File #: 260869, **Version:** 1

ORDINANCE NO. 260869

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 1.68 acres generally located at 911 E. Linwood Boulevard from District UR to District UR and approving a development plan for the redevelopment of an existing six-story apartment building. (CD-CPC-2026-00093)

NEIGHBORHOOD COMMITTEE recommends "Advance and Do Pass, Debate"

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-1558, rezoning an area of about 1.68 acres generally located at 911 E. Linwood Boulevard from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), for the redevelopment of an existing six-story apartment building, said section to read as follows:

Section 88-20A-1558. That an area legally described as:

Parcel 1:
Lot 1, Linwood Avenue Heights, as recorded in Plat Book B-8, at page 78, except that part taken for the widening of Linwood Avenue, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof

Parcel 2:
Lot 2, Linwood Avenue Heights, as recorded in Plat Book B-8, at page 78, except that part taken for the widening of Linwood Avenue, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof

Parcel 3:
Lots 1 and 2, except the parts thereof in Linwood Boulevard, all of Lot 3 and the North 40 Feet of Lot 4, Block 2 Worcester Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof

and

Tract 1:
Lot 2, except that part thereof in Linwood Boulevard, Lots 3 and 4, and the West 85 feet of Lot 5, Block 1, Worcester Park, a subdivision in Kansas City, Jackson County, Missouri. Commonly

known as: 1001 E. Linwood Boulevard, Kansas City, Missouri 64109

Tract 2:
All of the South 115 feet of Lot 1, Block 1, Worcester Park, a subdivision in Kansas City, Jackson County, Missouri. Commonly known as: 1005/1007 E. Linwood Boulevard, Kansas City, Missouri 64109.

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 88-20A-1558, 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 screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.

2. Prior to issuance of the certificate of occupancy for each lot within the plat 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.

3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.

4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.

5. Deed Consolidations - Consolidate the two lots west of the apartment building into one lot and consolidate the two parcels which the parking lot will exist on into one parcel. All recorded consolidation deeds shall be sent to LotMapping@kcmo.org prior to the issuance of a certificate of occupancy.

6. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation.

7. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code (Chapter 18 of the Code of Ordinances) in effect at the time of submission.

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

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

10. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are

not allowed in the City of Kansas City, Missouri. (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1)

11. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

12. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1 and NFPA1221)

13. Required Fire Department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

14. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

15. 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 241-2013 § 8.7.2)

16. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1)

17. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use. (IFC-2018 § 912.2)

18. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

19. A Knox Box shall be provided near the main entrance to the building. (IFC-2018 § 506.1) To ensure proper keying to Kansas City, Missouri; Knox Boxes may be ordered online at www.knoxbox.com or on an official order form obtained through this Office.

20. Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1) Aerial fire apparatus roads must be 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).

21. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018:§ 503.2.4)

22. The developer shall provide fire lane signage on fire access drives.

23. the developer shall provide a note on the plans for residential units to have 180-degree eye viewers, such as peep holes, at the time of building plan review.

24. The developer shall provide a note on the plans indicating the use of metal door frames or jamb braces on exterior unit doors at the time of building plan review.

25. Prior to construction adjacent to a Parks and Recreation jurisdictional street and/or park the developer and/or their representative shall obtain a Parks and Recreation permit for storage and restoration within a park or a Parks and Recreation jurisdictional street right-of-way including but not limited to the installation of construction trailer, stockpiling of materials or equipment, construction roads and utility cabinets/meters.

26. The developer shall use the Parks and Recreation Department approved site furnishings within parks and recreation jurisdictional street and/or park right-of-way.

27. The developer shall submit a letter to the Parks and Recreation Department from a licensed civil engineer, licensed architect, or licensed landscape architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a Parks and Recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64, Code of Ordinances, for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, and gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate of occupancy permits.

28. The developer shall be 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 Section 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 2026 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to a certificate of occupancy.

29. The developer shall submit plans to the Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and streetlighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per the Parks and Recreation Department standards.

30. Linwood Boulevard is classified as a boulevard; therefore, the development shall comply with the parkway and boulevard standards outlined in 88-323. Any modifications to the approved plans that do not meet these standards shall require a variance from the Board of Zoning Adjustment prior to obtaining a building permit.

31. Prior to final development plan approval, the applicant shall coordinate with the Parks Department regarding the potential dedication of the subject property to the Parks Department. Any dedication shall be subject to approval by the Board of Parks and Recreation Commissioners. Should the Board decline to accept the dedication, the applicant shall provide for the area as private open space, subject to Parks Department review and approval.

powered by Legistar™

32. The developer shall submit a streetscape plan with street tree planting plan per Section 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.

33. Prior to a certificate of occupancy, the developer shall install pavement marking and signs as needed at the Linwood Boulevard exit to ensure exiting vehicles make a right turn onto Linwood Boulevard.

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

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

36. The developer shall recommend connecting the proposed domestic and fire service lines to the 20" CIP main in Linwood Boulevard vs 1905 vintage 6" main in Harrison Street as there will be a much higher available flow and at similar pressure.

37. All agreement and easement documents shall be submitted using IB159 to an Infrastructure Review Application on CompassKC for review and approval by the Kansas City Water Services Department prior to issuance of any permits.

38. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department 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 disturbed area 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 secure permits to construct any improvements required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

39. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

40. The developer shall grant a BMP easement to the City as required by the Kansas City Water Services Department, prior to recording the plat or issuance of any building permits.

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 development plan described above is hereby approved with the following deviations from Chapter 88, Code of Ordinances:

Approving a deviation to Section 88-323-02-B.3 to allow 100 percent vehicular use area along the frontage adjacent to the boulevard.

Section D. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code 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.

_____
Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

_____
Sarah Baxter
Senior Associate City Attorney