



CITY PLAN COMMISSION STAFF REPORT

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

May 16, 2023

Project Name
6500 Troost Avenue

Docket #3

Request
CD-CPC-2023-00002
Rezoning to district UR
Development Plan

Applicant
Butch Rigby
BB63 II, LLC

Owner
6500 Troost LLC

Location 6500 Troost Avenue
Area About 1.19 acres
Zoning B4-2
Council District 6th
County Jackson
School District KCMO 110

Surrounding Land Uses

North: School, zoned R-80
South: Medical, zoned B3-2
East: Commercial/Light Industrial, zoned B3-2
West: Surface Parking/Residential, zoned UR

Major Street Plan

Troost Avenue is identified on the City's Major Street Plan as an Established Arterial.

Land Use Plan

The Country Club/Waldo Area Plan recommends Mixed Use Community for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 01/04/2023. Scheduling deviations from 2023 Cycle D have occurred.

- The applicant needed additional time to submit the required plan sheets and complete the public engagement requirement.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on May 9, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The parcel contains 1.19 acres of land and contains two office buildings and associated parking lots.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from District B4-2 (Heavy Business/Commercial 4) to District UR and associated non-residential Development Plan.

CONTROLLING + RELATED CASES

CD-CPC-2022-00188 approving the 6500 Troost PIEA Planning Area and declaring the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

PROFESSIONAL STAFF RECOMMENDATION

Docket #3 Recommendation
 Approval with Conditions

PLAN REVIEW

The developer is proposing a rezoning to district UR (Urban Redevelopment) from district B4-2 (Business XXXX) and a development plan for the subject property. The rezoning and development plan are required for project receiving PIEA funding.

The developer is proposing office/retail/restaurant uses for the lot in keeping with the previous uses of the buildings. The allowed uses moving forward will be those allowed in the B3 zoning district.

Access to the property is off of Troost Avenue. The developer is proposing a 6' (foot) tall fence that surrounds the parking area. The developer is proposing 71 outdoor parking stalls, 8 short term bicycle parking stalls, and 5 long term bicycle parking stalls as required by code. The landscaping plan submitted provides the required number of trees and a small landscape buffer along the fence. The developer is including masonry planters, lighting and trees along Troost Avenue to improve the streetscape.

The developer is not planning on changing the façades of the buildings, the only major addition will be an elevator on the east side of the east building that will consist of wood siding and aluminum/glass storefront panels.

PLAN ANALYSIS

**Indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards	No		
Parkland Dedication (88-408)	No		
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes	
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The rezoning to district UR will be in conformance with adopted plans and planning policies. The Country Club/Waldo Area Plan calls for mixed-use community which promotes a variety of community-serving retail sales or service uses generally of higher intensity and larger scale. This should include a mix

of business and residential uses. The developer is proposing uses in conformance with the Area Plan and with the Zoning and Development Code.

B. Zoning and use of nearby property;

The properties to the east and south are zoned B3-2, the property to the west is zoned UR, and the property to the north is zoned R-80. The uses to the east and north are all commercial in nature, to the south there is a dialysis clinic to the south, and a residential multi-unit development to the west of the subject property.

C. Physical character of the area in which the subject property is located;

The uses to the east and north are all commercial in nature, to the south there is a dialysis clinic to the south, and a residential multi-unit development to the west that is almost complete. The proposed rezoning and development plan will re-use the existing buildings and maintain the character of the neighborhood.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Public facilities and services will be adequate to serve development allowed by the map amendment.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The proposed use of the subject property will remain as was previously approved. The rezoning is a requirement of the PIEA approval. Staff is including a condition that should the proposed uses change, that they comply with the uses allowed in the B3 zoning district.

F. Length of time the subject property has remained vacant as zoned;

The buildings on the property have been vacant for 10 years, the parking lot is currently used by Spire.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning will not detrimentally affect nearby properties, it will re-use existing vacant buildings, increase the landscaping, and update the parking lot. By re-using the existing vacant buildings, the developer is providing a pedestrian connection and increasing the lighting in the area.

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.

The developer is going to reuse vacant buildings and provide opportunities for economic growth in the area.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable City ordinances and policies;

The plan complies with all standards of the Zoning and Development Code and all other applicable City ordinances and policies.

B. The proposed use must be allowed in the district in which it is located;

The proposed use is located in a UR district, the use is allowed. Staff has also provided a condition limiting the allowed uses to those allowed in district B3.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Vehicular access is from Troost Avenue, the parking lot is gated with a 6' (foot) tall fence and gate. The circulation on the site is efficient and provides for safe and convenient movement on the site and onto adjacent roadways.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The plan provides safe and convenient non-motorized travel opportunities, the developer has added landscaping and additional lighting along the pedestrian pathways and provided both long and short-term bicycle parking.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan provides for adequate utilities based on City standards.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The buildings are existing, the developer plans to restore the existing buildings. The only addition will match the existing building materials and be compatible with adjacent properties.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The developer submitted landscaping plans in compliance with the Zoning and Development Code. There is additional landscaping to provide a small buffer between the fence and the right of way. The developer labeled which trees will remain and which will be added to the site on the landscape plan.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The plan does not increase the impervious surfaces, the developer is improving the parking area as needed and is not increasing the size of the buildings.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The plan clearly identifies the trees to remain and the trees to be added to the site.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval with Conditions** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP
Lead Planner



Plan Conditions

Report Date: May 11, 2023

Case Number: CD-CPC-2023-00002

Project: 6500 Troost Ave

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 submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
3. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.
4. 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.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. The uses in the UR district shall be those listed in the B3 zoning district. The applicant shall place the following uses as prohibited on the plans at the time of Final UR:
 - a. Adult Business
 - b. Gasoline and Fuel Sales
 - c. Vehicle Sales and Service
 - d. Recycling Service
 - e. Warehousing, Wholesaling, Storage, Freight movement

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

7. 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.

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

8. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

9. 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

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

10. 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>



A1 LOCATION MAP
 1" = 60'
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PROPERTY DESCRIPTION:
 6510-20 TROOST SE 1/4 SE 1/4 SEC 5 48 33 BEG SW COR 65TH & TROOST TH W 170 FT
 TH SLY .305 FT TH ELY 172.12 FT TO W U TROOST TH NLY TO BEG

TABLE 1. SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
ZONING	B4-2	UR	YES	
GROSS LAND AREA			NO	
IN SQUARE FEET	52,009.507	52,009.507		
IN ACRES	1.194	1.194		
RIGHT-OF-WAY DEDICATION			NO	
IN SQUARE FEET	0	0		
IN ACRES	0	0		
NET LAND AREA [88-410-04-A]			NO	
IN SQUARE FEET	52,009.507	52,009.507		
IN ACRES	1.194	1.194		
BUILDING COVERAGE (SQ. FT.)	19,120		NO	
BUILDING COVERAGE RATIO (SQ. FT.)	.38		NO	
FLOOR AREA RATIO [88-820-07-A]	.98		NO	

TABLE 2. BUILDING DATA

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
PROPOSED USE [88-805-01]	COMMERCIAL	COMMERCIAL	NO	
SETBACKS				
NORTH (FRONT)	2'-0" +/- (VARIES)			
SOUTH (SIDE)	184'-0" +/- (VARIES)			
EAST (FRONT)	2'-0"			
WEST (REAR)	2'-0" +/- (VARIES)			
HEIGHT [88-820-13-A]	30' MAXIMUM			
NUMBER OF STORIES				
EAST BUILDING	2 FLOORS W/BASEMENT	?		
WEST BUILDING	2 FLOORS W/O BASEMENT	2 FLOORS W/O BASEMENT		
GROSS FLOOR AREA [88-810-618]				
EAST BUILDING				
BASEMENT	11,900			
FIRST FLOOR	11,900			
SECOND FLOOR	11,900			
TOTAL EAST BUILDING	35,700			
WEST BUILDING				
FIRST FLOOR	7,620			
SECOND FLOOR	7,620			
TOTAL WEST BUILDING	15,240			
TOTAL EAST AND WEST BUILDINGS	50,940			

TABLE 4. PARKING

88-420 PARKING	USE GROUP	RATIO	REQUIRED	PROPOSED
VEHICLE SPACES [88-420-04-H]	BUSINESS (32,000 SF ANTICIPATED)	1 PER 1000 SF	32	71 OUTDOOR + 10 INDOOR (GROUND FLOOR EAST) = 81 TOTAL
BIKE SPACES [88-420-09-B]				
SHORT TERM SPACES		10% PROVIDED OFFSTREET PARKING SPACES	8 SPACES	8 SPACES
LONG TERM SPACES	OFFICE	OCCUPANCY AREA DIVIDED BY 10,000 + 1	5 SPACES	5 SPACES

TABLE 5. OTHER DEVELOPMENT STANDARDS

88-425 OTHER DEVELOPMENT STANDARDS	
88-408 PARKLAND DEDICATION	NOT APPLICABLE
88-415 STREAM BUFFERS	NOT APPLICABLE
88-430 OUTDOOR LIGHTING	SEE OUTDOOR LIGHTING PLAN
88-435 OUTDOOR DISPLAY, STORAGE AND WORK AREAS	NOT APPLICABLE
88-445 SIGNS	SIGNAGE TO COMPLY WITH 88-445
88-450 PEDESTIAN STANDARDS	ON SITE MEETS 88-450 CRITERIA

PHASES OF CONSTRUCTION

ANTICIPATED CONSTRUCTION TIMELINE	2023-2024 (ONE PHASE)
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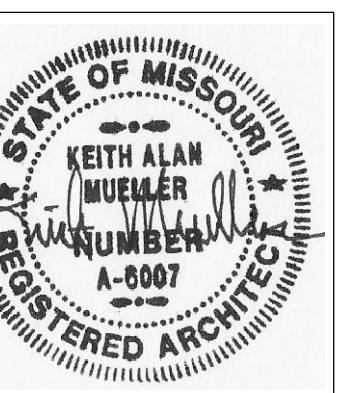
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OWNERSHIP INFORMATION

1	Baptist Medical Center	Fourth Plat
2	The Children's Place	6401 Rockhill Rd
3	The Children's Place	6442 Troost
4	Properties Plus LLC	PO Box 10110 Kansas City, MO 64171
5	Zheng Zhong Da & Xue Ying	9040 N Seymour Ave Kansas City, MO 64153
6	Ward Denise & Perry	6441 Troost Ave Kansas City, MO 64131
7	Aldi Inc	Ryan Tax Compliance Services LLC PO Box 460049 Dept 501 Houston, TX 77056
8	8208 LLC	8208 Melrose Dr Lenexa, KS 66214
9	Hambrick Haywood L	1115 E 65th St Kansas City, MO 64131
10	White Wash Inc Whitewash Inc DBA Spot Not Car Wash	PO Box 18223 Kansas City, MO 64133
11	Becker Michael E & Susan M	6601 Troost Kansas City, MO 64131
12	Dialysis Clinic Inc	1633 Church Street Ste 500 Nashville, TN 37203

LEGEND

----- PROJECT BOUNDARY



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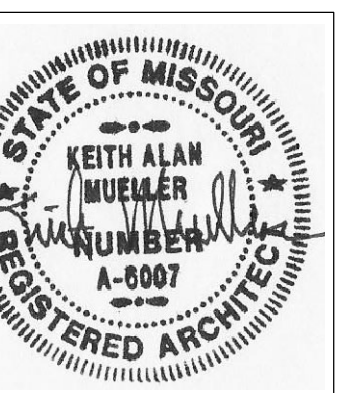


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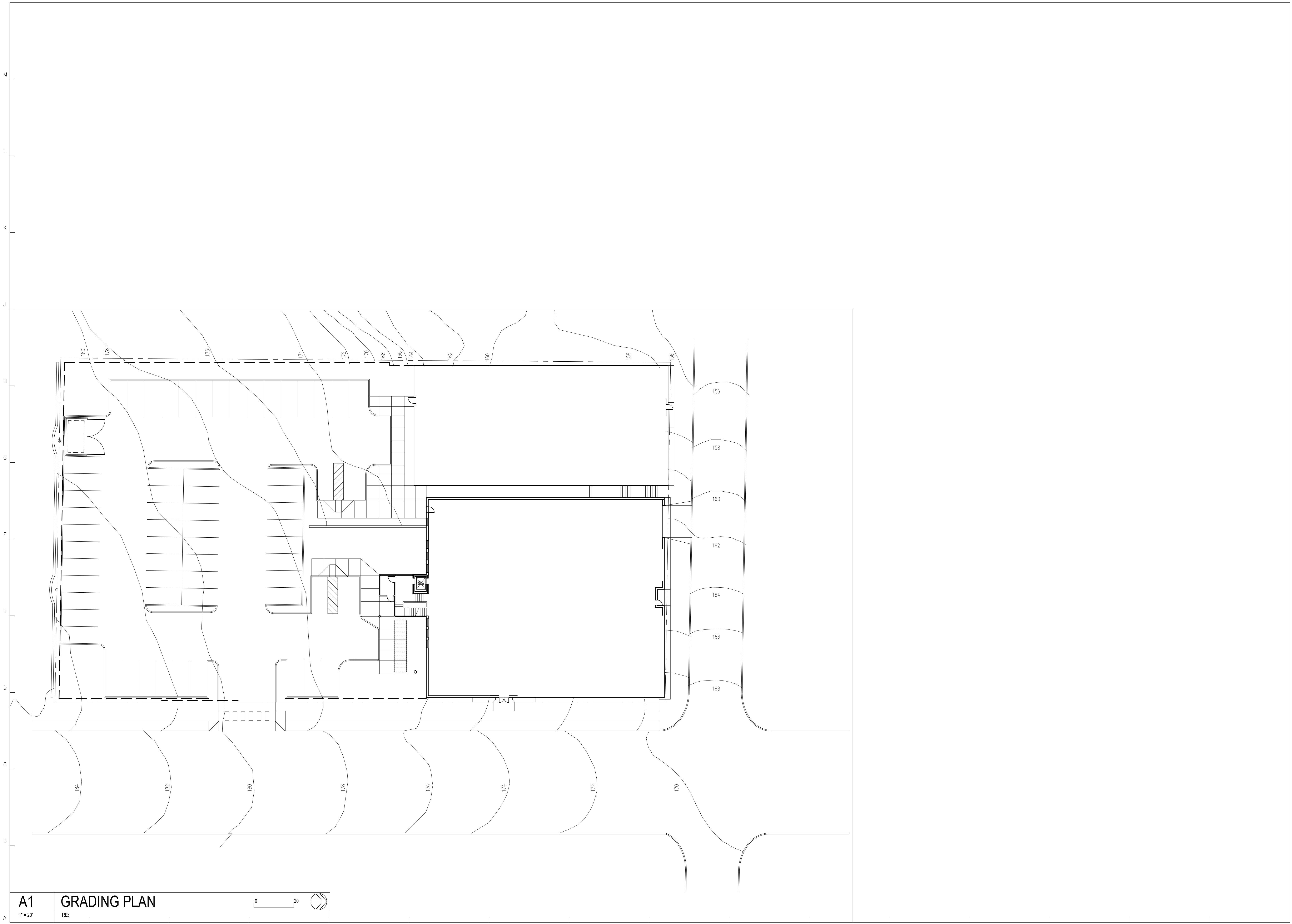
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A1 GRADING PLAN
1" = 20'
RE

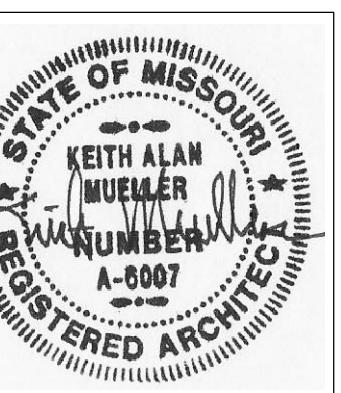


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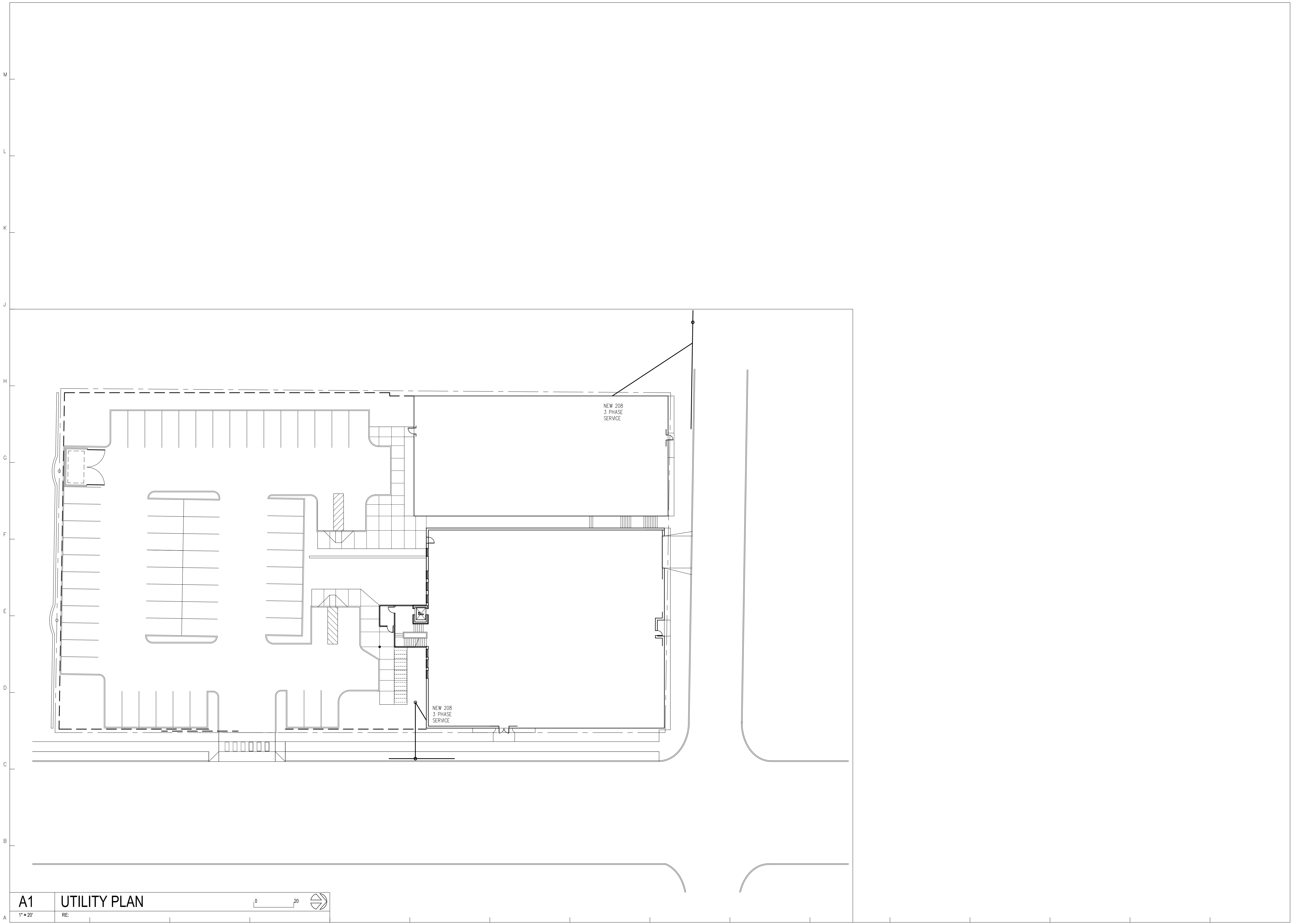
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A1 UTILITY PLAN
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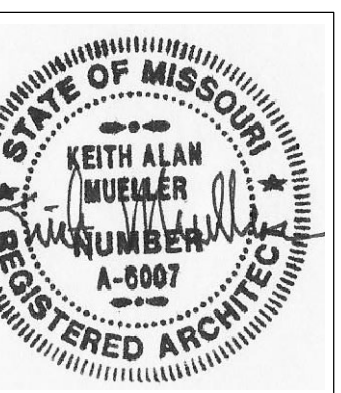


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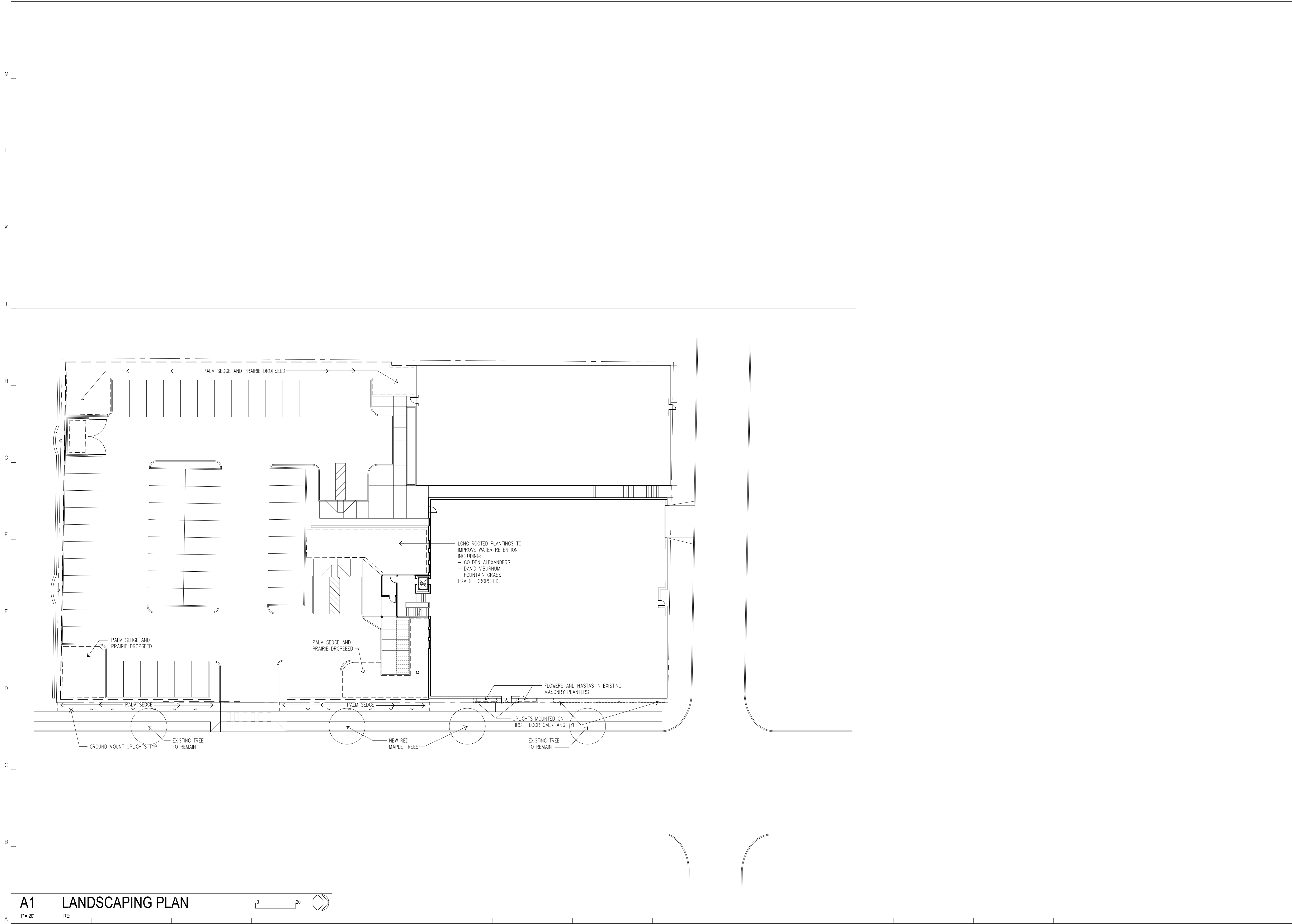
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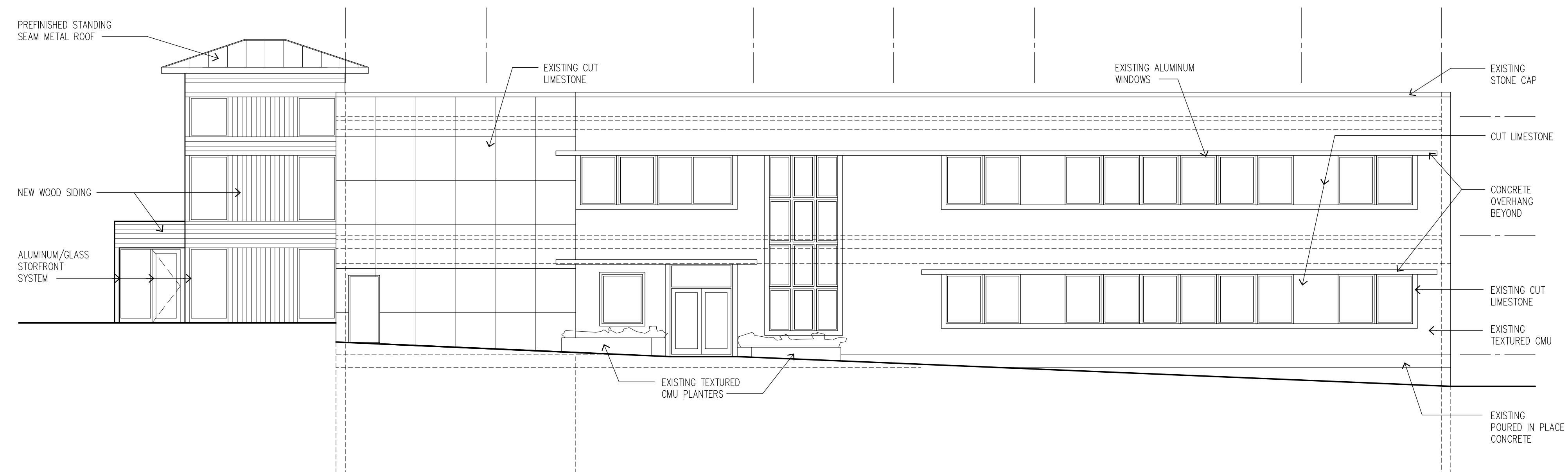


A1 LANDSCAPING PLAN
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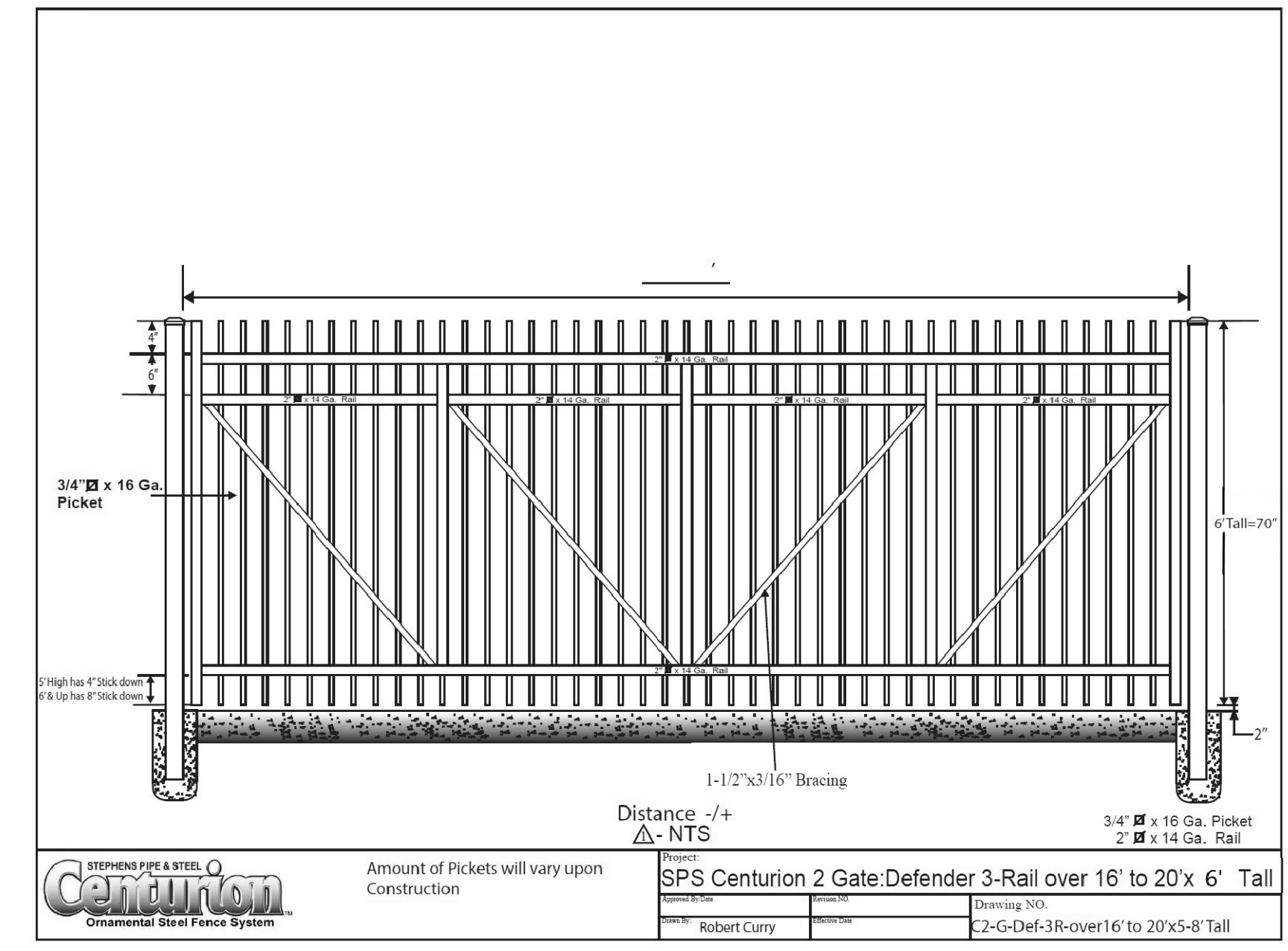
G1 EAST BUILDING - NORTH ELEVATION

1/8" = 1'-0" RE: 0 8



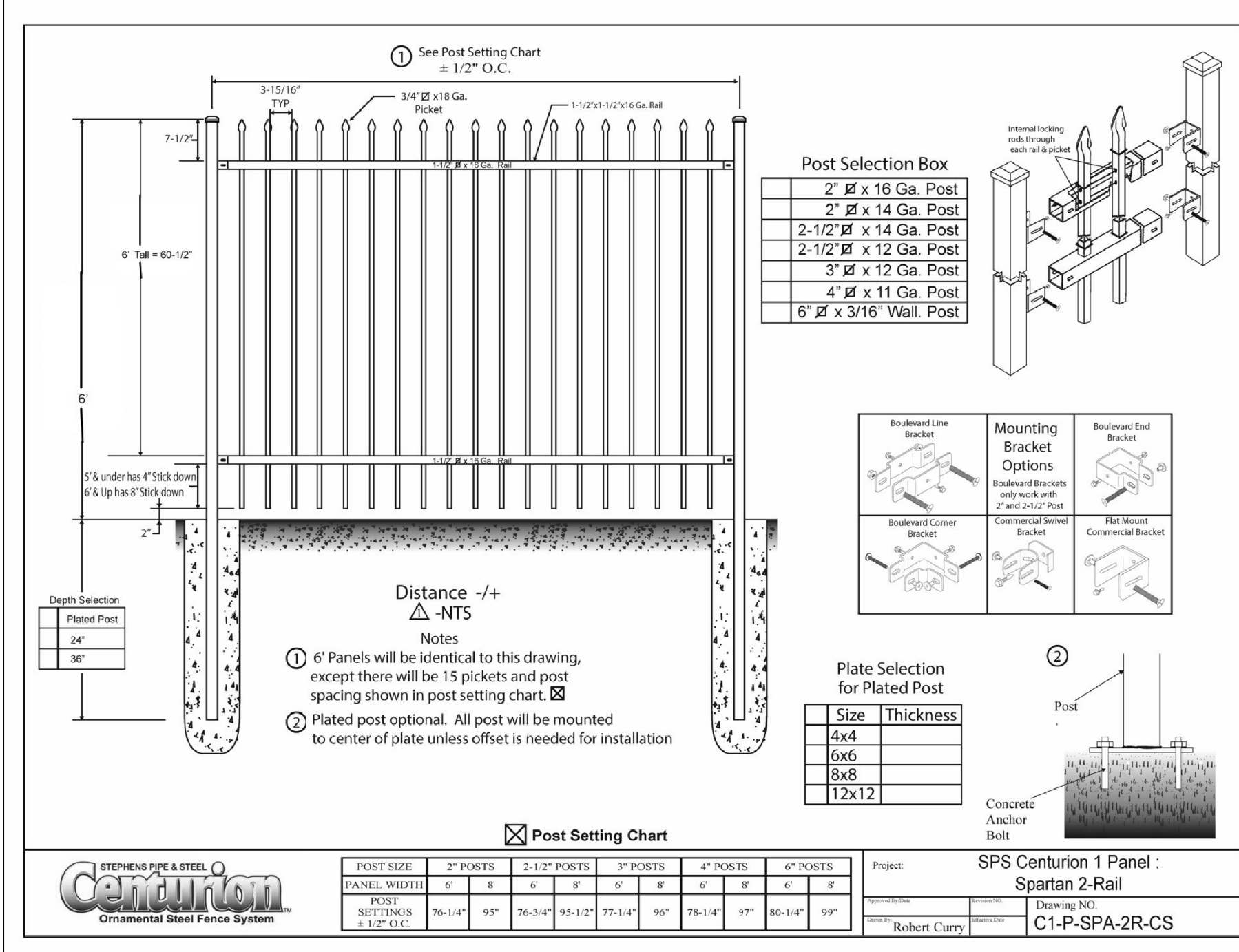
A1 EAST BUILDING - EAST ELEVATION

1/8" = 1'-0" RE: 0 8



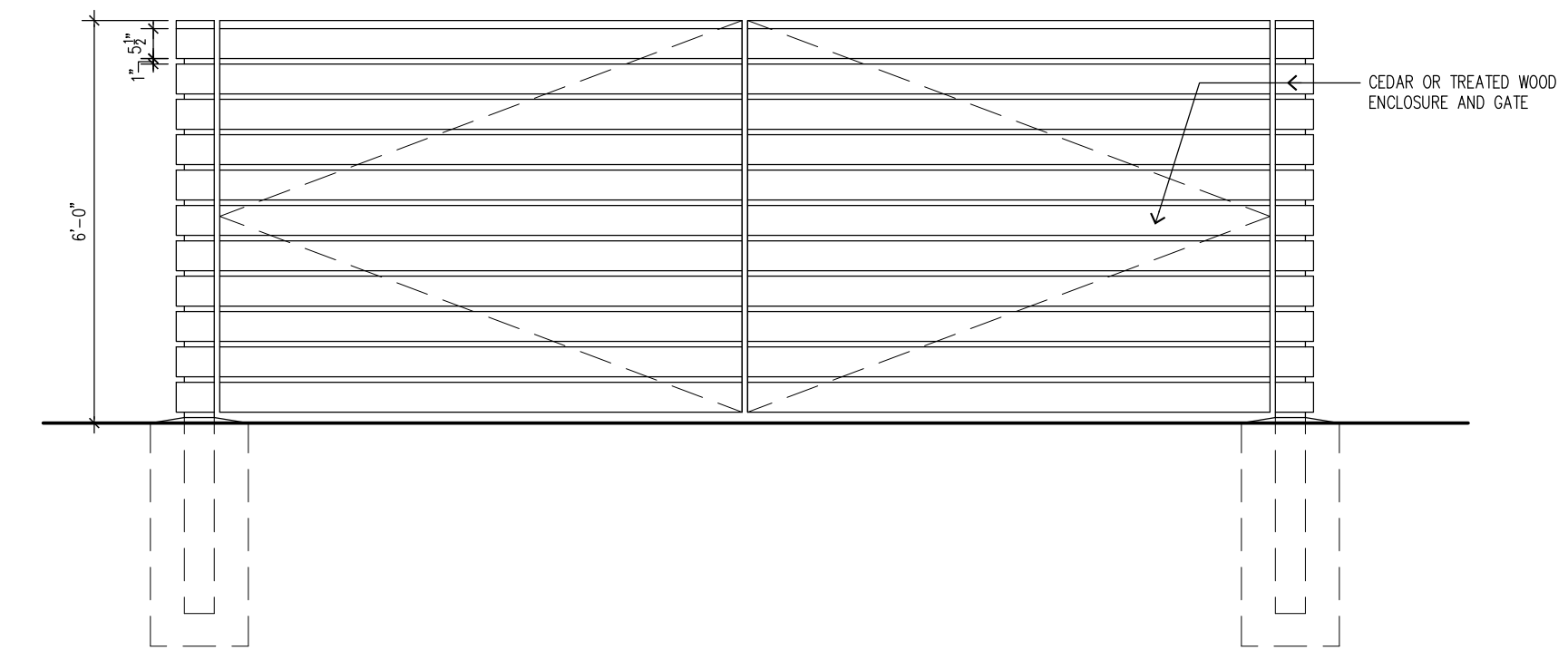
J12 PERIMETER GATE ELEVATION

NTS RE:



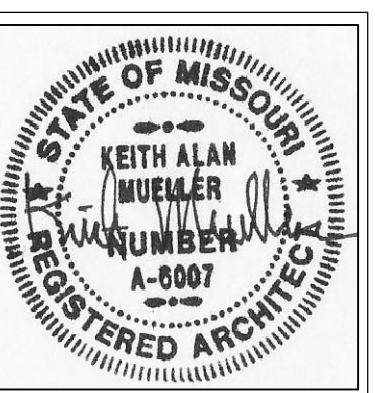
D12 PERIMETER FENCE ELEVATION

NTS RE:



A12 TRASH ENCLOSURE ELEVATION

3/8" = 1'-0" RE: 0 3

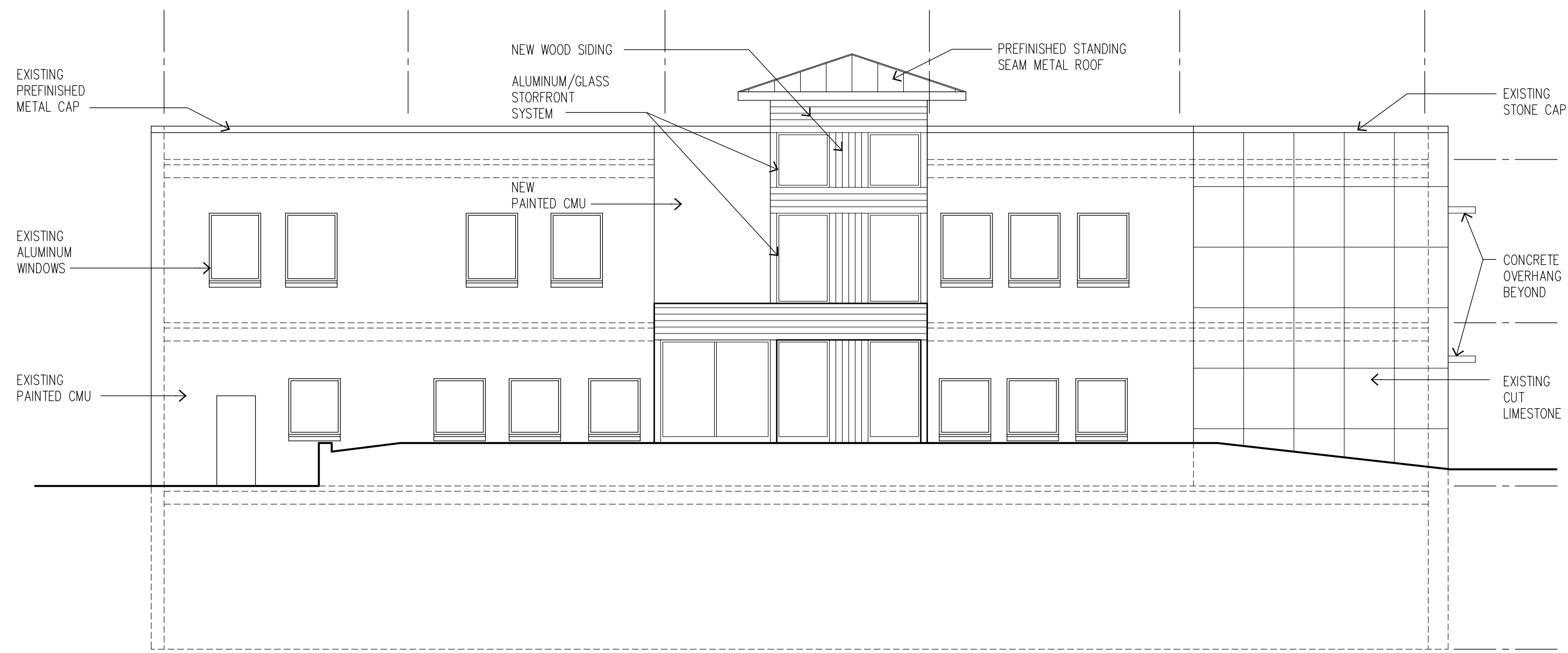


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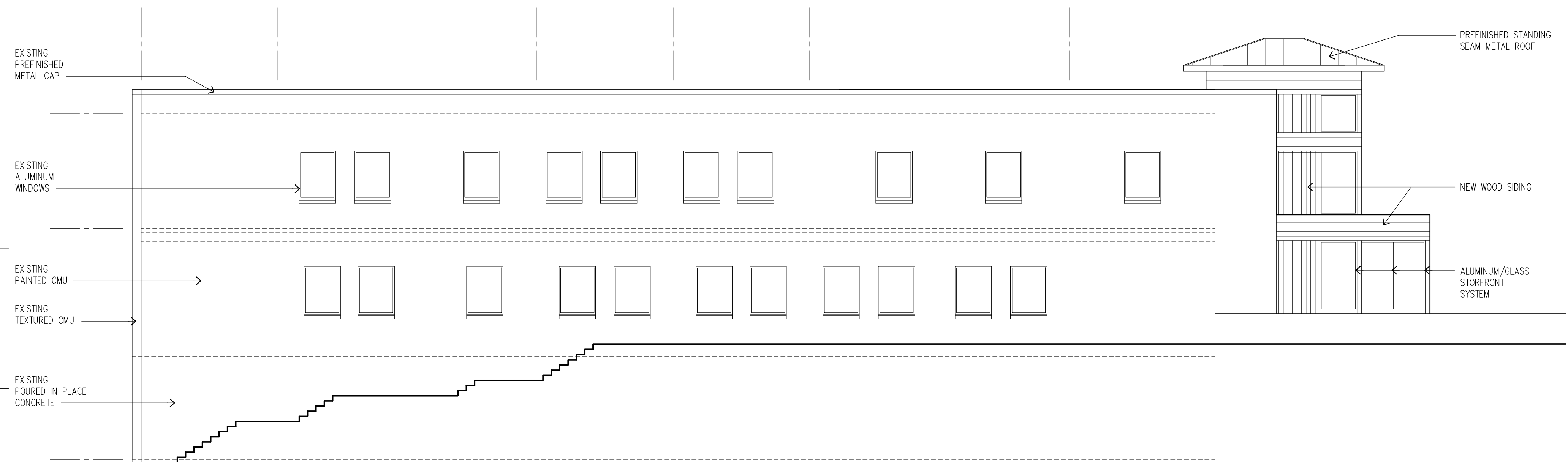
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G1 EAST BUILDING - SOUTH ELEVATION 0 8

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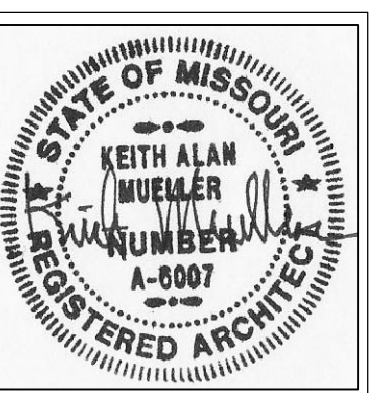


A1 EAST BUILDING - WEST ELEVATION 0 8

1/8" = 1'-0" RE:

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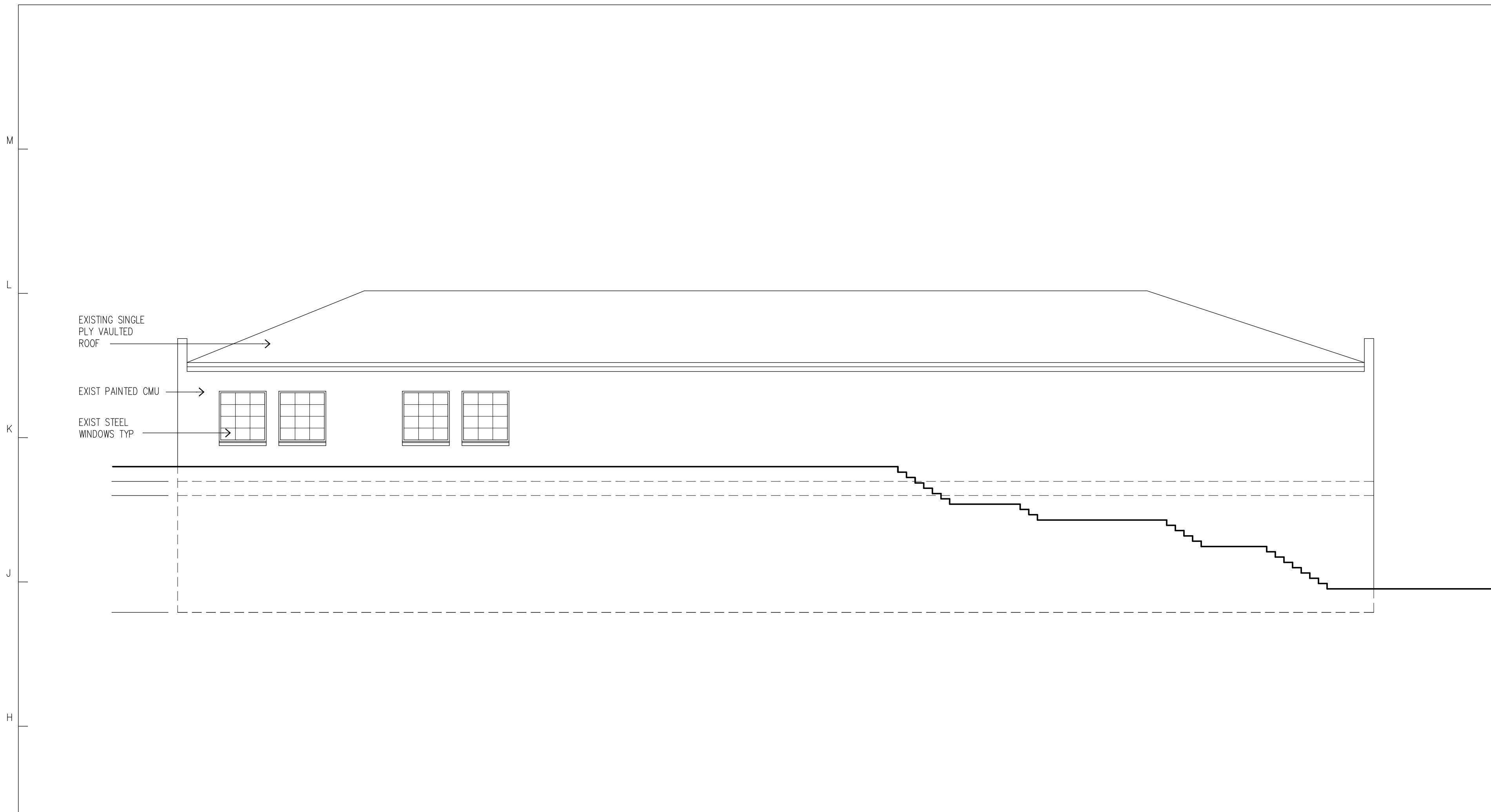


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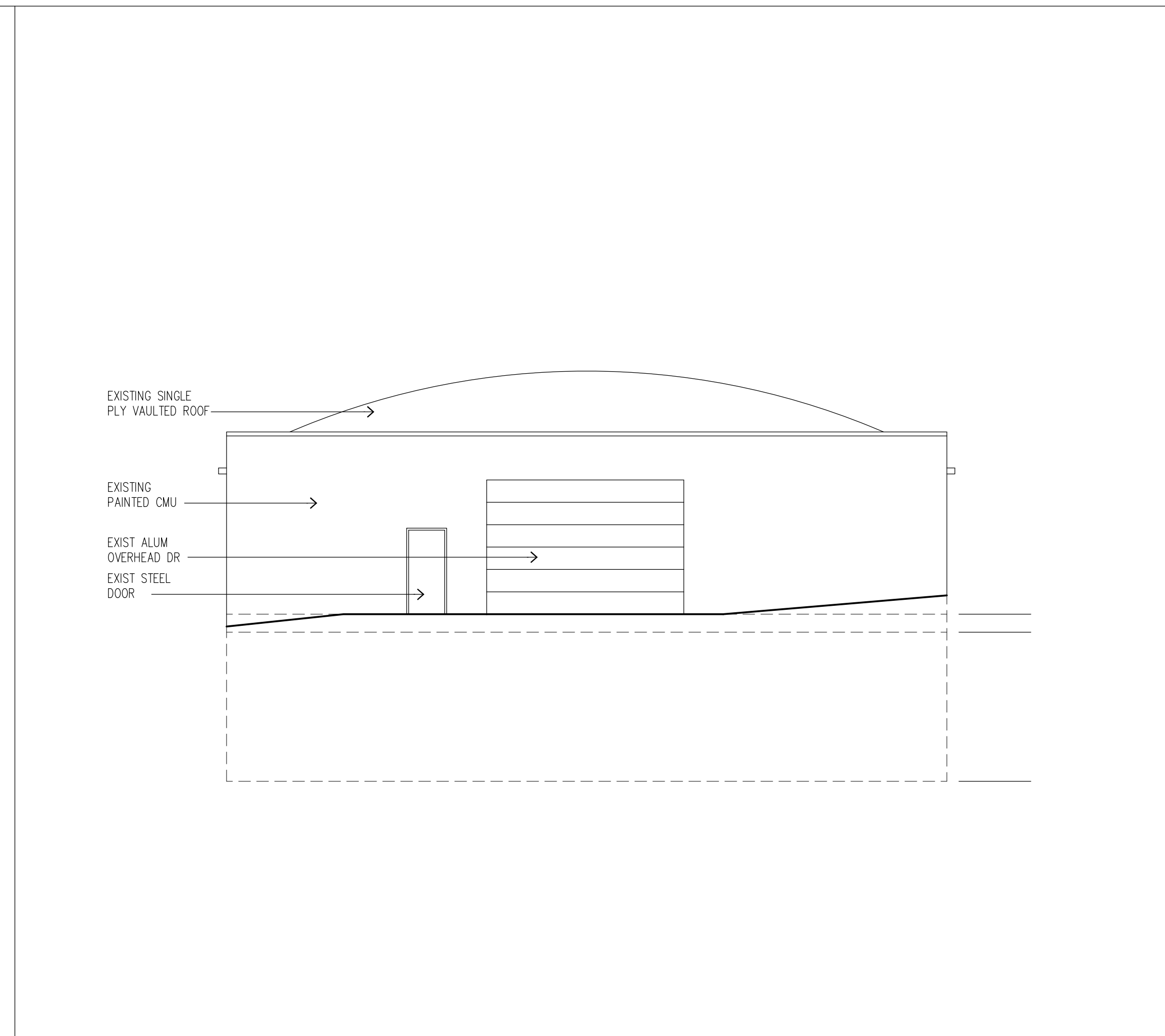
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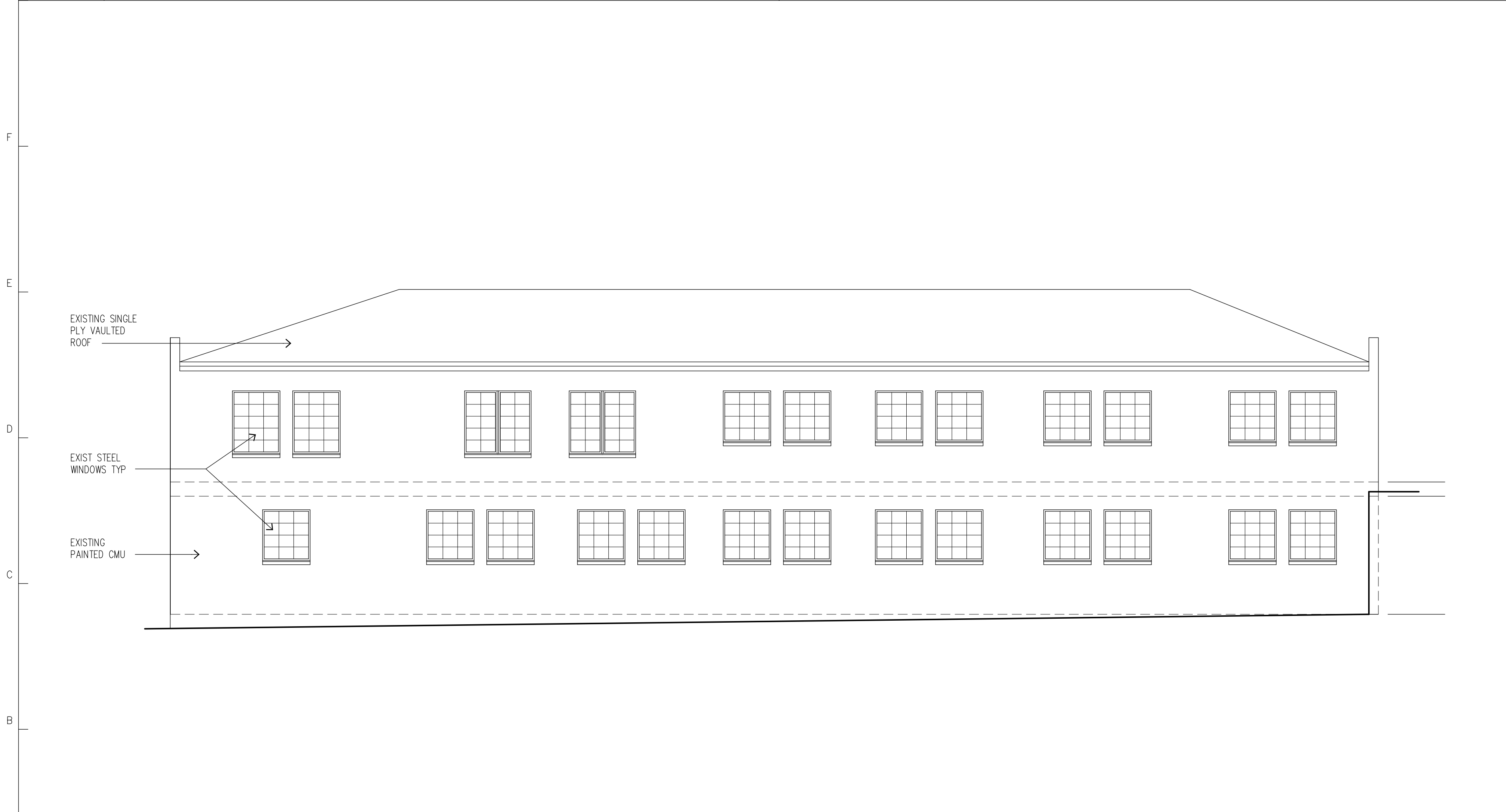
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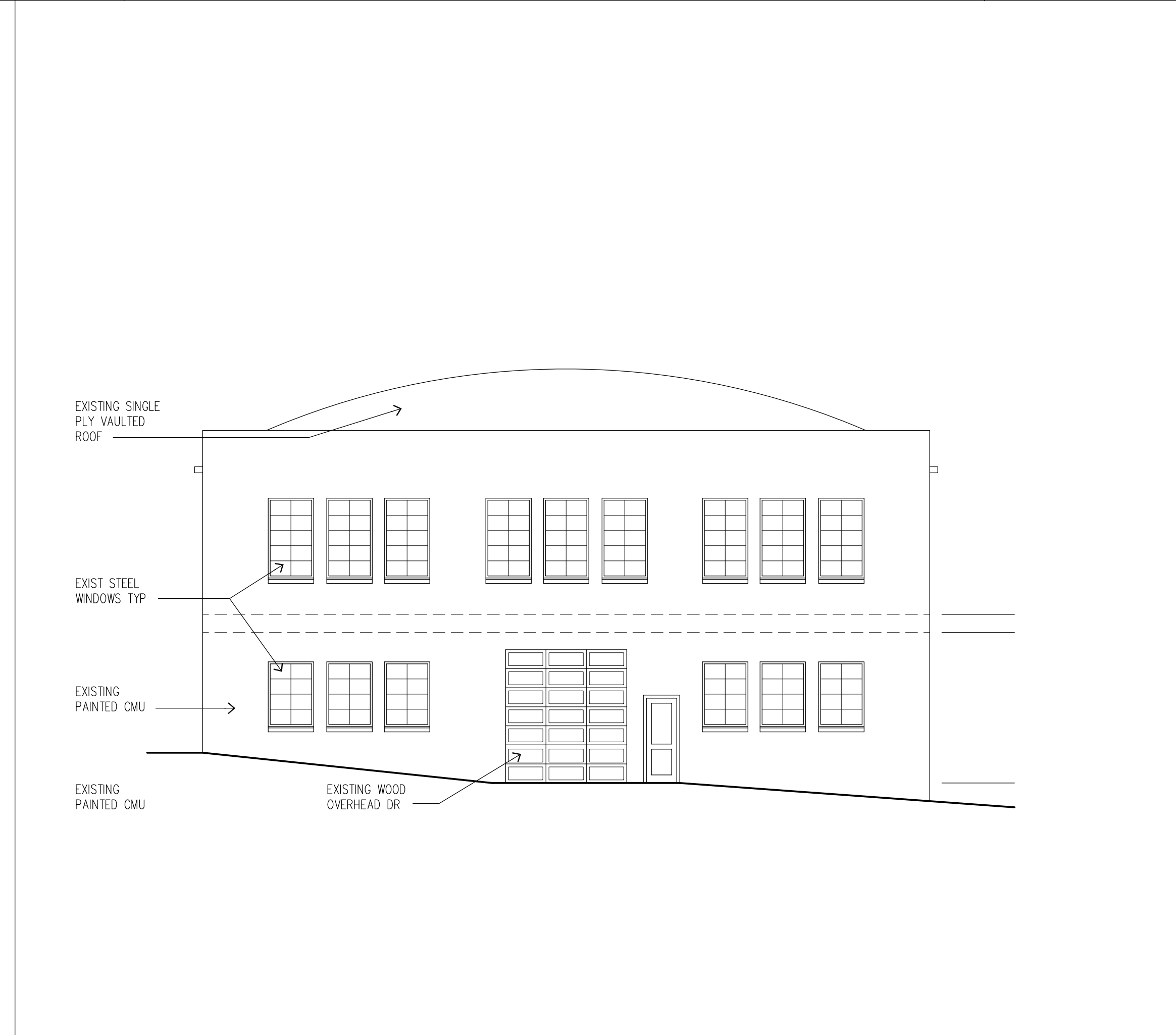
A1 WEST BUILDING -EAST ELEVATION
1/8" = 1'-0" RE: 0 8



A1 WEST BUILDING -SOUTH ELEVATION
1/8" = 1'-0" RE: 0 8



A1 WEST BUILDING -WEST ELEVATION
1/8" = 1'-0" RE: 0 8



A1 WEST BUILDING -NORTH ELEVATION
1/8" = 1'-0" RE: 0 8



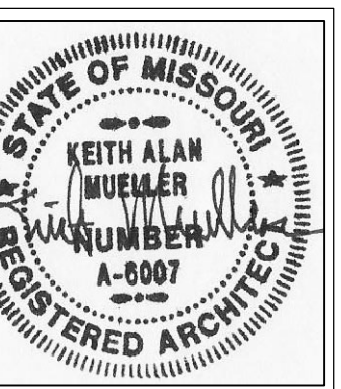


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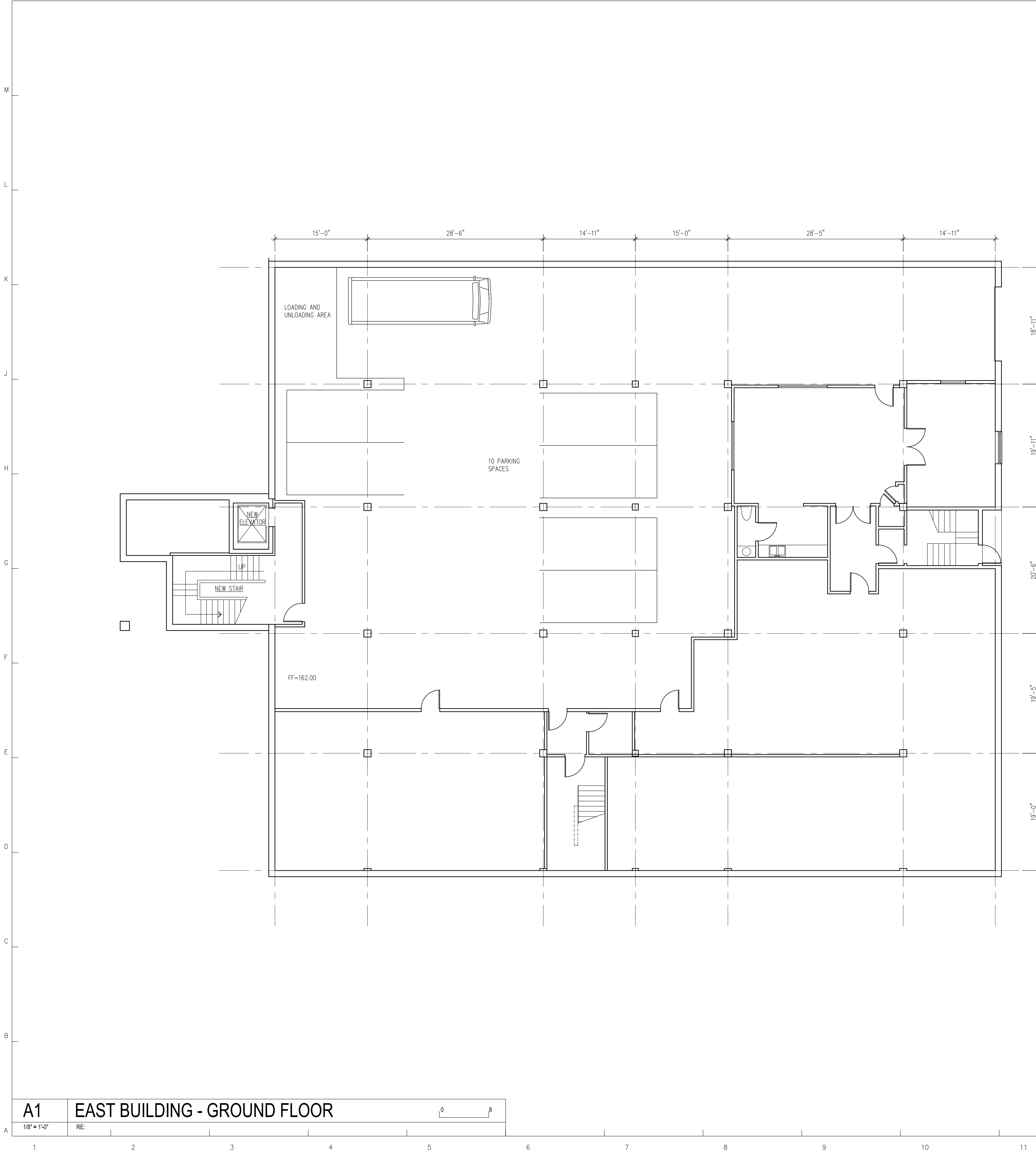
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A1 EAST BUILDING - GROUND FLOOR

1/8" = 1'-0" RE

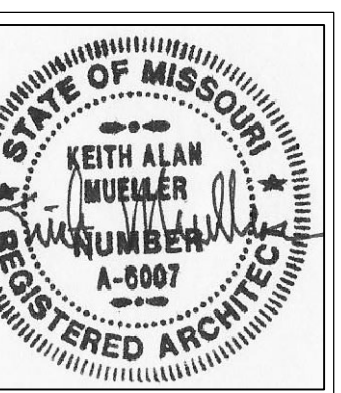


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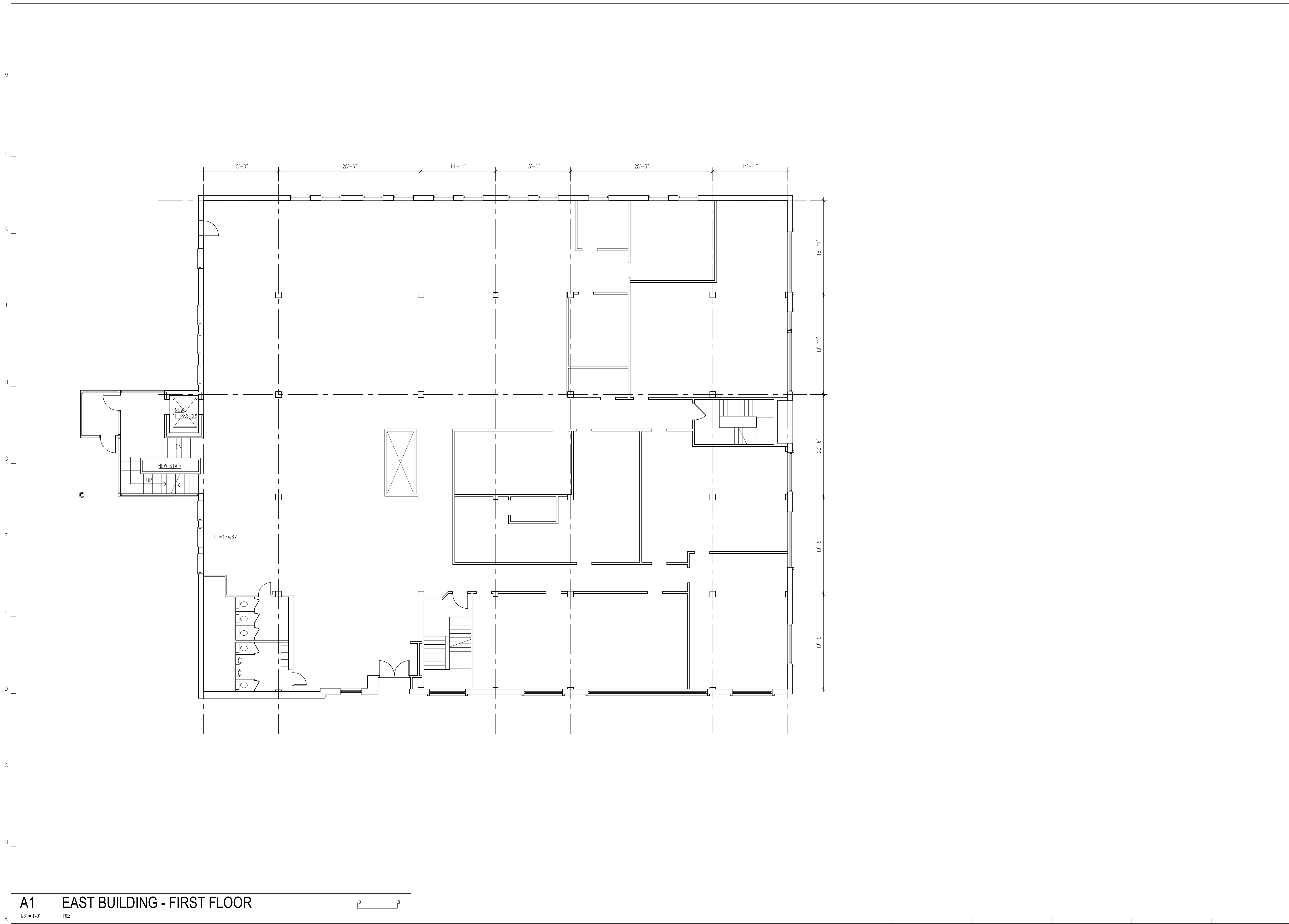
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A1 EAST BUILDING - FIRST FLOOR

0 8

1/8" = 1'-0"

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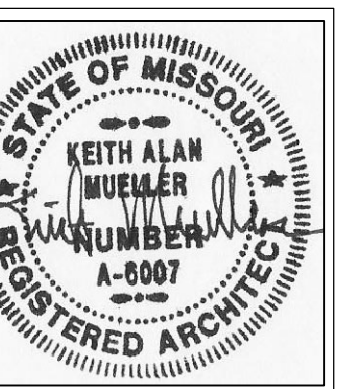


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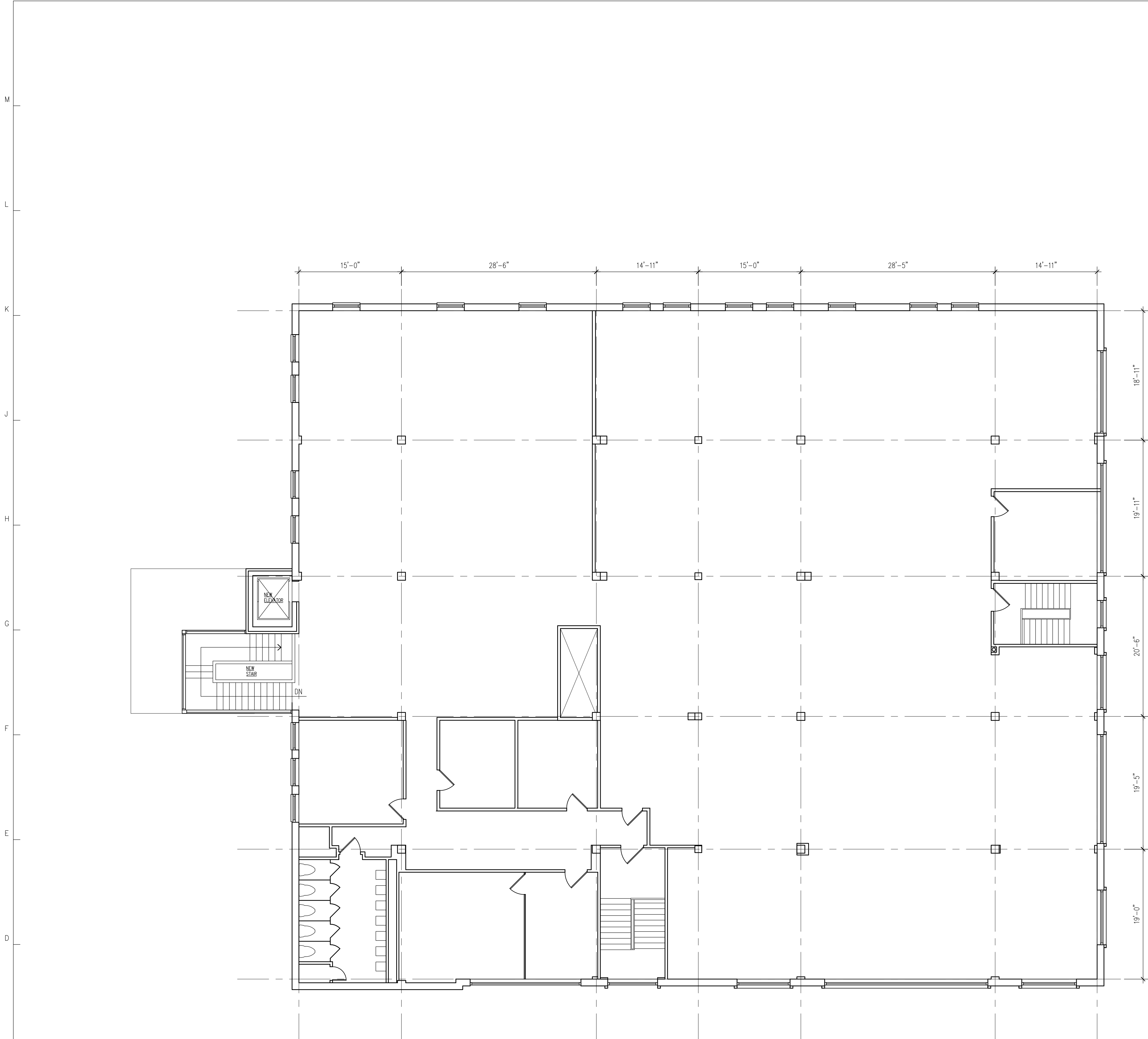
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A1 EAST BUILDING - SECOND FLOOR

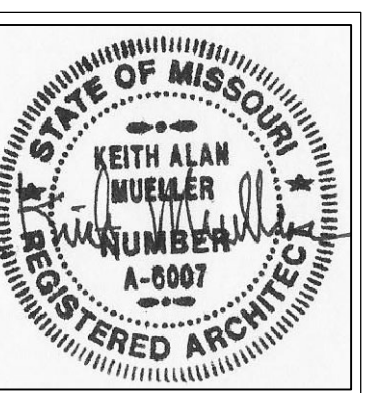


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6500 TROOST LLC
KANSAS CITY, MO



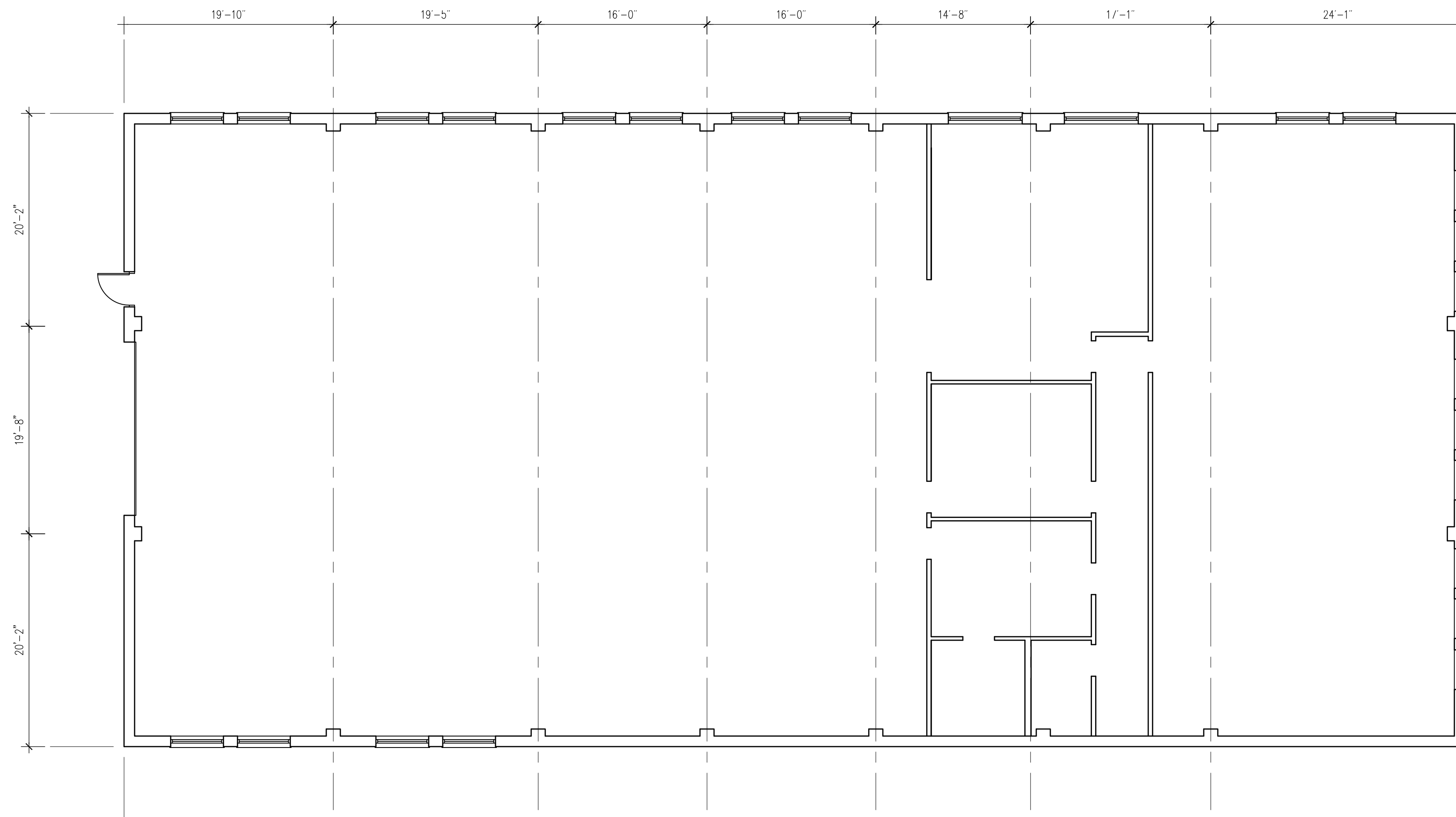
4/14/23

4/14/23

Revisions

A012

13
of
14

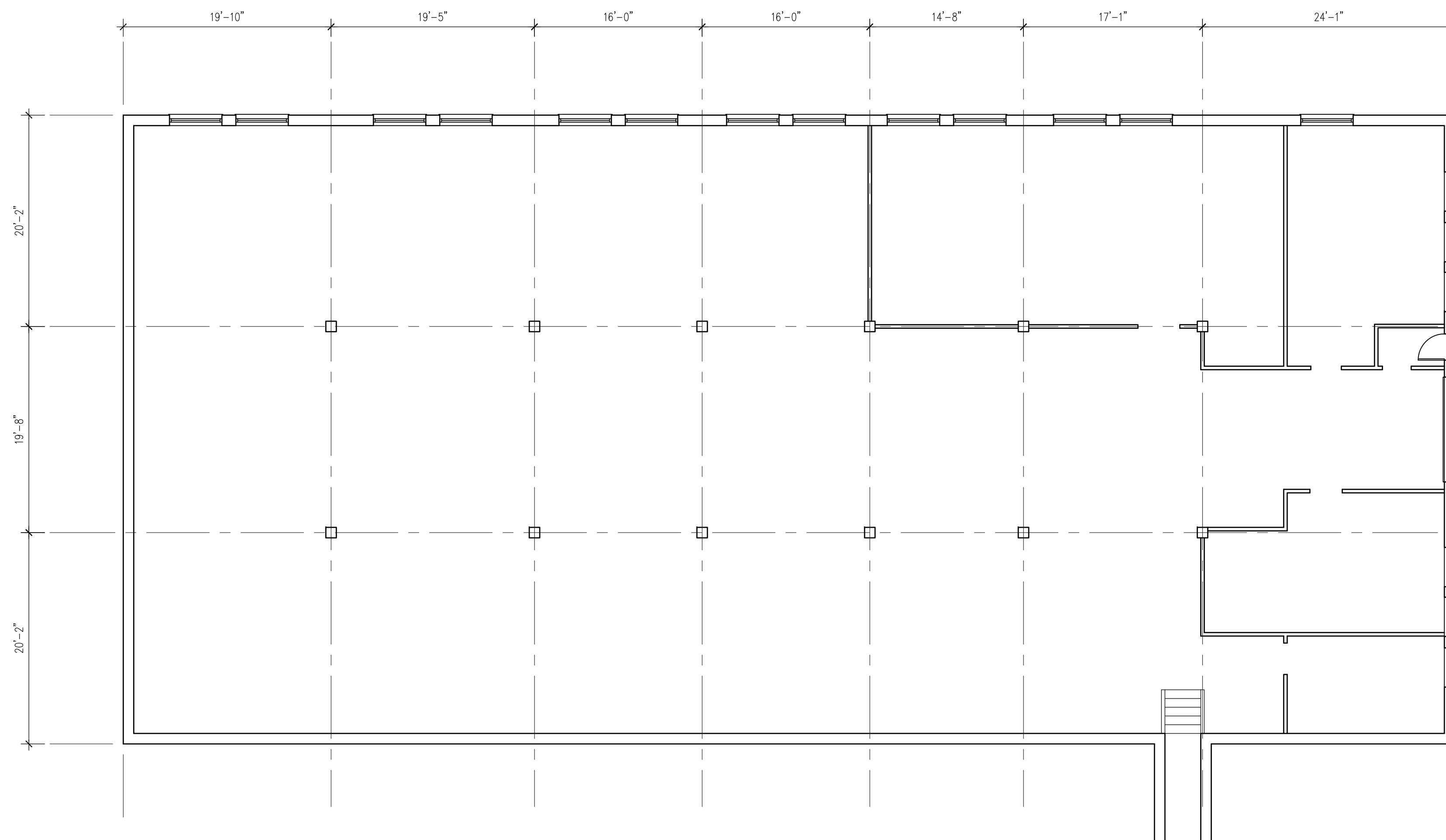


G1 WEST BUILDING - FIRST FLOOR



1/8" = 1'-0"

RE:



A1 WEST BUILDING - GROUND FLOOR

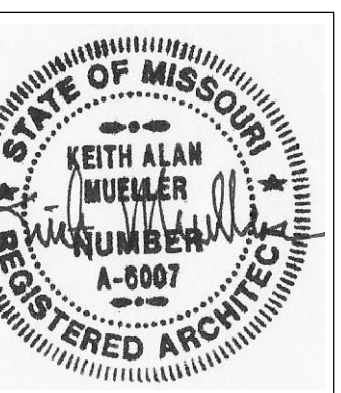


1/8" = 1'-0"

RE:

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



4/14/23

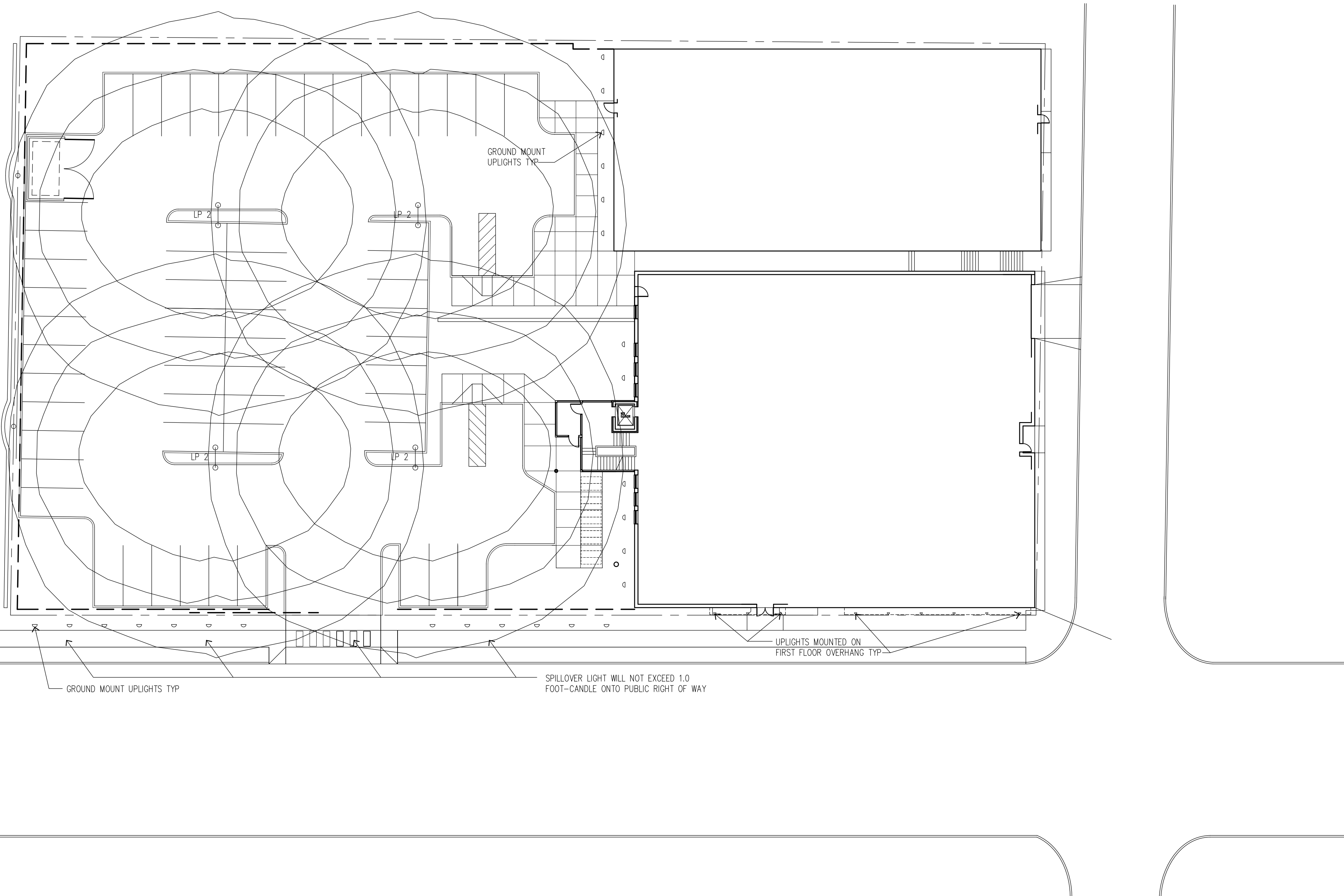
4/14/23

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A13

14
of
14

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	Tag
○—○	4	LP2	LE350-T4-NO-CLR OR SIMILAR	73	7726	LF-LEO-type IV (DOUBLE) POLE 20'



A1 SITE LIGHTING
1" = 20'

Public Meeting Notice

Please join **Butch Rigby and Byron Pendleton**

for a meeting about **ReZoning and Redevelopment of 6500 Troost and 1015 e 65th KCMO**

case number **CD-CPC-2023-00002 URD**

proposed for the following address:

6500 Troost Avenue and 1015 e 65th St KCMO 64131

Meeting Date: 5-9-2023

Meeting Time: 5:30 pm Central Time

Meeting Location: Via Zoom

<https://us04web.zoom.us/j/74037007350?pwd=aFFKWmy2njq6Uy6TSmCauThkBxZKJF.1>

Project Description:

Renovation and redevelopment of existing buildings at 6500 Troost Avenue and 1015 e 65th St. KCMO into mixed use office, retail and restaurant.

If you have any questions, please contact:

Name: **Butch Rigby**

Phone: **816-421-2200**

Email: **butch@screenland.com**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

