



CITY PLAN COMMISSION

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

kcmo.gov/planning

August 05, 2022

Mike Dinkins
Clockwork
423 Delaware St, 102
Kansas City, MO 64105

Re: **CD-CPC-2022-00089** - A request to approve a Development Plan for the conversion of the former ATT building into 263 residential units on about 1.31 acres generally located at 500 E 8th St

Dear Mike Dinkins:

At its meeting on August 02, 2022, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is final. 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 the next step. Conditions recommended by the Commission cannot be waived or modified by staff.

If you have any questions, please contact me at Najma.Muhammad@kcmo.org or (816) 513-8814

Sincerely,

A handwritten signature in black ink, appearing to read "Najma Muhammad".

Najma Muhammad
Planner

That plans, revised as noted below, are submitted and accepted by staff prior to .

The following are recommended by the Parks Department. For questions, contact Justin Peterson at Justin.Peterson@kcmo.org or (816) 513-7599.

- 1) Please provide note on plans detailing the parkland dedication requirement and how that requirement is to be satisfied with this project. Revise & Resubmit

The following are recommended by the Development Management Department. For questions, contact Najma Muhammad at Najma.Muhammad@kcmo.org or (816) 513-8814.

- 1) The developer shall note on plans that they will replace any landscaping that has died or is destroyed for this development.

The following are recommended by Brad Wolf. For questions, contact Brad Wolf at (816) 513-2901 or Bradley.Wolf@kcmo.org.

- 1) The building is using the Historic Rehabilitation Tax credit program as part of the redevelopment. The rehabilitate will comply with the Secretary of the Interior's Standards for Rehabilitation.

The following are recommended by Heather Massey. For questions, contact Heather Massey at (816) 513-2111 or heather.massey@kcmo.org.

- 1) 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.
- 2) When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
- 3) The developer shall perform a water flow test to ensure there is adequate water pressure to serve the development prior to the issuance of the building permit.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296
- 4) The developer shall demonstrate that water and fire service lines meet current Water Services Department Rules and Regulations. Prior to Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

The following are recommended by Justin Peterson. For questions, contact Justin Peterson at (816) 513-7599 or Justin.Peterson@kcmo.org.

- 1) 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. 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy. At 263 units the fee will equate to \$202,678.88.

The following are recommended by Michael Schroeder. For questions, contact Michael Schroeder at (816) 513-4604 or michael.schroeder@kcmo.org.

- 1) First Responder Radio Coverage
- 2) Fire Department Connection
- 3) 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)
- 4) Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements.
- 5) Fire Water Flow

The following are recommended by Najma Muhammad. For questions, contact Najma Muhammad at (816) 513-8814 or Najma.Muhammad@kcmo.org.

- 1) The developer shall update the paint on the existing penthouse mechanical utility screening.
- 2) Any signage proposed by the developer shall comply with section 88-445 of the Zoning and Development Code.
- 3) Administrative adjustments for alternative compliance are approved pursuant to 88-425 of the Zoning and Development Code to allow the current landscaping on the site (19 existing trees) to satisfy landscaping requirements and will be maintained or replaced on the subject site.
- 4) The developer shall make sure exterior lighting complies with standards outlined in section 88-430 of the Zoning and Development Code at the time of building permit submittal.