

# COMMUNITY PROJECT/REZONING

220265

## Ordinance Fact Sheet

Case No. CD-CPC-2021-00239

### Brief Title

Approve a development plan in District DC-15 (Downtown Core dash 15) on about 1.613 acres, generally located on the west side of Broadway, in between W. 11th Street to the north and W. 12th Street to the south to allow for remodeling and expansion of a religious assembly use.

Ordinance Number

### Details

**Location:** generally located on the west side of Broadway, in between W. 11th Street to the north and W. 12th Street to the south

**Reason for Legislation:** Development Plan requires City Council approval

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

### SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

None

### CITY PLAN COMMISSION RECOMMENDATION ON THE PROJECT:

Approval subject to the following conditions:

1. Applicant shall comply with requirements of 1105 of International Building Code for Accessible entrances.
2. 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.
3. 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.
4. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
5. 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

### Positions/Recommendations

|   |  |
|---|--|
| <b>Sponsors</b>                                 | Jeffrey Williams, AICP<br>Director Department of City Planning & Development   |
| <b>Programs, Departments or Groups Affected</b> | 4 <sup>th</sup> District (Shields, Bunch)  |
| <b>Applicants / Proponents</b>                  | <b>Applicant</b> Lindsay Tatro,<br>SFS Architecture<br>2100 Central Street Unit 31<br>Kansas City, MO 64108<br><br><b>City Department</b><br>City Planning & Development<br><b>Other</b>   |
| <b>Opponents</b>                                | <b>Groups or Individuals</b><br><br><b>Basis of Opposition</b>   |
| <b>Staff Recommendation</b>                     | <input checked="" type="checkbox"/> For<br><input type="checkbox"/> Against<br><br><b>Reason Against</b>   |
| <b>Board or Commission Recommendation</b>       | City Plan Commission ("5-0") (03-15-2022)<br>By (Enders, Allender, Crowl, Beasley, Hill)<br><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken<br><input checked="" type="checkbox"/> For, with revisions or conditions<br>(see details column for conditions) |
| <b>Council Committee Actions</b>                | <input type="checkbox"/> Do Pass<br><input type="checkbox"/> Do Pass (as amended)<br><input type="checkbox"/> Committee Sub.<br><input type="checkbox"/> Without Recommendation<br><input type="checkbox"/> Hold   |

comply with all adopted lighting standards.

6. The developer must submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

7. 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.

8. 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.

9. 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.

10. 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

Do not pass

plat or issuance of any building permits.

11. 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.

12. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

13. That 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.

14. The developer shall secure approval of a streetscape plan from Development Management Division staff prior to building permit. The plan shall include all vertical and horizontal obstructions within and adjacent to the right-of-way along the project frontage including but not limited to signage, sidewalks, driveways, landscaping, etc. and shall demonstrate compliance with applicable policies and regulations.

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

16. 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.

17. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards.

18. Any proposed fencing shall comply with 88-323-02-D(2).

19. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed,

repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

20. Label the driveway width and radii prior to issuance of building permit.

21. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations prior to C of O.

22. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development prior to building permit.

|  |  |
|--|--|
|  |  |
|--|--|

**Continued from Page 2**

**Fact Sheet Prepared By:**      **Date:** 3/18/2022  
Xue Wood  
Lead Planner

**Reviewed By:**                      **Date:** 3/21/2022  
Joseph Rexwinkle  
Division Manager

**Initial Application Filed:** 12/22/2021  
**City Plan Commission Action:** 3/15/2022  
**Revised Plans Filed:** 2/25/2022  
**Total Days in City Review:** 83 more or less  
**Total Days in Applicant's Hands:** 45 more or less

**Reference Numbers:**  
Case No. CD-CPC-2021-00239