

#### CITY PLAN COMISSION REPORT

City of Kansas City, Missouri
City Panning & Development Department
<a href="https://www.kcmo.gov/cpc">www.kcmo.gov/cpc</a>

April 6, 2021

## Project Name ONE NINE VINE

Docket # Request

5 CD-CPC-2021-0008 Rezoning to UR

#### **Applicant**

Brenton Sells Taliaferro & Browne 1020 E. 8<sup>th</sup> St. KCMO 64106

#### Owner

1900 Vine Street LLC. 924 NW. 1st St. Fort Lauderdale, FL 33311

**Location** 1905 Vine St. **Area** About 1.3 acres

Zoning UR
Council District 3rd

County Jackson School District KCMO

#### Surrounding Land Uses

North: Mixed use (zoned UR)

East: multi-family residential use (zoned UR)

West: undeveloped (zoned UR)

South: railroad and south of the railroad is

religious use (zoned UR)

#### Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use land uses. The request conforms to this recommendation.

#### Major Street Plan

No adjacent major street has been identified on the site.

#### **APPROVAL PROCESS**

Staff Review City Plan
Commission City Council

#### **NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

Notice of this case was sent to Wendell Phillips Neighborhood Association and Washington Wheatly Neighborhood Association.

#### REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. A public meeting was held on March 30, 2021.

#### **EXISTING CONDITIONS**

The subject property is located at the southeast corner of E. 19<sup>th</sup> Street and Vine Street. The property is currently vacant with an approved tax incentive plan allows this property to be zoned UR.

#### **NEARBY DEVELOPMENTS**

North: Across 19<sup>th</sup> Street is mixed use (zoned UR) East: multi-family residential use (zoned UR)

West: undeveloped (zoned UR)

South: railroad and south of the railroad is religious use (zoned

UR)

#### **SUMMARY OF REQUEST**

The applicant is proposing to approve a rezoning from UR to UR to approve an amendment to a previously approved plan for an 80-unit mixed use building on about 1.3 acres, generally located at 1901 Vine Street, the southeast corner of 19th and Vine.

#### **KEY POINTS**

- Rezoning from UR to UR in order to amend a previously approved plan
- ONE NINE VINE
- Multi-family residential

#### PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

5 Approval with conditions

#### **CONTROLLING CASE**

**Case 1134-URD-3 –** Ordinance 990128 was passed by the City Council on March 25, 1999 approving an amendment to a previously approved development plan in District URD (Urban Redevelopment District) on approximately a 30 acre tract of land generally bounded by Paseo Boulevard on the west, a line about 300 feet north of 17<sup>th</sup> Terrace on the north, a line about 405 feet east of Woodland Avenue on the east and 19<sup>th</sup> Street on the south.

#### **RELATED RELEVANT CASES**

**13505-P:** The Crossroads East/Jazz District study area is roughly bounded by Truman Road on the north, Brooklyn Avenue on the east, the Kansas City Terminal Railway tracks on the south, and Grand Boulevard on the west. **CD-ROW-2021-00005:** A request to vacate a portion of right-of-way on the south side of E. 19th Street in between Vine Street to the west and Highland Avenue to the east in District UR (Urban Redevelopment) to allow for future development. This case is under review.

#### **HISTORY**

The subject property is located at the southeast corner of E. 19th Street and Vine Street. The property is currently vacant with an approved tax incentive plan allows this property to be zoned UR.

#### **PLAN REVIEW**

#### Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Subject to Conditions	The developer will pay fee in lieu as stated by Parks Department.
Parking and Loading Standards (88-420)	Yes	No, refer to request for deviation	Since the developer proposes to provide 20% affordable housing, only 0.5 parking space is required per unit. Therefore, 40 spaces are required for residential use. The approved UR requires 80 spaces for commercial use. The applicant proposes total of 82 off street parking and 7 on street parking. A deviation is requested for the required parking spaces. The applicant provides 9 short-term and 30 long-term bicycle parking spots.
Landscape and Screening Standards (88-425)	Yes	No, refer to a separate application for administrative adjustment of landscape plan	The applicant shall apply for Administrative Adjustment for landscape plan.
Outdoor Lighting Standards (88-430)	Yes	Yes	The applicant has included the street lighting system in the study and proposes to erect a wall along the east property line in order to comply with the code requirement.
Sign Standards (88-445)	N/A	N/A	A sign package was not submitted, but the signs are expected to comply with 88-445 and be permitted separately.
Pedestrian Standards (88-450)	Yes	Yes	The applicant has extended awnings for the ground-floor commercial spaces in

order to provide a more pedestrian friendly experience.

#### **ANALYSIS**

The plan, as proposed, is in general conformance with the applicable plans. The proposed use including approximately 20,000 square feet commercial space on the ground floor and 80 residential units from the second to the sixth floor. The formerly approved UR plan allows a mixed use building up to 45 feet and 3 stories, whereas the proposed building height is 75 feet with 6 stories. Therefore, a major amendment is required from the approved UR plan.

The applicant proposes two vehicular accesses- one from E. 19<sup>th</sup> Street; one from Vine Street. There are 53 surface parking located on the east side and the south side of the building and 20 garage parking located in the basement in the southside of the building. There are also 7 on street parking pending approval from Public Works Department. A total of 82 private parking spaces are provided and the code requires 40 spaces (0.5 per unit due to the 20% units are affordable housing) for the residential use and 80 spaces for the commercial use (4 per 1,000 sq. ft.). A request for deviation of 38 parking spaces per code requirement is proposed. Additionally, the applicant proposes a right-of-way vacation located at the northeast corner of the subject site. Such area contributes to the vehicular entrance from E. 19<sup>th</sup> Street. This application is currently under review by staff.

The building is about 270 long and 75-foot high with ground floor retails and upper floor for residential units. The store front is located on the west side of the building facing Vine Street. There is no pedestrian entrance from the east side of the building nor a corridor to connect the parking strip located on the east (back side) to the store front. However, the applicant proposes to extend the awning to cover the entire north, east and west side of the building to provide a more pleasant walking experience to pedestrians. The building materials are mostly bricks and fiber cement panel siding. There is a proposed artwork on the south façade.

The applicant has provided street trees, landscape buffers along 19th Street and Vine Street; however, the current landscape plan doesn't comply with perimeter and interior landscape requirements. Due to the limited spaces on site, the applicant shall submit an application of administrative adjustment for alternative compliance per discussion with staff.

The proposed outdoor lighting includes the existing street lighting system in the study and the applicant proposes to erect a retaining wall along the east property line in order to comply with the code requirement. Staff has recommended planting trees and bushes between the wall and the vehicular use area in order to provide more screening and alternative landscape area to the subject site.

No signage plan has been submitted for review. Regardless of the concept of the proposed monument sign on the site plan, all future proposed signage shall comply with 88-445 and are subject to sign permits.

#### 88-515-08-A. conformance with adopted plans and planning policies;

The plan, as proposed, doesn't comply with the approved UR plan. The approved plan recommends mixed use with 3 stories and maximum 45 feet. The applicant is proposing a 6-story mixed use building with 75 feet in

height; therefore, a major amendment to the approved UR plan is required and the application was reviewed along this the rezoning request.

#### 88-515-08-B. zoning and use of nearby property;

The subject site is located in the Jazz District zoned UR. The north site of the property is mixed use and the east is multi-family residential use; the south side is bounded with KCT railroad. The west side of Vine street is currently undeveloped and is designated for a Phase II development aside from this project.

#### 88-515-08-C. physical character of the area in which the subject property is located;

The subject site is located in the Jazz District, which is an artistic oriented district. The use surrounding land use is mixed with medium/high-density residential, light industrial and commercial. Therefore, the proposed use is appropriate at this location.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Infrastructure and services are expected to be adequate for the development with conditions list in the condition and correction report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The subject property is most suitable for mixed uses as proposed in the UR plan.

88-515-08-F. length of time the subject property has remained vacant as zoned;

This property has been vacant for a long time, but staff doesn't have specific length of its vacancy.

**88-515-08-G.** the extent to which approving the rezoning will detrimentally affect nearby properties The plan is not expected to have a detrimental effect on nearby properties,

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

#### PROFESSIONAL STAFF RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS to the rezoning to UR plan application.

Respectfully submitted,

Xue Wood, AICP

Jue Wood

Planner

#### Plan Conditions, Corrections, & Recommendations Report



#### Recommended to CPC

Recommended by Development Review Committee

Report Date: March 31, 2021

Case Number: CD-CPC-2021-00008

Project: ONE NINE VINE

#### **Plan Conditions**

Condition(s) by City Planning and Development Department. Contact Brad Wolf at 816-513-2901 / Bradley. Wolf@kcmo.org with questions.

1. DRC Comments The building is adjacent to the 18th & Vine Historic District, but is not part of the district, so it will not require approval by the Historic Preservation Commission. The use of brick cladding and the mural relating to the history of the district is appropriate. The proposed building is six stories, which is out of scale with other buildings is the district, which are 3 to 4 stories in height. (1/25/2021)

Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / Kambiz.Zoraghchi@kcmo.org with questions.

2. Provide lot combination. (2/08/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

- 3. The developer must 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. (2/02/2021)
- 4. 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. (2/02/2021)
- 5. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (2/02/2021)
- 6. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (2/02/2021)
- 7. The developer must 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. (2/02/2021)
- 8. The developer must integrate into the existing street light system any relocated existing street lights 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. (2/02/2021)
- 9. 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. 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. (2/02/2021)
- 10. 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. (2/02/2021)
- 11. 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. (2/02/2021)
- 12. The developer must 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. (2/02/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with auestions.

- 13. The owner/developer must submit plans for grading, siltation, and erosion control to 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. (2/02/2021)
- 14. The developer must 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 (2/02/2021)
- 15. Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from Land Development for construction. Requests for on-street parking require review by Public Works staff during the plan review process. (2/02/2021)
- 16. That the south half of East 19th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (2/02/2021)
- 17. That the east half of Vine Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (2/02/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

- 18. All proposed signage shall comply with 88-445 and are subject to sign permits. (3/15/2021)
- 19. Revise the plan to show compliance with parking requirement per 88-420 prior to request for ordinance or obtain deviations from the city council. (3/15/2021)
- 20. Screening of all containers, dumpsters, mechanical equipment or utility equipment shall be in compliance with 88-425-08. (3/15/2021)
- 21. The applicant shall submit an application of administrative adjustment for alternative compliance for the landscape plan per discussion with staff. (3/15/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

- 22. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2). (2/04/2021)
- 23. 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) (2/04/2021)
- 24. Required fire department access roads are a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1) (2/04/2021)
- 25. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (2/04/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

- 26. 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. (2/05/2021)
- 27. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (2/05/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

28. The developer shall issue a 20 year \$350,000 bond for the future traffic signal at 19th & Paseo and shall execute a financial liability agreement prior to Certificate of Occupancy for Phase 1. (3/30/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald. Windsor@kcmo.org with questions.

- 29. Follow the KCMO Rules and Regulations for domestic water and fire service lines.

  (https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf)
  (2/03/2021)
- 30. The developer must 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 KC Water Rules and Regulations for Water main extensions and Relocations.
  (https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf)
  (2/03/2021)

March 31, 2021

Xue Wood, AICP City Planning and Development City of Kansas City, Missouri 15<sup>th</sup> Floor, City Hall 414 E 12<sup>th</sup> St. Kansas City, MO 64106

RE: One Nine Vine UR Revision CD-CPC-2021-00008

Ms. Wood:

Below are design team responses to conditions for the above project as listed within CompassKC as of March 31, 2021. Thank you for your assistance and support for the project.

#### **City Planning - Long Range Planning**

Description

**DRC Comments** 

**Comments** 

The building is adjacent to the 18th & Vine Historic District, but is not part of the district, so it will not require approval by the Historic Preservation Commission. The use of brick cladding and the mural relating to the history of the district is appropriate. The proposed building is six stories, which is out of scale with other buildings is the district, which are 3 to 4 stories in height.

#### DT Response

In response to the surrounding area's building scale we have designed the façade with varying brick heights at 1, 2 and 3 story heights. The upper floors of the building are a different material to help de-emphasize the height. The revitalization of the 18<sup>th</sup> and Vine area will be dependent on area density. Providing 5 stories of mixed market rate and affordable rate apartments will provide the necessary density to create the vitality needed.

#### **CPLD - DRC: Utilities, Surface Drainage Easement**

**Description** 

The developer must 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.

DT Response Acknowledged.

#### **CPDM - Manual Entry Condition**

Description

All proposed signage shall comply with 88-445 and are subject to sign permits.

DT Response Acknowledged.

#### **CPLD - DRC: Utilities, Sewer Not Under Buildings**

**Description** 

The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.

DT Response Acknowledged.

#### 88-408 Parkland Dedication

Description

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.

DT Response

Code Requirement is Acknowledged.

#### **CPLD - DRC: Streets, Interior Streets**

**Description** 

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.

DT Response Acknowledged.

#### **CPLD - DRC: Streets, Impact Fee**

**Description** 

The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

DT Response

Code Requirement is Acknowledged.

#### **Water Mains**

Description

Follow the KCMO Rules and Regulations for domestic water and fire service lines. (https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf)

DT Response Acknowledged.

#### General

Description

Provide lot combination.

#### DT Response

Acknowledged. Minor Subdivision is in progress to consolidate the tax parcels and will be submitted separately.

#### **CPLD - DRC: Streets, Sight Distance**

Description

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.

DT Response Acknowledged.

#### **CPLD - DRC: Streets, Half Street**

Description

That the south half of East 19th Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

DT Response Acknowledged.

#### CPLD - DRC: Utilities, Extend Sanitary & Storm

**Description** 

The developer must 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.

#### DT Response

Acknowledged, however site is within a combined sewer district and no offsite storm water extensions are proposed.

#### **CPLD - DRC: Streets, Street Lighting**

Description

The developer must integrate into the existing street light system any relocated existing street lights 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.

#### **DT Response**

Acknowledged, note that public lighting is planned to comply with 18<sup>th</sup> & Vine decorative fixtures.

#### CPLD - DRC: Drainage Studies with Platting, CSO

Descriptior

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. 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.

DT Response Acknowledged.

#### **CPDM - Manual Entry Condition**

Description

Revise the plan to show compliance with parking requirement per 88-420 prior to request for ordinance or obtain deviations from the city council.

DT Response

Acknowledged, see revised Cover Sheet (CVR).

#### **CPLD - DRC: Streets, Half Street**

**Description** 

That the east half of Vine Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

DT Response Acknowledged.

#### **Fire Department Hydrant**

Description

• 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)

DT Response Acknowledged.

#### **CPDM - Manual Entry Condition**

Description

The applicant shall submit an application of administrative adjustment for alternative compliance for the landscape plan per discussion with staff.

DT Response Acknowledged.

#### **Fire Department Access**

**Description** 

• Required fire department access roads are a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

DT Response Acknowledged.

#### CPLD - DRC: Streets, On Street Parking

Description

Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from Land Development for construction. Requests for on-street parking require review by Public Works staff during the plan review process.

DT Response Acknowledged.

#### PW - Traffic

Description

The developer shall issue a 20 year \$350,000 bond for the future traffic signal at 19th & Paseo and shall execute a financial liability agreement prior to Certificate of Occupancy for Phase 1.

#### DT Response

Intent is acknowledged. Developer anticipates coordinating final Bond conditions with the City.



#### **CPLD - DRC: Platting**

Description

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.

#### DT Response

Acknowledged. Minor Subdivision is in progress to consolidate the tax parcels and will be submitted separately.

#### **Street Trees**

**Description** 

The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

DT Response Acknowledged.

#### **CPDM - Manual Entry Condition**

Description

Screening of all containers, dumpsters, mechanical equipment or utility equipment shall be in compliance with 88-425-08.

DT Response Acknowledged.

#### **CPLD - DRC: Agreements, Commercial Only**

**Description** 

The developer must 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.

DT Response Acknowledged.

#### CPLD - DRC: Site Disturbance, Plans for Site Disturbance Permit

Description

The owner/developer must submit plans for grading, siltation, and erosion control to 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.

DT Response Acknowledged.

#### **Fire Department Access**

Description

• The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

DT Response Acknowledged.

#### **CPLD - DRC: Site Disturbance, Easements**

Description

The developer must 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

DT Response Acknowledged.

#### **Fire Department Hydrant**

**Description** 

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

DT Response Acknowledged.

#### **Water Mains**

**Description** 

The developer must 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 KC Water Rules and Regulations for Water main extensions and Relocations. (https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf)

DT Response Acknowledged.

Thanks again for all of your assistance and we look forward to meeting April 6th.

Sincerely,

Brenton P. Sells, P.E.

**DEVELOPMENT** 

**DATE:** January 15, 2021 PROJECT NO: 2046

**COVER SHEET** 

## UR AMENDEMENT

18TH & VINE DEVELOPMENT PLAN REVISION TO THE EXISTING UR FOR THE

## ONE NINE VINE

DEVELOPMENT

19TH & VINE, KANSAS CITY, MO 64108

DEVELOPER: ONE NINE VINE, LLC

## PROJECT TEAM:

ATEX GROUP 924 NW 1 ST STREET FORT LAUDERDALE 33311 CONTACT: EGIPCIA PEREZ

ARCHITECT: HJM ARCHITECTS, INC. 7520 WASHINGTON STREE KANSAS CITY, MO 64114 CONTACT: RICHARD HU (O): 816.979.1661 email: rhu@hjmarch.com

MEP CONSULTANT:

SHAWNEE, KS 66203

CONTACT: ERIK KNUDSEN

email: erik@bcengineer.com

BC ENGINEERS

5720 REEDER ST

(D): 913.553.2851

STRUCTURAL CONSULTANT: LEIGH + O'KANE L.L.C. 250 NE MULBERRY SUITE 201 LEE'S SUMMIT MO. 64086 CONTACT: WAYNE HESS (D): 816.621.7205 email: whess@leok.com

**CIVIL & LANDSCAPE CONSULTANT:** TALIAFERRO & BROWNE, INC. 1020 EAST 8TH STREET KANSAS CITY, MO 64106 CONTACT: BRENTON SELLS (D): 816.645.5543 email: bsells@tb-engr.com

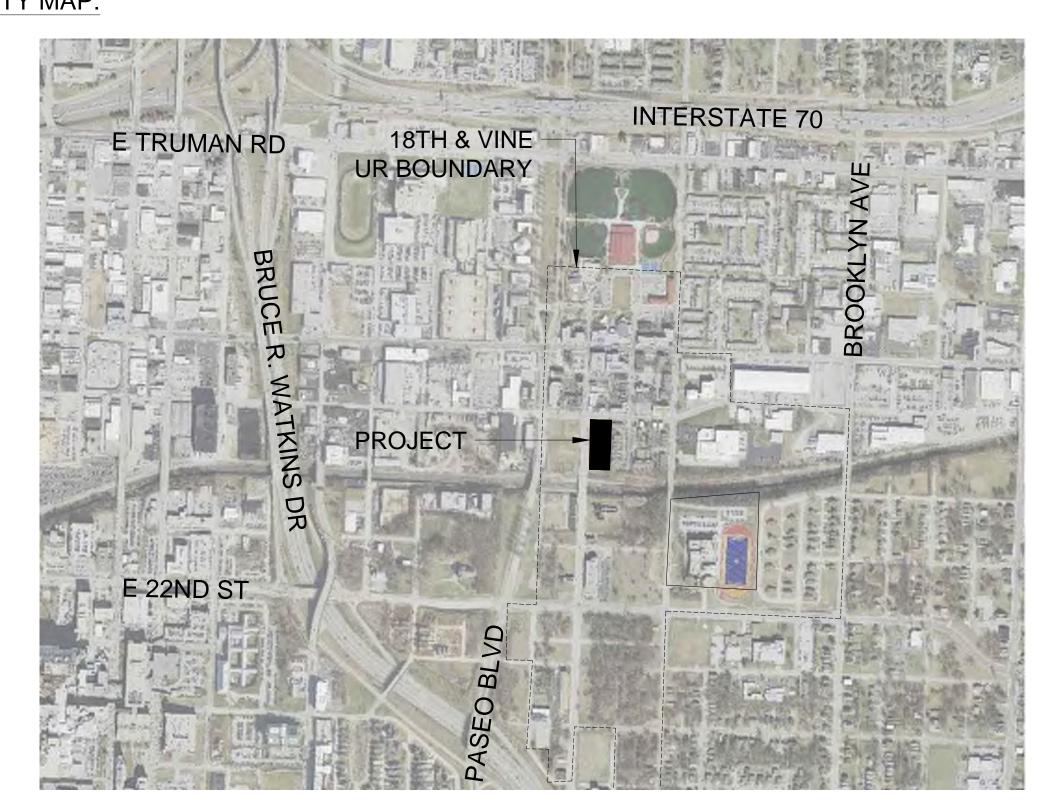
## **LEGAL DESCRIPTIONS**

OF VINE ST LOT 11

## SHEET INDEX

CVR **COVER SHEET EXTERIOR ELEVATIONS** C1.01 **EXISTING CONDITIONS** C1.02 CIVIL SITE PLAN C1.03 **GRADING PLAN** SITE PHOTOMETRIC PLAN PH1.01 LANDSCAPE PLAN L1.01 URD **EXISTING 18TH & VINE** UR DEVELOPMENT PLAN **EXCERPT** 

## **VICINITY MAP:**



## DEVELOPMENT SUMMARY:

**EXISTING ZONING** UR (NO CHANGE) 1.294 ACRES TOTAL LAND AREA 56,366 SQUARE FEET

PROPOSED BUILDING USE RESIDENTIAL/COMMERCIAL

HEIGHT ABOVE GRADE 75'-0" **STORIES** 

GROSS FLOOR AREA PER FLOOR 1ST FLOOR = 19,287 SQ. FT 2ND - 5TH FLOOR = 17,941 SQ. FT

112,159 SQ. FT GROSS FLOOR AREA TOTAL

RESIDENTIAL BUILDING TYPE R2 OCCUPANCY - TYPE IIIB

TOTAL NUMBER OF DWELLING UNITS 80

**GROSS DENSITY** 61.8 DWELLING UNITS/ACRE

**NET DENSITY** 61.8 DWELLING UNITS/ACRE

**BUILDING COVERAGE** 19,287 SQ. FT

FLOOR AREA RATIO 1.99

PARCEL 1: 1901 VINE ELDERS ADD ALL E OF VINE ST OFLOT 9 ALL E

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 & ADJ TO

## VEHICLE PARKING

R2 = 1 SPACE PER UNIT/ 1/2 SPACE PER UNIT W. AFFORDABLE **HOUSING CREDIT=** 

80 UNITS WITH 20 PERCENT AFFORDABLE HOUSING = 1/2 SPACE PER

TOTAL REQUIRED R2 PARKING = 40 SPACES

A2 = 10/1000 SQFT = 33 SPACES

RETAIL = 2.5/1000 SQFT = 34 SPACES

TOTAL REQUIRED SPACES = 107 ALTERNATIVE COMPLIANCE COUNT = 77 SPACES (SEE BELOW)

88-420-16 ALTERNATIVE COMPLIANCE PARKING REQUESTED REQUEST TO USE 50 SHARED PARKING FOR THE R2 AND THE REMAINING RETAIL AND RESTARAUNT SPACES.

TOTAL COMMERCAL PARKING REQUIRED = 67 SPACES TOTAL R2 PARKING = 40 SPACES.

WE WOULD LIKE TO SHARE 30 TOTAL SPACES FOR A TOTAL REQUIRED PARKING= 77 SPACES

**BICYCLE PARKING** 

SHORT TERM = 10 PERCENT OFFSITE VEHICLE PARKING = 9 SPACES LONG TERM = 1 PER 3 DUs = 27 SPACES

+ 1+1 PER 10,000 S.F. COMMERCIAL = 3 SPACES

= 30 SPACES REQUIRED

## STANDARD ABBREVIATIONS:

ACT ACOUSTICAL CEILING TILE ACOUST ACOUSTICAL ADJ ADJUSTABLE ALUM ALUMINUM AMB AIR-MOISTURE BARRIER ANC ANCHOR ASSY ASSEMBLY B.O. BOTTOM OF BD BOARD BFG BELOW FINISHED GRADE BFF BELOW FINISHED FLOOR BLDG BUILDING BLK'G BLOCKING BM BEAM BOT BOTTOM BRG BEARING BS BOTH SIDES B/T BETWEEN CAB CABINET CFCI CONTRACTOR FURNISHED & INSTALLED CJ CONTROL JOINT CLG CEILING CLO CLOSET CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE
CONST CONSTRUCT(ION) CT CERAMIC TILE DBL DOUBLE DEMO DEMOLITION DIA DIAMETER

AFF ABOVE FINISHED FLOOR

DN DOWN DS DOWNSPOUT DTL DETAIL DWG DRAWING EF EXHAUST FAN EJ EXPANSION JOINT ELEC ELECTRICAL EQ EQUAL EQUIP EQUIPMENT ETR EXISTING TO REMAIN EW EACH WAY EWC ELECTRIC WATER COOLER EXIST EXISTING FXP FXPANSION FXT FXTERIOR FBD FIBER BOARD FBO FURNISHED BY OTHERS FD FLOOR DRAIN

FE FIRE EXTINGUISHER

FLUOR FLUORESCENT

FS FLOOR SINK

FV FIELD VERIFY

FT FEET

FEC FIRE EXTINGUISHER & CABINET

FFE FURNITURE, FIXTURES & EQUIPMENT

FRP FIBERGLASS REINFORCED PLASTIC

FRT FIRE RETARDANT TREATED

FSE FOOD SERVICE EQUIPMENT

GA GAUGE GC GENERAL CONTRACTOR GWB GYPSUM WALL BOARD HC HOLLOW CORE HM HOLLOW METAL HDWD HARDWOOD HORZ HORIZONTAL HVAC HEATING, VENTILATION, & AIR CONDITIONING IN INCH INSUL INSULATION, INSULATE INT INTERIOR JST JOIST LAM LAMINATED LAV LAVATORY LLH LONG LEG HORIZONTAL LLV LONG LEG VERTICAL MFR MANUFACTURER MAX MAXIMUM MECH MECHANICAL MEP MECHANICAL, ELECTRICAL, & PLUMBING MILL MILLWORK MIN MINIMUM

MIR MIRROR

MLD MOLDING

MTD MOUNTED

MTL METAL

MISC MISCELLANEOUS

MO MASONRY OPENING

NTS NOT TO SCALE OC ON CENTER OD OUTSIDE DIAMETER OFCI OWNER FINISHED, CONTRACTOR INSTALLED OFOI OWNER FURNISHED, OWNER INSTALLED OFVI OWNER FINISHED, VENDOR INSTALLED OPNG OPENING OTS OPEN TO STRUCTURE PBD PARTICLE BOARD PL PLATE PLAM PLASTIC LAMINATE PLYWD PLYWOOD PLUMB PLUMBING PNL PANEL PR PAIR PREP PREPARATION PREFIN PREFINISHED PTD PAINTED QT QUARRY TILE QTY QUANTITY RA RETURN AIR RAD RADIUS RCP REFLECTED CEILING PLAN RE: REFER TO REF REFERENCE

MUL MULLION

RTU ROOF TOP UNIT SC SOLID CORE SF SQUARE FOOT SHT SHEET SHTH SHEATHING SS STAINLESS STEEL SCHED SCHEDULE SIM SIMILAR SM SHEET METAL SPEC'D SPECIFIED STD STANDARD STL STEEL STRUCT STRUCTURAL SUSP SUSPENDED T.O. TOP OF T&B TOP & BOTTOM TBD TO BE DETERMINED TEMP TEMPERED TYP TYPICAL VERT VERTICAL W/O WITHOUT WC WATER CLOSET WD WOOD

REV REVISION, REVERSED VCT VINYL COMPOSITION TILE VWC VINYL WALL COVERING UNO UNLESS NOTED OTHERWISE

SERIES SHEET IN SERIES A2.51B BUILDING AREA "B" (IF USED) DISCPLINE ABBREVIATIONS: F FURNITURE & EQUIPMENT A ARCHITECTURAL AS ARCHITECTURAL SITE G GENERAL C CIVIL K KITCHEN D DEMOLITION L LANDSCAPE E ELECTRICAL M MECHANICAL EL ELECTRICAL - LIGHTING P PLUMBING EP ELECTRICAL - POWER S STRUCTURAL

T TECHNOLOGY

BASEMENT = 3,167 SQ. FT

# SHEET LAYOUT GUIDE:

16	12	8	4
15	11	7	3
14	10	6	2
13	9	5	1

## SHEET NUMBER GUIDE:

PH PHOTOMETRIC

16	12	8	4
15	11	7	3
14	10	6	2
13	9	5	1

WH WATER HEATER RECPT RECEPTACLE REFL REFLECTED, REFLECTING WDW WINDOW WP WATERPROOFING, WATERPROOF REINF REINFORCED, REINFORCING RELOC RELOCATE WT WEIGHT WWF WELDED WIRE FABRIC REQ'D REQUIRED

CVR



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108

1901 VI S CITY

CONSTRUCTION **DOCUMENTS** 

03/10/2021

PROJECT NO:

**ELEVATIONS** 

A1.01

Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture & Surveying 1020 E. 8th STREET KANSAS CITY, MISSOURI 64106

PH (816) 283-3456 FAX (816) 283-0810 PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
PROFESSIONAL LAND SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094

& 0.00' EAS

FOUND CH

FOUND CHISELEI

"+" SOUTHEAST

CORNER LOT 11

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**IMPLEMENTATION** 

ARCHITECTS

7520 WASHINGTON ST.

KANSAS CITY, MO 64114

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**VINE** 108

CONSTRUCTION DOCUMENTS

DATE: 03/10/2021 PROJECT NO:

**EXISTING** CONDITIONS

C1.01

HORIZONTAL SCALE 1"=20'

0.70' NORTH & 0.30' EAST 11 OUND 1/2" STEEL ROD ON SOUTHWEST CORNER FOUND 1/2" STEEL ROD WITH - CAP STAMPED "LS-94" ON ASPHALT CORNER IS 3.7' NORTH & 0.3' EAST FOUND 1/2" STEEL ROD WITH +

CAP STAMPED "LS-94" ON

PROPERTY CORNER; FENCE POST
IS 0.5' NORTH & 0.4' EAST

FOUND STEEL ROD WITH

CAP (NOT LEGIBLE) 0.33'

SOUTH & 0.00' EAST OF

PROPERTY CORNER; WEST

FACE OF CONC. WALL IS 1.10'

EAST OF PROPERTY LINE; END

OF FFNCE IS 1.5' [ACT OF

EXISTING CONDITIONS

STAMPED "LS-94"

OF SIDEWALK IS 0.14'



VICINITY MAP

NO SCALE



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ONE NINE, 19TH & VINE,

SER DATE DESCRIPTION
3/11/2021 PLANNING COMMENTS

CONSTRUCTION DOCUMENTS

DATE: 03/10/202
PROJECT NO: 204

CIVIL SITE PLAN

C1.02



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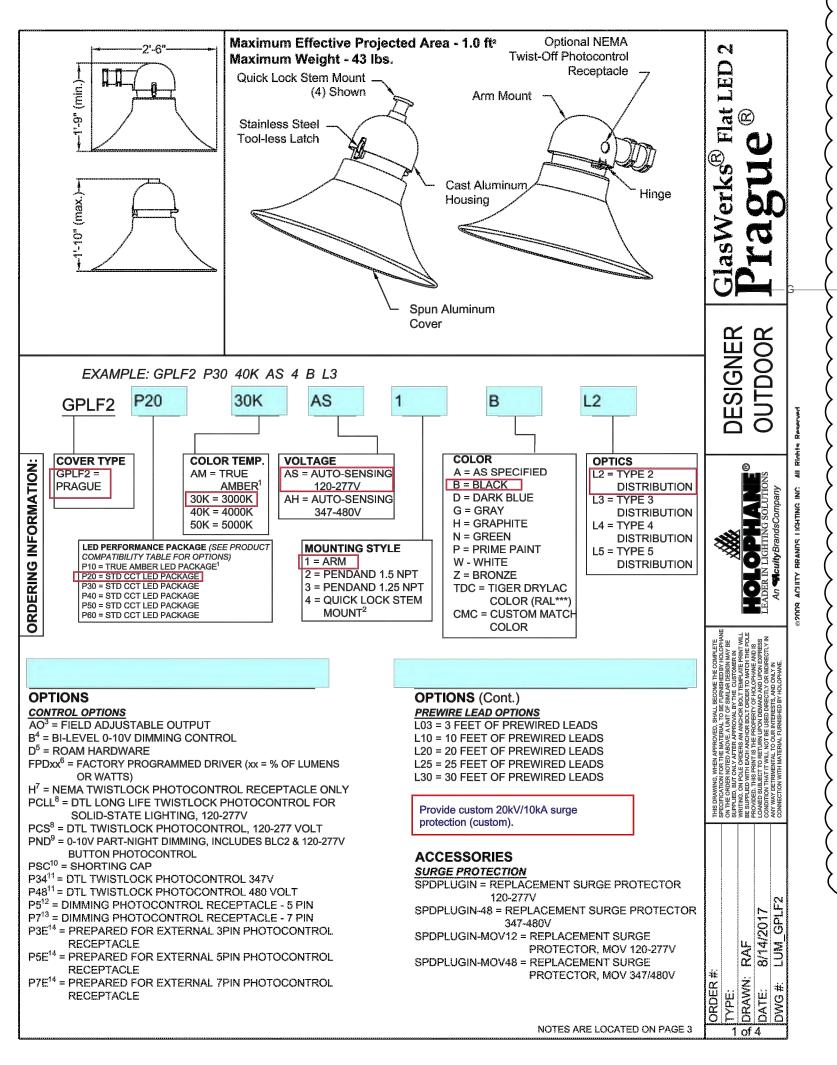
CONSTRUCTION, PURPOSES, OR **IMPLEMENTATION** 

CONSTRUCTION DOCUMENTS

PROJECT NO:

**GRADING PLAN** 

C1.03



LITHONIA LIGHTING.

Submittal Spec Sheet

### WDGE LED Size 3 (WDGE3)

### OVERVIEW

The WDGE LED family is designed to meet specifier's every wallmounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight<sup>®</sup> AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.



Product Webpage: https://www.acuitybrands.com/products/detail/1008040 Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions be an exact representation of the product.

The product images shown are for illustration purposes only and may not

ORDERING INFORMATION	WDGE3 LED (Incomplete)		
Series* WDGE3 Wall Pock	Lamp Type*	P1 Package 1 P2 Package 2 P3 Package 3 P4 Package 4	Correlated Color Temperature*  30K 3000K 40K 4000K 50K 5000K
Color Rendering Index*  70CRI 70CRI 80CRI 80CRI	R2 R3 IES type III asymmetric R4 IES type IV forward throw RFT Forward Throw distribution	Voltage*  347 347V  480 480V  MVOLT 120-277V	DWS Decorative Wall Spacer ICW Indirect Canopy/Ceiling Washer PBBW Premium Backbox for WST LED 2016 design SRM Surface mount

One Lithonia Way Conyers, GA 30012 • Phone: 800-705-7378 • www.acuitybrands.com One Lithonia Way Conyers, GA 30012 • Phone: 800-709

LIGHTING.
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Created Date: 1/14/2021 10:57 AM Page 1 of 2

10 0 6.4 3.6 1.7 0.8 1.3 3.0 5.5 9.2 9 7 6.0 3.4 1.7 1.0 1.3 2.0 3.0 4.3 5.2 4.2 3.4 2.7 2.2 1.8 4.2 2 1.4 1.5 1.6 1.7 2.0 1.7 2.1 1.8 1.6 1.8 1.8 2.0 2.3 12.4 2.1 2.1 4.2 2.3 1.7 2.0 2.0 1.9 2.0 2.1 1.8 2.4 2.0 1.6 1.8 1.7 1.8 1.8 1.6 OA @ 20'-4.2 2.3 2.6 2.9 2.5 2.2 2 2 1 1.8 1.7 1.6 1.6 1.6 1.5 1.5 1.3 1.0 0 8 0.B 4.1 2.3 3.8 3.9 3.0 2.4 2.1 2.0 2.0 1.9 1.8 1.5 1.4 1 3 1.1 0.9 0.6 0 4 0.2 E@ 20 4.8 4.5 3.3 2.5 2.0 1.8 1.7 1.5 1.4 1.3 1.1 0 9 0.8 0.6 0.4 4.1 | 2.3 4.3 4.2 3.1 2.3 1.9 1.6 1.4 1.3 1.2 1.1 1.0 0 8 0.6 0.5 0.\$//0 2 0. A @ 10 3.3 1.9 3.2 3.3 2.6 2.0 1.7 1.5 1.3 1.1 1.0 1.0 0.9 0.8 0.6 0.5 10.4 10.3 2.7 1. 0.4 2.3 2.5 2.1 1.8 1.5 1.3 1.1 1.0 0.9 0.9 0.9 0.8 0.7 0.7 0.7 1.9 2.0 1.8 1.6 1.3 1.1 1.1 1.0 1.0 1.0 1.0 0.9 0.9 0.8 0.8 0.7 Q A @ 20' Q A @ 20' Q A @ 20' QA @ 20' 🚇 A @ 20' Q A @ 20' ♀A @ 20' PHOTOMETRIC PLAN RIGHT OF WAY LINE ANY LIGHTING FIXTURES OUTSIDE OF PROPERTY ARE PUBLIC AND INCLUDED TO ILLUSTRATE ACTUA LIGHT LEVELS ALONG BUILDING FRONTAGE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/N
Overall Site	+	2.0 fc	10.3 fc	0.1 fc	103.0:1	20.0
Parking Lot	Ж	1.6 fc	6.0 fc	0.3 fc	20.0:1	5.3:

Schedule			·	1					
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Wattage	Notes
$\bigcirc$	А		15	Holophane	GBLF2 P20 30K XX X X FC2	GlasWerks LED Bern - Flat Glass, LED Package 20, 3000K, Type 2 distribution	LED - 3000K	58	To match existing district standard. No Substitution
0	С		1	Holophane	GBLF2 P30 30K XX X X FC4	GlasWerks LED Bern - Flat Glass, LED Package 30, 3000K, Type 4 distribution	LED - 3000K	77	To match existing district standard. No Substitution
$\bigcirc$	D		1	Holophane	GBLF2 P40 30K XX X X FC5	GlasWerks LED Bern - Flat Glass, LED Package 40, 3000K, Type 5 distribution	LED - 3000K	91	To match existing district standard. No Substitution
	E	6	6	Lithonia Lighting	WDGE3 LED P3 70CRI RFT 30K	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, FORWARD THROW OPTIC	LED - 3000K	71.6952	

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64108 N N N O Z H S C L Z O

CONSTRUCTION DOCUMENTS

PROJECT NO: 2046

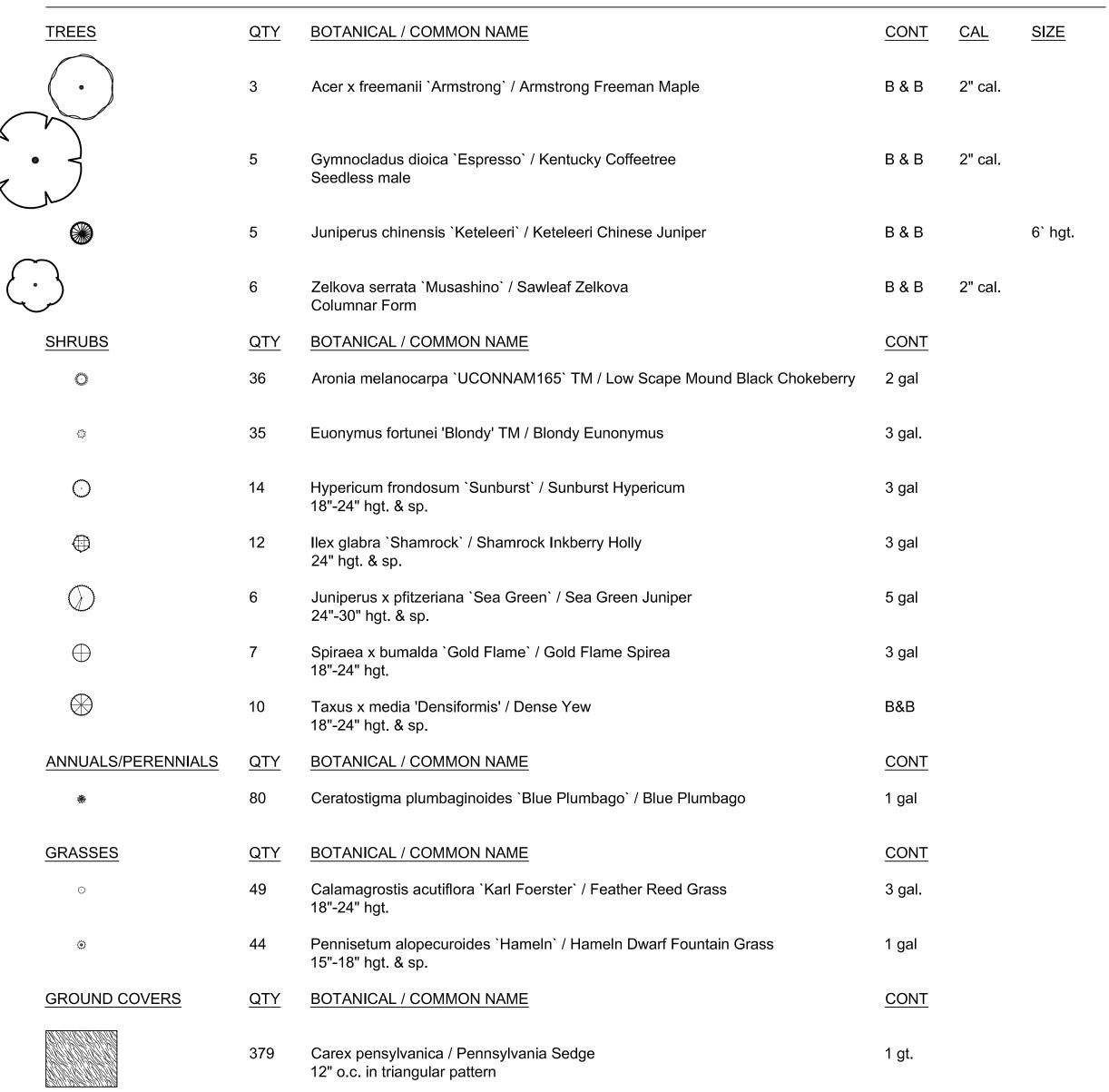
SITE PHOTOMETRIC

03/10/2021

PH1.01

2"-3" RIVER JACKS IN

PLANT SCHEDULE



## **ZONING ORDINANCE (88-425-10) COMPLIANCE:**

BROADLEAF TREES MINIMUM 2.0" CALIPER

**EVERGREEN TREES MINIMUM 5' PLANTED HEIGHT** 

NO MORE THAN 25% OF A SINGLE TREE SPECIES

SHRUBS MINIMUM 2' PLANTED HEIGHT, 3' AFTER SECOND GROWING SEASON

BROADLEAF SHRUBS MIN 2 GALLON CONTAINER

**EVERGREEN SHRUBS MIN 5 GALLON CONTAINER** 

NO MORE THAN 75% OF A SINGLE SHRUB SPECIES

## PERIMETER LANDSCAPE BUFFER ADJACENT TO VINE STREET PER DOWNTOWN LOOP STANDARDS:

3-FT MIN WIDTH WITH 3-FT HIGH DECORATIVE METAL OR WROUGHT IRON FENCE

PERIMETER LANDSCAPE BUFFER ADJACENT TO 19TH STREET: N/A

## PERIMETER LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL ZONING (EAST):

CONTINUOUS PARKING SCREEN WILL BE PROVIDED, MIN. 5-FT HEIGHT\*\*

\*ONE NINE VINE SITE ELEVATION SIGNIFICANTLY LOWER THAN PROPERTY TO EAST, BUFFER WILL BE

COORDINATED WITH POTENTIAL RETAINING WALL

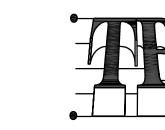
### **INTERIOR LANDSCAPING OF PARKING LOTS:**

SEE ADMINISTRATIVE ADJUSTMENTS FOR ALTERNATIVE COMPLIANCE BELOW:

## ADMINISTRATIVE ADJUSTMENTS FOR ALTERNATIVE COMPLIANCE:

Due to site geometry and project viability, limited opportunities exist for interior landscape areas. Per 88-425-13 - ADMINISTRATIVE ADJUSTMENTS FOR ALTERNATIVE COMPLIANCE, alternative landscape treatments may be considered by the city planning and development director. Treatments anticipated to be used on this project include raised planters on Vine Street frontage, pedestrian-scale lighting on both Vine Street and 19th Street frontages with integrated banner arms, benches and seating areas, metal fencing in front of parking on Vine Street frontage, art murals on building facade, enhanced island landscaping at public street bump-outs (at entrance off Vine and at intersection.)

M Commission of the commission



Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture & Surveying 1020 E. 8th STREET KANSAS CITY, MISSOURI 64106 PH (816) 283-3456 FAX (816) 283-0810

MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481 PROFESSIONAL LAND SURVEYING CORPORATION

ARCHITECTS KANSAS CITY, MO 64114

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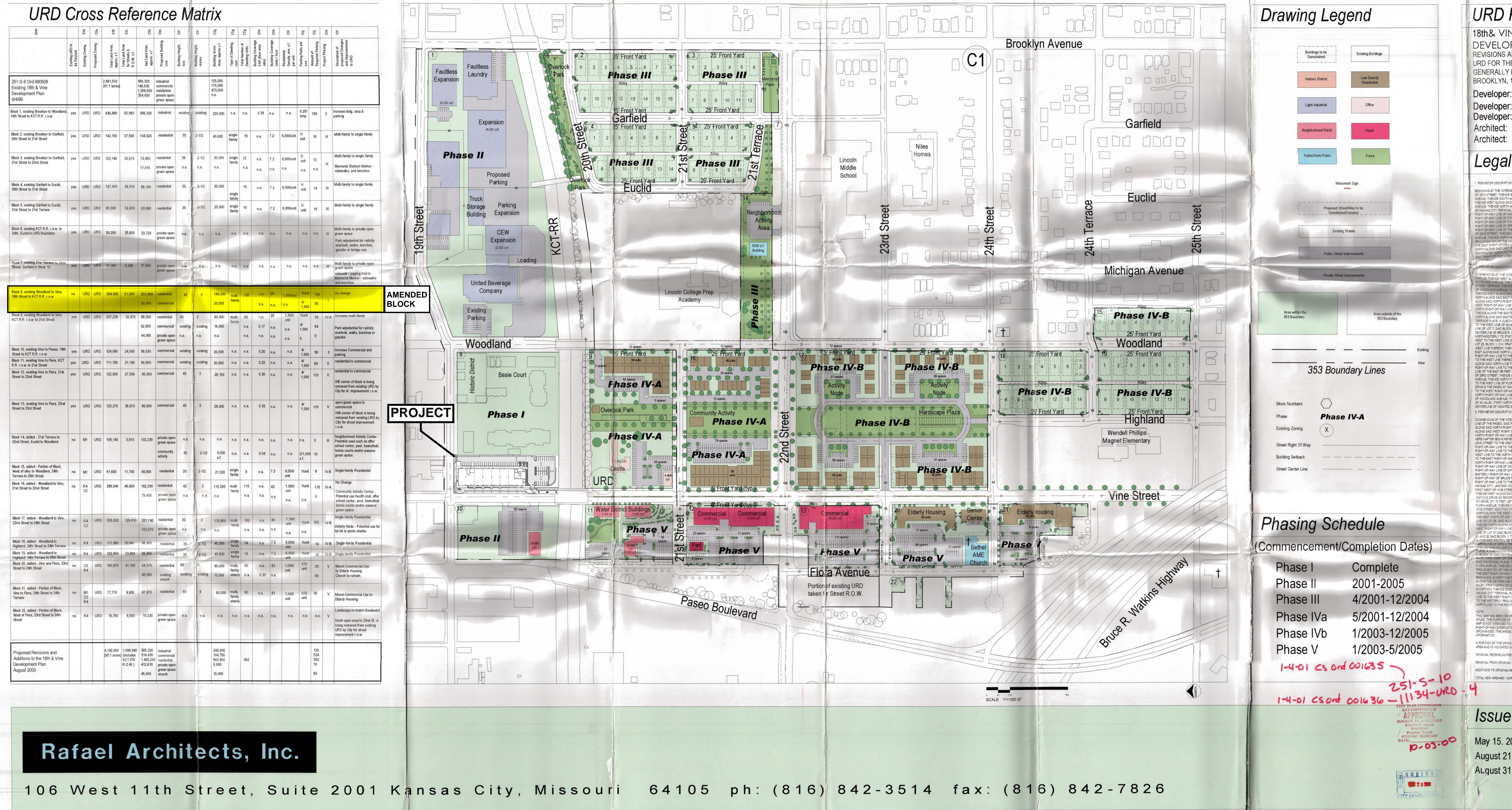
DATE: March 10, 2021

HORIZONTAL SCALE 1"=20'

PROJECT NO: 2046

LANDSCAPE PLAN

L1.01



# URD Planimetrics

18th& VINE

DEVELOPMENT PLAN

Black Economic Union CDC

Watson & Associates

Bank of America CDC

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF 22ND STREET AND THE CENTERLINE OF VACATED EUC ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF VINE STREET; THENCE SOUTH ALONG SA WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET TERRACE; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF BRUCE R. WATKINS DRIVE AND THE PASEO; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF BRUCE R. WATKINS DRIVE AND THE PASEO THE FOLLOWING COURSI TO THE WEST LINE OF AN ALLEY, FIRST WEST OF VINE STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH INE OF LOT 7, SAID BLOCK 2; THENCE WEST ALONG SAID SOUTH LINE TO STATION 101+74.90, 238.68 FEET LEFT OF THE CENTERLINE OF BRUCE R. WATKINS DRIVE AS RECORDED IN DOCUMENT #K-0034470, BOOK K-2876, PAGE 657; THENCE NORTHWESTERLY TO STATION 101+08.83, 271.10 FEET LEFT OF THE CENTERLINE OF BRUCE R. WATKINS DRIVE; THENCO WEST TO THE WEST LINE OF FLORA AVENUE; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF .OT 23, BLOCK 1, C.H. PRATTS VINE STREET ADDITION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 23, TO THE ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF FLORA AVENUE: THENCE NORTH ALONG SAID WES RIGHT-OF-WAY LINE TO THE SOUTH LINE OF LOT 31 SAID BLOCK 1, THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 66 FEET OF LOTS 31 AND 32 SAID BLOCK 1; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE AVENUE; THENCE NORTH TO THE NORTH LINE OF 23RD STREET; THENCE EAST ALONG SAID NORTH RIGHT-CF-WAY LINE TO THE WEST LINE OF FLORA AVENUE, DEPARTING FROM THE EASTERLY RIGHT-OF-WAY LINE OF BRUCE R. WATKINS DRIVE & THE PASEO AT SAID POINT; THENCE CONTINUING EAST ALONG THE NORTH RIGHT-OF-WAY OF SAID 23RD STRE TO THE WEST RIGHT-OF-WAY LINE OF VINE STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT- OF-WAY LINE OF 21ST STREET; THENCE EAST ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LIN OF WOODLAND AVENUE; THENCE SOUTH ALONG SAID WEST LINE TO THE WESTERLY PROLONGATION OF THE NORTH LIN OF AN ALLEY, FIRST NORTH OF 22ND STREET; THENCE EAST ALONG SAID PROLONGATION AND NORTH LINE TO THE CENTERLINE OF VACATED EUCLID AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING

3. PERIMETER DESCRIPTION OF THE ENTIRE PROPOSED REDEVELOPMENT AREA COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 19TH STREET AND THE EAST RIGHT-OF-WAY LINE OF THE PASEO, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF BROOKLYN AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY TO THE NORTH RIGHT-OF-WAY LINE OF 22ND STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 22ND STREET TO THE CENTERLINE OF VACATED EUCLID AVENUE, SAID POINT HEREINAFTER BEING REFERRED TO AS POINT "A"; THENCE CONTINUING WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 22ND STREET TO THE WEST RIGHT-OF-WAY LINE OF WOODLAND AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET TERRACE; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF AN ALLEY, FIRST EAST OF WOODLAND AVENUE; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF 25TH STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LIN TO THE EAST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST. RIGHT-OF-WAY LINE OF VINE STREET; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET TERRACE; THENCE WEST ALONG SAID NORTH-RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF BRUCE R. WATKINS DRIVE AND THE PASEO; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF BRUCE R. WATKINS DRIVE AND THE PASEO THE FOLLOWING COURSES: NORTH ALONG SAID EASTER RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTH HALF OF LOT 18, BLOCK 2, TERRACE PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF AN ALLEY FIRST WEST OF VINE STREET; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 7, SAID BLOCK 2: THENCE WEST ALONG SAID SOUTH LINE TO STATION 101+74.90, 238.68 FEET LEFT OF THE CENTERLINE OF BRUCE R. WATKINS DRIVE AS RECORDED IN DOCUMENT #K-0034470, BOOK K-2876, PAGE 657; THENCE NORTHWESTERLY TO STATIC 101+06.83, 271.10 FEET LEFT OF THE CENTERLINE OF BRUCE R. WATKINS DRIVE; THENCE WEST TO THE WEST LINE OF AID WHITEHEAD PLACE, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 13 TO THE EAST RIGHT OF WAY LINE OF FLORA AVENUE; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE WESTERLY THE EAST RIGHT-OF-WAY LINE OF THE PASEO; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT BEGINNING. EXCEPT THE FOLLOWING DESCRIBED TRACT. COMMENCING AT THE AFORESAID POINT "A"; THENCE NORTH KANSAS CITY TERMINAL RAILWAY; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF WOODLAND AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID ALLEY; THENCE EAST ALONG SAID PROLONGATION AND

ITLAS. THE PURPOSE OF THIS MAP IS TO GIVE A REASONABLE VISUAL REPRESENTATION OF THE AREA DESCRIBED. TH MAP IS NOT INTENDED TO BE OF SURVEY ACCURACY. IT IS NOT GUARANTEED THAT THE MAP REFLECTS AL. CHANGES RIGHT-OF-WAY & REPLATTED SUBDIVISIONS THAT WOULD BE NOTED FROM A REVIEW OF TITLE COMMITMENTS & CIT ORDINANCES. THE AREAS SHOWN IN THE PERIMETER DESCRIPTIONS ARE APPROXIMATE BASED ON THE ABOVE

A PORTION OF THE ORIGINAL REDEVELOPMENT AREA IS NOT CURRENTLY INCLUDED IN THE PROPOSED REDEVELOPMENT AREA AND IS INDICATED IN THE TABLE BELOW AS A REMOVAL FROM THE ORIGINAL REDEVELOPMENT AREA. ORIGINAL REDEVELOLPMENT AREA=61.1 ACRES MORE OR LESS REMOVAL FROM ORIGINAL (BRUCE WATKINS DRIVE AND THE PASEO RIGHT-OF-WAY)=2.1 ACRES MORE OR LESS

DDITIONS TO ORIGINAL=36.1 ACRES MORE OR LESS

## Meeting Sign-In Sheet

## Project Name and Address

Name	Address	Phone	Email
Kelvin Simmons One Nine Vine, LLC	924 NW 1st St Ft. Lauderdale, FL	(816) 213-4460	kelvin.simmons@nexus-grp.com
Egipcia Perez ATEX Group	924 NW 1st St Ft. Lauderdale, FL	(305) 898-9899	egipcia.perez@atexgrp.com
Brenton Sells Taliaferro & Browne	1020 E 8th St KCMO 64106	(816) 283-3456	bsells@tb-engr.com
Richard Hu HJM Architects	7520 Washington St KCMO 64114	(816) 979-1661	rhu@hjmarch.com
Bethany Dyche HJM Architects	7520 Washington St KCMO 64114	(816) 523-6868	bdyche@hjmarch.com
Mariano Gomez ATEX Group	924 NW 1st St Ft. Lauderdale, FL	(954) 937-2664	mariano.gomez@atexgrp.com
Saleen Rasheed Urban Neighborhoo	none provided d Initiative	none provided	srashee@uni-kc.org
K. Marie Brown Dream Makers Found	none provided dation / Society	none provided	dreammakersww@gmail.com
LaRonda Phox	none provided	none provided	none provided
John James	2536 Park Ave KCMO 64127	none provided	none provided
Sheron Fulson	none provided	none provided	none provided

Sean Mathis	none provided	none provided	none provided
Keslie Spottsville	none provided	none provided	none provided
R Bobb	none provided	none provided	none provided
Gayle Hill-Suber	2518 Euclid, KCMO	none provided	none provided
Pat Jordan	none provided	none provided	none provided
Ameena Powell	none provided	none provided	BlightMekC@gmail.com
Wendell Phillips Neighborhood Asso	none provided	none provided	wendellpna@gmail.com
Rep for Apartments @	Highland Place & Jazz D	istrict Redev. Corp	info@kcjazzdistrict.org
Carrie Stapleton Phillips-West	P.O. Box 410305, KCMC	(816) 419-2877	carries932@aol.com





## Public Meeting Summary Form

Project Case #
Meeting Date:
Meeting Location:
Meeting Time (include start and end time):
Additional Comments (optional):

One Nine Vine
Public Engagement Meeting
Minutes
6:00 P.M. March 30, 2021

#### Q & A:

#### John James

- What is the parking ratio and why do you feel it is sufficient?
  - Explained the shared parking and allowance for affordable housing ratio, as well as the on-street stalls.
- Are there enough stalls for the units and are they reserved
  - o At least one stall per unit and some parking is reserved.
- Hard for something to be walkable until we get more parking.
  - City needs to invest in some parking for district.
- How is traffic being handled?
  - o Reducing the lane count, road diet including on street parking
  - Carole Cole Bridge work

#### Pat Jordan

- The bump out at 18<sup>th</sup> and Vine makes it hard to make a right hand turn, are you doing the same thing? Are you reducing lanes?
  - o Entire 18th & Vine district traffic needs to be studied.
  - Explaining how the road diet works.
  - o Commitment to forward site plan / roadway layout to Ms. Jordan.

#### John James

- Have you taken into account bike lanes? There are proponents at the City.
  - The City has identified Paseo as the primary bike route. Any work would be done there but the team needs the City to catch up.

#### Saleem Rasheed

- Inquiry regarding affordable housing scale & monthly rent
  - o 1 BR 23 @ \$850/month
  - o 7 @ \$726/month
  - o 2 BR 50 @ \$1,100/month
  - o No affordable housing credits will be received.

Kelvin Simmons – Developer is committed to parking garage with Phase II

#### John James

- Any way to sit down with the community to discuss community needs moving forward.
  - Open invitation to meet at any time.

#### **Keslie Spottsville**

- Is there anything we can do to help move along CCED?
  - o A resource / management issue at the City, with respect, we wish it would move faster.