



CITY PLAN COMMISSION

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

kcmo.gov/planning

November 02, 2022

Henry C Klover
Klover Architects, Incorporated
8813 Penrose Ln, 400
Lenexa, KS 66219

Re: **CD-CPC-2022-00164** - A request to approve a re-zoning to district UR from district UR and approving a preliminary development plan for an apartment building with, podium parking garage, basement, and associated amenity areas on about 1.92 acres generally located at 240 Oak Street

Dear Henry C Klover:

At its meeting on November 01, 2022, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions.

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at Larisa.Chambi@kcmo.org or (816)513-8822.

Sincerely,

A handwritten signature in cursive script that reads "Larisa Chambi".

Larisa Chambi
Lead Planner



Plan Conditions

Report Date: November 02, 2022

Case Number: CD-CPC-2022-00164

Project: 3rd & Grand

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816)513-8822 / Larisa.Chambi@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
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.
4. Applicant will submit an exterior lighting plan (including lights over entrances and garage egress and ingress) in compliance with Section 88-430 of the Code at the time of UR Final Development Plan.
5. Applicant will be required to submit a Photometric plan at the time of UR Final Plan in compliance with 88-430-06.
6. Signage has not been reviewed with this submittal, all signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. That the developer shall, as required by the Director of Public Works at time of building permit, install or make payment in-lieu for the full cost of bicycle parking, street trees, and sidewalks as required by Chapter 88. If payments are made in-lieu, an independent cost estimate of the improvements shall be provided by the Director.
8. That deviations to the prohibition of a parking garage on a boulevard and to the required improvement of a parking garage with retail, office, residential, or other uses are hereby granted. The developer shall propose aesthetic improvements to the garage's frontage along Grand as required by the City Planning Department and Parks Department.
9. The developer shall work with staff to identify building materials, fenestration, architectural details or lighting, art or a combination thereof, to improve the pedestrian experience along the ground level of the garage along all street frontages, giving greater emphasis to Grand Blvd, and depict such details on the final UR plan submittal
10. The Applicant shall continue to work with KCATA, Public Works, and the Streetcar Authority regarding infrastructure and installation timelines.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

11. The developer shall 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, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based 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 issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
12. 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.
13. 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.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@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.
15. 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.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

16. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
17. 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)
18. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)

19. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
20. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
21. Required fire department access roads shall be an all weather surface (IFC-2012: § 503.2.3) and shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

22. The developer shall pay money-in-lieu of parkland dedication as indicated on plans based upon the 2022 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
23. The developer shall submit a streetscape plan for Grand Blvd as part of their final UR plan submittal.

Condition(s) by Water Services Department. Contact Courtney Hawkins at / courtney.hawkins@kcmo.org with questions.

24. 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 prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
25. The developer shall enter into an encroachment and indemnification agreement, in a form acceptable to KC Water, prior to platting or to the issuance of building permits, whichever occurs first.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

26. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
27. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
28. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

29. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact Pedro Colato – 816-513-4892

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

30. The developer must submit Fire Hydrant 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. The plans should at a minimum show installing a new Fire Hydrant on 3rd Street between Grand and Oak.
[Water Main Extensions and Relocations (kcwater.us)]