



## City Planning & Development Department

# 180237

### Development Management Division

15th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106-2795

Ph: (816) 513-8801  
Fax:(816) 513-2838

#### CPC STAFF REPORT

October 17, 2017

(16)

**RE:** **SD 1569 - Preliminary Plat – Calvary University**

**APPLICANT:** Joe Perry  
Ports Authority of Kansas City  
300 Wyandotte Street, Suite 100  
Kansas City, MO 64105

**AGENT:** Mike Huffman  
Huffman Land Surveyors, LLC  
P. O. Box 661  
Raymore, MO 64083

**LOCATION:** Generally bounded by Fairchild Drive to the north and west, Bong Street to the south and Kensington Avenue to the east.

**AREA:** Approximately 52 acres.

**REQUESTS:** **SD 1569 - Preliminary Plat – Calvary University** – To consider approval of a preliminary plat in District M1-5 (Manufacturing 1 dash 5), on about 52 acres, creating three (3) lots.

#### SURROUNDING

**LAND USE:** **North:** zoned M1-5, Blue River Bible Church.  
**South:** zoned – City of Belton – Eagles' Landing golf course.  
**East:** zoned M1-5, Adesa auto auction.  
**West:** zoned M1-5, Eagle's Landing golf course.

**LAND USE PLAN:** The Martin City Area Plan recommends Light Industrial land use at this location. The proposed zoning is consistent with the future land use plan.

**MAJOR STREET PLAN:** Calvary Road, Fairchild Drive, Kensington Avenue and Norton Avenue are not identified on the City's major street plan.

## **PREVIOUS CASES:**

**Case No. 687-S** - Ordinance No. 110070 passed by City Council on March 3, 2011, approved the 155th and Kensington PIEA Planning Area General Development Plan on about 54 acres, generally located at the northwest corner of Kensington Avenue and the municipal boundary of Kansas City, Missouri and Belton, Missouri, to consider the approval of the 155th & Kensington PIEA General Development Plan and to declare the area a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

## **EXISTING CONDITIONS:**

The subject site consists of three tax parcels totaling about 54 acres within the site of the former Richards-Gebaur Air Force Base. The bulk of the site lies west of Kensington Avenue and east of Fairchild Avenue. The southern boundary is Bong Avenue, that street also being the municipal boundary with the City of Belton. The site was part of the Grandview Airport, built by the City of Kansas City in 1943. In 1952 it became Richards-Gebaur Air Force Base. Most of the 14 buildings within the plan area were constructed around that time as part of the base. In 1980, Calvary Bible College began leasing the site. In 1985, title to the property was transferred to the City of Kansas City, although it was not annexed into the City until 1988.

The College remains the tenant on the site today, having entered into a 50 year lease with the City in 1985. The site contains fourteen existing buildings, including three dormitories, library, gymnasium and dining hall/student center. Two athletic fields and a central parking area are also located in the plat area.

Access to the garage is off Calvary Road, Fairchild Drive, Kensington Avenue and Norton Avenue. The surrounding zoning around this parcel is M1-5. Surrounding land uses includes single family residences within District R-7.5 to the north and west. Interstate-435 and Blue Parkway are to the east of the site, and to the south is an active quarry.

## **PLAT REVIEW & ANALYSIS:**

Calvary Bible College is seeking ownership of the site, to allow them to invest in building and site improvements with the confidence that is not normally found in a tenant relationship. The potential redevelopment projects include: a multi-

purpose building, redevelopment of existing residential and kitchen facilities, additional expansion and redevelopment projects to accommodate needs of the Calvary Bible College.

Tract A is proposed to be 17.26 acres and will have frontage on Kensington Avenue, Bong Avenue and Norton Avenue. Tract B is proposed to be 24.19 acres and will have frontage on Fairchild Drive and Calvary Road. Tract C is a rectangular shaped lot proposed to be 10.21 acres and will have frontage on Kensington Avenue, Calvary Road and Fairchild Drive. Because this was a military base and all the improvements, roads, sidewalks, sewer and water were installed by the Army Corps, the as-built were not transferred to the city. Staff had requested the developer to identify all existing utilities on the face of the plat. This plat will dedicate and establish the existing roadways and utilities. Because there are no immediate proposed development with this plat, the Ports Authority is asking that the necessary improvements required per 88-405 be deferred until such time that Calvary University proposed any development.

**Per Section 88-405-22 - Deferral of Required Subdivision Improvements:**

88-405-22-A. Requests to defer installation of required subdivision improvements and post financial guarantees must be submitted with the preliminary plat. Deferral requests will be considered as part of the preliminary plat review process.

88-405-22-B. The city is authorized to delay release of final plats for subsequent phases of the subdivision until required public improvements are installed.

88-405-22-C. Requests to defer installation of required subdivision improvements may be conditioned upon the developer's payment of the estimated proportionate share of the cost of the future improvements to the city prior to acceptance of the final subdivision plat by the city council and issuance of certificates of occupancy. Estimated costs must be based on estimates equivalent to city cost to construct the improvements.

**Per Chapter 88-405-25-B -** Waivers and modifications must be identified on the preliminary plat and must be considered as part of the subdivision review and approval process.

**88-405-25-C. REVIEW CRITERIA**

To recommend or approve a waiver or modification of subdivision design and improvement standards, the city plan commission and city council must determine that all of the following conditions exist:

1. that there are special circumstances or conditions affecting the property;
2. that the waiver or modification is necessary for reasonable and acceptable development of the property in question and is not a greater

- modification or waiver than is required to allow reasonable and acceptable development of the subject property; and
3. that the granting of the waiver or modification will not be detrimental to the public welfare or injurious to other property in the vicinity in which the subject property is situated.

### **Long Range Planning & Preservation Comments:**

#### **Compliance with Area Plan**

The proposed preliminary plat is located within the Martin City Area Plan. The plan was adopted by Resolution No. 080801 on September 11, 2008. The future land use map recommends Light Industrial which is primarily intended for industrial uses that might include light manufacturing, warehousing, wholesales storage, distribution centers office parks and will allow on-site customers and other less intensive industrial uses. These areas are intended to promote the economic viability of industrial uses; encourage employment growth; and limit the encroachment of unplanned residential and other non-industrial development into industrial area. Industrial land use corresponds with M1 zoning category. Although universities and churches are not specifically called out as a use in the industrial land use, these types of uses are allowed in M1 zoning category.

#### **Infrastructure**

If development happens on land adjacent to Kenneth Road, Kensington Avenue, 155th Street, the area plan recommends infrastructure improvements for those roadways. Please check with Public Works for further requirements.

#### **Open Space**

Any future development will be encouraged to integrate open space into the development design. Provide small developed open spaces in new development such as a public plaza in commercial areas. Open space areas should be visible, safe, attractive and inviting by incorporating pedestrian lighting, public art, landscaping, benches, and other amenities.

#### **Development Guidelines**

As parcels are being developed on this plat, the area plan recommends installing pedestrian access to the development. Sidewalk on both sides of the street should be provided in all new development. All new development should meet or exceed the Level of Service as shown in the City's Walkability Plan.

City Staff recommends approval of plat with the following comments for future development:

- ✓ Prepare a Walkability Assessment to measure the level of pedestrian service to the parcels. This pertains to future development on the lot.
- ✓ Check with Public Works for further requirements to full for the roadways.
- ✓ Incorporate open space with future development of parcels.

## **RECOMMENDATIONS:**

City Planning and Development Staff recommends approval of **SD 1569, Preliminary Plat, Calvary University** based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions:

### **Condition Nos. 1. - 3. per City Planning & Development, Development Management Division (Olofu Agbaji, [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org))**

1. That one (1) collated, stapled and folded copy (and a CD containing a pdf file, a georeferenced monochromatic TIF file, and CAD/GIS compatible layer of the site plan boundary referenced to the Missouri state plane coordinate system) of (a revised drawing /all listed sheets), revised as noted, be submitted to Development Management staff prior to ordinance request showing:
  - a. Change parcels from "Tracts" to Lots 1 – 3.
  - b. All existing utilities and easements. Provide a single plan sheet showing the proposed lots, with dimension and location of all utilities including easements.
  - c. Reduce the number of plat sheets by increasing the scale. Staff has the ability to review the plat digitally.
  - d. Clearly identify public vs. private streets.
  - e. A legend showing all abbreviation and annotations.
  - f. Existing conditions, including location and width of rights-of-way, sidewalks, paved areas, and name of all existing platted streets, public ways, railroad and utility rights-of-way, parks and other public open spaces within 200 feet of the subject property.
  - g. Existing sanitary and storm sewers, water mains, gas mains greater than six inches, culverts, and other major above or below ground distribution or transmission lines within the proposed subdivision or immediately adjacent thereto.
  - h. Existing topography portrayed by two-foot contours with labeled contours at intervals of not more than five feet and preliminary street grades, preliminary drainage facilities and proposed contours in areas of cutting and filling in excess of ten feet.

- i. Location and width of all proposed streets and public rights-of-way such as alleys, pedestrian ways and easements, and typical proposed roadway sections.
  - j. General location and character of all proposed public water, sanitary sewers, stormwater conveyances or control structures, and water features. If to be so served indicate any developer constructed sewage treatment facility or pumping station to serve the subdivision.
  - k. Location and size of proposed parks, playgrounds, churches, school sites or special uses of land to be considered for dedication for public use, or to be reserved by deed or covenant for the use of all property owners within the subdivision.
  - l. Front building setback lines, side building setback lines on corner lots, buffer strips and other setbacks as required in this section.
  - m. Designation of phases of development with an approximate timetable for commencement and completion of each phase if the total area is not proposed to be developed as one phase.
  - n. A table for residential plats indicating the type and number of units, gross acres and average lot area per dwelling based on total acreage minus area dedicated or reserved for streets and open area.
  - o. For nonresidential plats, indicate the approximate location of access and drive locations from the public right of way, internal circulation, and a note on the plat indicating proposed land uses.
2. The developer shall submit a street tree planting plan with each final plan and secure the approval of the City Forester for street trees planted in the right of way in front of residential lots, with a copy to be submitted to the Development Management Division prior to approval and issuance of building permit for Lots 3 and 4. The plan shall include size, type, species and placement of trees. The developer shall agree to plant in accordance with the plan approved by the City Forester.
  3. That the developer submit a Street Naming Plan to Development Management Division prior to ordinance request. Street naming plan shall be approved prior to Mylar approval of this plat.

**Condition Nos. 4. & 5. per City Planning & Development, Long Range Planning & Preservation Division (Angela Eley, [angela.eley@kcmo.org](mailto:angela.eley@kcmo.org))**

4. That the developer prepare a Walkability Assessment to measure the level of pedestrian service prior to issuance of building permit for new future development.

5. That the developer incorporate open space with future development of parcels.

**Condition Nos. 6. - 11. per City Planning & Development, Land Development Division (Brett Cox, [brett.cox@kcmo.org](mailto:brett.cox@kcmo.org))**

6. 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.
7. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
8. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
9. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
10. The developer 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, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 4/8/09" and base 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 recording the final plat.

11. The developer submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage for all public right-of-way, and construct associated ADA ramps at the existing intersections as necessary, prior to recording the final plat.

**Condition No. 12. per Water Services Department (Nimesha Senanayake, [nimesha.senanayake@kcmo.org](mailto:nimesha.senanayake@kcmo.org))**

12. That the developer extend water mains and provide easements as required by the Water Services Department.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Olofu O. Agbaji". The signature is fluid and cursive, with the first name "Olofu" and last name "Agbaji" clearly distinguishable.

Olofu O. Agbaji  
Planner