



CITY COUNCIL: NEIGHBORHOOD PLANNING & DEVELOPMENT COMMITTEE STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 2, 2021

Project Name
Halo Village

Docket #2 Request
CD-CPC-2021-00018
Rezoning to MPD and MPD
Preliminary Development Plan

Applicant
Matthew Gibbs,
BHC Rhodes

Owner
HKC Properties LLC

Location	5928 E 52 nd Ter.
Area	About 24.24 acre
Zoning	R-7.5
Council District	5 th
County	Jackson
School District	Raytown 150

Surrounding Land Uses
North: zoned R-7.5, single-family homes and undeveloped parcels
South: zoned R-7.5, single-family homes and undeveloped parcels
East: zoned R-7.5, single-family homes and undeveloped parcels
West: zoned R-7.5, KCS Railroad and single-family homes and undeveloped parcels

Major Street Plan
E 52nd Terrace is not a classified roadway on the City's Major Street Plan. However, E 52nd Terrace does have its only intersection onto Blue Pkwy. This section of Blue Pkwy is under the jurisdiction of MoDOT.

Land Use Plan
The Blue Ridge Area Plan adopted by Resolution No. 170434 on June 15, 2017, recommends Residential Low Density land use for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to all surrounding properties within 300 feet. There are no registered neighborhood or civic organizations in the area, therefore none were notified.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on March 24, 2021, a summary of which is attached.

EXISTING CONDITIONS

The subject property appears to have an existing single family home on the property.

NEARBY DEVELOPMENTS

There are no existing developments, but there are a few existing single-family homes in the area.

SUMMARY OF REQUEST

The applicant is seeking approval of a Rezoning from District R-7.5 to District MPD (Master Planned Development) and Preliminary Development Plan for the Halo Village.

KEY POINTS

- The applicant is proposing to rezone the property from R-7.5 to MPD (Master Planned Development)
- MPD projects are a combination rezoning and preliminary development plan application (Section 88-280).
- The proposal is to provide housing for homeless youths with educational and counseling services.

PROFESSIONAL STAFF RECOMMENDATION

Docket #2 Recommendation
Approval with Conditions.

CONTROLLING CASE

No applicable controlling cases.

RELATED RELEVANT CASES

No applicable related or relevant case history.

PLAN REVIEW

Halo Village consists of three primary structures, a boys lodging building, a girls lodging building, and a community center building. Each of the lodging buildings are about 6,000sq ft and the central community center building almost 7,000 sq ft in size. Additionally, there will be a central parking area between the sets of buildings with activity play court, garden area, pavilion, and small walking trail. The parameter of the site is already heavily vegetated and goal of Halo Village would be to maintain much of the natural mature plantings possible as a screening mechanism to the existing single family homes nearby and provide a setting placed in nature for the youth residents.

Requested Deviations

The plan proposes several deviations and waivers to the subdivision design and improvement standards of Section 88-405. These requests were evaluated by the City's Transportation and Development Committee at their meeting on March 8, 2021 as follows:

- Request: The applicant requested a reclassification of E 52nd Ter from a KCMO standard Residential Collector Street to an APWA Residential Access Street. The reclassification is to match the existing right-of-way width of 40' in lieu of the requested 60' right-of-way. Also requesting waiver of 5ft sidewalk.
- Decision: The committee unanimously voted in favor for the following variances requested on this project: 1) a 40' public ROW, and 3) a single sidewalk for the street.

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

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	No		
<i>Parkland Dedication (88-408)</i>	Yes	Yes	The future MPD Final Development Plan will determine the required amount of parkland dedication, private open space, fee in-lieu of, or combination thereof.
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Yes	
<i>Outdoor Lighting Standards (88-430)</i>	Yes	No	Photometric plans are not provided, however the application will be expected to comply with maximum light levels per Section 88-430.
<i>Sign Standards (88-445)</i>	Yes	Yes	Specialized signage plans have not been provided; therefore the application will be expected to comply with Section 88-445.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	See also the Transportation and Development Committee's analysis above and recommendation relating to the public sidewalk along E 52 nd Ter.

PLAN ANALYSIS

Master Plan Developments (MPD) – Section 88-280:

88-280 - MPD, MASTER PLANNED DEVELOPMENT DISTRICT

88-280-01 - PURPOSE

88-280-01-A. GENERAL

The MPD, Master Planned Development district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include the following:

1. **ENHANCED PROTECTION OF NATURAL RESOURCE AREAS**

Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.

2. **TRADITIONAL URBAN DEVELOPMENT**

Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.

3. **MIXED-USE DEVELOPMENT**

Developments that contain a complementary mix of residential and nonresidential uses.

4. **MIXED HOUSING DEVELOPMENT**

Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.

88-280-01-B. SPECIFIC OBJECTIVES

Different types of MPDs will promote different planning goals. In general, however, MPDs are intended to promote the following objectives:

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;
2. implementation and consistency with the city's adopted plans and policies;
3. efficient and economical provision of public facilities and services;
4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;
5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
7. a coordinated transportation systems that includes a inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;
9. the incorporation of open space amenities and natural resource features into the development design;
10. low-impact development (LID) practices; and
11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

The proposed use does not directly fall in line with a predefined zoning classification currently established within the Zoning and Development Code. Certain elements could be considered "group living (general)", "Halfway House", "Community Center", etc. However, based on the specific goal of assisting homeless youths with shelter and educational services; the best suited zoning district is MPD to provide thorough review by the city and a method for the applicant to seek entitlement approval.

Letter of Opposition.

Staff did received a letter of opposition from Mr. Larry Goldblatt who also represents other adjacent owners. A copy of this letter has been attached to the staff report.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully submitted,
Christopher Hughey, AICP
Lead Planner



Plan Conditions & Corrections Report

Recommended to City Council
Recommended by City Plan Commission

Report Date: May 23, 2021

Case Number: CD-CPC-2021-00018

Project: Halo Village

Plan Corrections

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

1. Site plan does not include the installation of the sidewalk on one side of E 52nd Terrace as required by minutes from the TDC hearing held on March 8, 2021. Update and resubmit the site plan to include the location of the sidewalk. Resubmit Revised Site Plan (5/17/2021)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

2. Show concept for stormwater management. (2/17/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Christopher Hughey at 816-513-1468 / Christopher.Hughey@kcmo.org with questions.

3. 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 prior to Certificate of Occupancy. (2/22/2021)
4. Prior to issuance of a final certificate of occupancy, a sealed letter by a licensed engineer shall be submitted, stating that photometrics on the site comply with the approved photometric plan. (2/22/2021)
5. The developer shall secure approval of a MPD final development plan from the City Plan Commission prior to building permit. (3/31/2021)
6. Proposed land uses shall be limited to those shown on the approved plans and written narrative, or those uses permitted in the R-7.5 zoning district. (3/31/2021)
7. The project shall comply with the city's sign regulations of Section 88-445 or unless otherwise approved through a future entitlement process. (3/31/2021)
8. Exterior lighting shall comply with the lighting limitations of Section 88-430-06. (3/31/2021)
9. A deviation shall be granted to the minimum roadway width to allow improvements to E 52nd Terrace within the existing 40ft right-of-way. (4/01/2021)
10. A deviation shall be granted to only require a sidewalk on one side of the improved E 52nd Terrace. (4/01/2021)
11. Prior to the issuance of a Final Certificate of Occupancy the developer shall provide documentation of proper screening of the vehicular use areas with the existing mature vegetation, new shrubbery, or combination thereof. (5/23/2021)

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

12. Applicant shall address requirements for a fire sprinkler system per section 903.2.8 of International Building code 2018 for Group R occupancies. (5/19/2021)
13. Applicant shall address requirements for a fire alarm system per section 907 of 2018 International Building code. (5/19/2021)

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

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

14. 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. (2/17/2021)
15. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (2/17/2021)
16. 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 (2/17/2021)
17. That East 52nd Terrace shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks on one side of the street, 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. (2/17/2021)
18. The developer must construct a cul-de-sac and dedicate street right-of-way for the require cul-de-sac to the City as required by the Land Development Division, prior to recording the plat. (2/17/2021)
19. 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. (2/17/2021)
20. The developer must dedicate additional right of way for East 52nd Terrace as required by the adopted Chapter 88 so as to provide a minimum of 40 feet of right of way as measured from the centerline. (2/17/2021)
21. 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. (2/17/2021)
22. 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. (2/17/2021)
23. 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. (2/17/2021)

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

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) (2/17/2021)
25. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) (2/17/2021)
26. Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. Weight of 85,000 lbs per (IFC-2018 503.2.3) (2/17/2021)
27. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (2/17/2021)
28. 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) (2/17/2021)
29. 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) (2/17/2021)
30. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2). (2/17/2021)

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

31. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (2/17/2021)

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

32. If new residential living units are proposed, 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 (2021) acquisition rate of (\$48,801.37) per acre. Should the developer elect to provide private open space, said space shall be platted into private open space tracts and provide recreational amenities beneficial to residents. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever is applicable to the project). (2/17/2021)

Condition(s) by Water Services Department. Contact Heather Massey at / heather.massey@kcmo.org with questions.

33. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(2/12/2021)

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

34. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (2/17/2021)
35. The developer must submit water main extension drawings 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>)
(5/19/2021)