.
3. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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 -2013 § 8.7.2)
4. 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)

5. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
6. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6)
7. Aerial fire apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial fire apparatus roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
8. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) and Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) and required Fire Department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
10. 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy, whichever is applicable to the project.
11. The developer shall pay money-in-lieu of parkland in the amount of \$37,761.46 for 49 residential units as indicated on plans prior to a certificate of occupancy.
12. No water service line will be less than 1-1/2" in diameter where three or more units or commercial building will be served by one domestic service line and meter.
13. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
14. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
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16. The developer shall submit water main replacement plans 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.

17. 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.
18. The developer shall submit a plan for approval and permitting by the Land Development Division prior to beginning construction 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.
19. 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.
20. 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
21. The developer shall add a pedestrian access point on Cleveland Avenue.

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  
Senior Associate City Attorney