

COMMUNITY PROJECT/REZONING

220177

Ordinance Fact Sheet

Case No. CD-CPC-2021-00199

Brief Title

Amending an approved Development Plan on about .691 acres located at 2701 & 2702 Troost Ave to allow two mixed-use structure to be developed on the subject site. (CD-CPC-2021-00199)

Ordinance Number

Details

Location: Generally located at 2701 & 2702 Troost Ave.

Reason for Legislation: Amendments to approved Development Plans require 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:

- Outstanding corrections from the City Plan Commission were resolved on 1/26/2022.

CITY PLAN COMMISSION RECOMMENDATION:

Approval Subject to Conditions

- Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D.
- A signage plan was not provided. All signage will comply with the Troost Overlay District and 88-445 and is subject to permits.
- Deviations with the associated projects at 2702 & 2701 (CD-CPC-2021-00199), 1. A parking ratio of .76 spaces per unit is permitted on the subject sites.
- Adjustments with the associated projects at 2702 & 2701 Troost Ave (CD-CPC-2021-00199), 1. No street trees installed on the subject site. 2. No interior landscaping installed on the subject site.
- Approve the request as long as the developer building designs comply with the Troost Overlay regulations for transparency, door entrances architectural features, facade articulation features.
- Historic Preservation The lot is the site of the former Alana Hotel, which was demolished and listed on the National Register of Historic Places. Since the site is part of the Beacon Hill Redevelopment area, the State Historic Preservation Office will need to approved the design per the Memorandum of Agreement sign between the City and the SHPO as a condition of the demolition.
- 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

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	3 rd District (Ellington, Robinson)
Applicants / Proponents	Applicant Nicki Chestnut Taliaferro & Browne 1020 E 8 th St Kansas City, MO 64106 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) 12-21-2021 By Nay: Baker, Beasley, Crawl, 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 <input type="checkbox"/> Do not pass

standards are met, prior to issuance of any certificate of occupancy.

8.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.

9.The developer shall submit construction plans in compliance with adopted standards for all improvements required by the 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.

10.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.

11.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.

12.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

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

Finances

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

Continued from Page 2

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.

13.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 comply with all adopted lighting standards.

14.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.

--	--

Continued from above

15.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.

16.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.

17.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)

18.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) (11/15/2021)

19.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)

20.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. For new residential units proposed with this project, the current parkland rate applies. 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. This requirement shall be satisfied prior to certificate of occupancy.

21.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.

22.The developer shall submit a Final UR Plan providing details of recreational amenities provided within each private open space tract.

23.water services 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>

Continued from page 3

24. water services 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 Dan Richardson – 816-513-0318

Fact Sheet Prepared By: **Date:** 02-14-2022

Ahna Nanoski, AICP
Lead Planner

Reviewed By: **Date:**

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 10-22-2021

City Plan Commission Action: 12-21-2021

Revised Plans Filed: NA

Total Days in City Review: 36

Total Days in Applicant's Hand: 91

Reference Numbers:

Case No. CD-CPC-2021-00199