

COMMUNITY PROJECT/REZONING

Ordinance Number **220157**

Ordinance Fact Sheet

Case No. CD-CPC-2021-00200

Rezoning

A request to approve a development plan to allow construction of General Service Administration regional field office of approximately 145,000 square feet with accessory structures for the exclusive use of a federal security agency in District KCIA (Airport District) on about 423 acres generally located at the southwest corner of NW 112th Street and NW Prairie View Road. (CD-CPC-2021-00200)

Details

Location: generally located at the southwest corner of NW 112th Street and NW Prairie View Road.

Reason for Legislation: Development Plan applications require City Council approval.

The Commission recommended that this application be approved with the following conditions:

1. The proposed development is located on Kansas City International Airport (MCI) property. Per FAR Part 77, Objects Affecting Navigable Airspace, Section 77.9(d), the proponent/developer shall file a separate on-line Form 7460-1, Notice of Proposed Construction or Alteration, for temporary construction activities including the work site area, equipment parking, staging area, stockpiles, batch plant, haul roads, construction cranes, boom trucks and/or concrete pumps (max. height, max. radius and proposed location). 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The proponent/developer shall also conduct construction activities in accordance with FAA Advisory Circular (AC) 150/5370-2G, Operational Safety on Airports During Construction, as applicable.
2. 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.
3. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	Applicant Hosam Habib Hoefer Welker City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) 1-18-2022 By Allender, Baker, Beasley, Enders, Hill, Rojas, Sadowski
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold

traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

4. 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.

5. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

6. 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.

7. 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.

8. The developer must design and construct all streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

9. The developer must subordinate to the City all private interest in the area of any right-of-way

Do not pass

dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

10. 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.

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.

12. 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.

13. 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.

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

15. 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.

16. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.

17. 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.

18. 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.

19. Water Flow 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)

20. Hydrant 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)

21. Fire Department Connection 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)

22. Fire Department Connection The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).

23. Access 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)

24. The developer shall present the project to the Transportation Development Committee for a waiver of the sight distance requirement at Prairie View Ave.

25. 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>

26. 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>)

The new distribution main shall follow the new Vienna Road alignment about 4' from the back of

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curb on either the east or west side. The main should generally run from 112th Street to Amity and then turn and go south along N. Amity Ave. We want the distribution main to connect to the 24" transmission main just south of 112th Street at the north end within the existing right-of-way, and tie into the 8" main in N. Amity Avenue at the south end to provide a looped connection. This looped layout provides both a reduced risk for water service interruptions via redundant connections and improved water quality via circulation. The service lines would likely connect about halfway down the distribution main in N. Vienna Road.

27. Provide the following per Land Development Division's request:

- a) Clarify as part of the resubmittal package if this case is also intended to serve as the preliminary plat for this project. Provide a preliminary plat sheet as part of the resubmittal or explain the process intended to be followed as part of this project if the road will be owned and maintained by the Public Works Department. Submit Preliminary Plat Sheet
- b) Provide information supporting which City department will own and maintain Vienna Road to make sure the correct City processes are utilized for the development. UPDATED 1/6/22 documentation does not provide clear information on intended ownership.

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Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
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Financial Impact	
Funding Source(s) and Appropriation Account Codes	

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Genevieve Kohn
Planner

Reviewed By:
Joe Rexwinkle, AICP
Division Manager
Development Management

Date: 1/19/2022

Initial Application Filed: 10/29/2021

City Plan Commission: 1/18/2022

Revised Plans Filed: N/A

Reference Numbers:

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