



**City Planning and Development Department
Development Management Division**

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Kansas City, Missouri 64106-2795

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STAFF REPORT

July 1, 2014

(Docket Items 17, 18)

- a) **Case No. 708-S** – To consider approval of the 1914 Main Street Urban Renewal Plan as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 through 99.715, inclusive, RSMo for an area located on 0.27 acres at 1914 Main Street.
- b) **Case No. 12341-UR-5** – Less than one acre, located at 1914 Main, to consider rezoning the site from District DX-15 (Downtown Mixed Use-dash 15) to District UR (Urban Redevelopment District) and the approval of a development plan for mixed use residential also containing commercial and parking.

Applicants/Agent:

- a)&b) For urban renewal plan and rezoning:
Robert D. Long, Land Clearance for Redevelopment Authority
1100 Walnut Street, Suite 1700, Kansas City, MO 64106
rlong@edckc.com

Property Owners within urban renewal plan area:
Crossroads Urban Apartments, LLC
1847 23rd Street
Boulder, CO 80302

Surrounding Land Uses:

- North: Zoned DX-15, One and two story office bldgs., Hotel Monroe Bldg.
- East: Zoned DX-15, One, two and three story office and commercial, Affare, on-surface parking lot
- South: Zoned DX-15, One and three story office, commercial, The Rieger Hotel Bldg., on-surface parking lot
- West: Zoned DX-15, Alleyway, one and two story commercial, Evelyn’s Beauty Supply

Land Use Plans:

The Greater Downtown Area Plan adopted March 11, 2010 by Resolution No. 100049, recommends a mixture of offices, commercial/retail, custom manufacturing some light industrial

public, institutional and residential uses within the Corssroads neighborhood. The proposed residential use is in compliance with the area plan.

Major Street Plan:

Main Street is listed as Commercial/Mixed Use Typology street with four lanes or traffic, two lanes in each direction. Main Street has 80 feet of existing right of way with two lanes southbound and one lane northbound and parking on the west side.

Arterial Street Impact Fee (provided for informational purposes only):

The site is located within an exempt area and therefore not subject to payment of the street impact fee.

Previous Cases:

Case No. 12341-A – 1900 Main Street – On September 14, 1999, the Board of Zoning Adjustment **APPROVED** a lease agreement to provide 20 parking spaces located at 1830 Main Street, to serve a restaurant at 1900 Main Street between the hours of 5:30 p.m. and 1:30 a.m. in accordance with Exhibits 12 and 19.

Case No. 12341-A-1 – 1900 Main Street – July 25, 2000 the Board of Zoning Adjustment **GRANTED** a variance to the required number of off-street parking spaces in the amount of 20 spaces for a restaurant in accordance with Exhibit 12.

Case No. 12341-A-4 -- A request for approval of an auxiliary parking lot and lease agreement to serve an existing restaurant at 1900 Main Street -- At its regularly scheduled meeting on January 8, 2008, the Board of Zoning Adjustment **APPROVED** an auxiliary parking lot and lease agreement for 8 parking spaces from 6:00 a.m. to 6:00 p.m., to serve an existing restaurant at 1900 Main Street, in accordance with Exhibit 12.

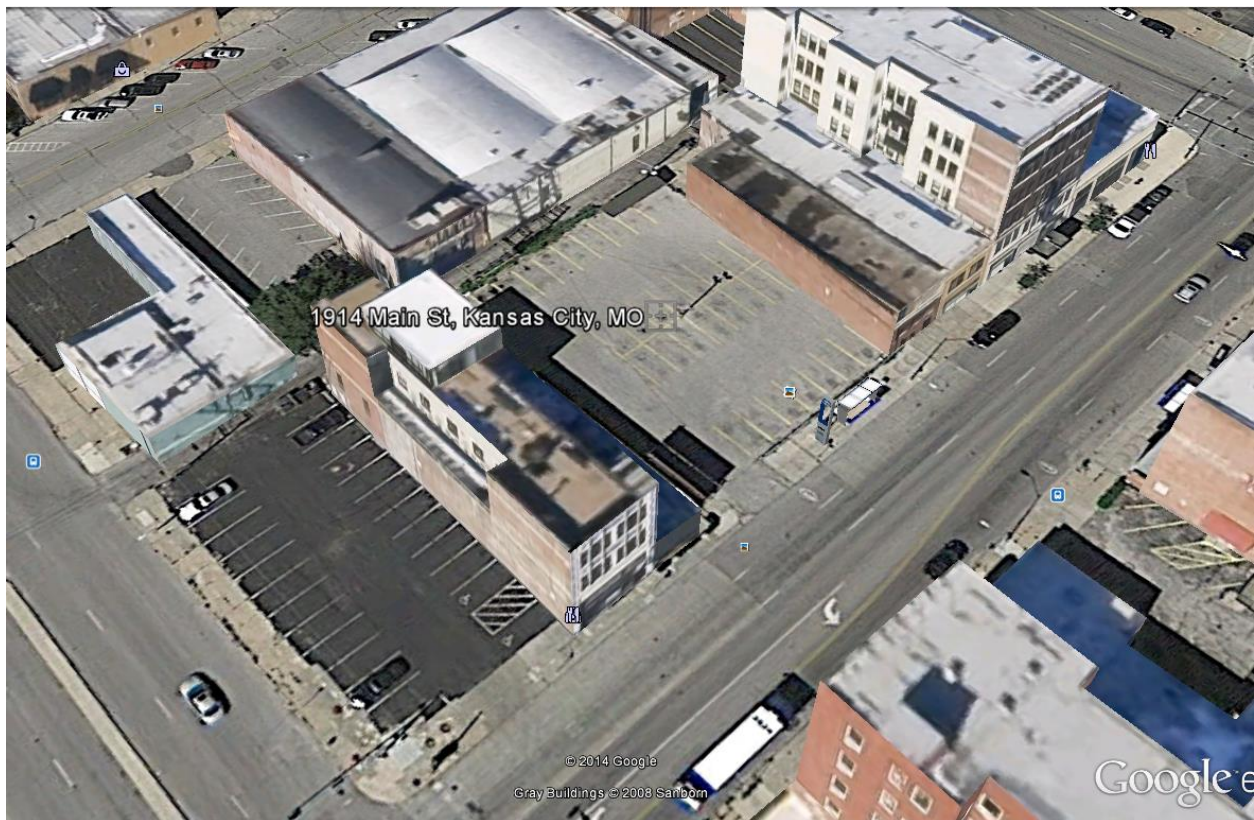
RELATED CASES:

Case No. 12341-A-2 – 1900 Main Street – A request for a variance to the number of required parking spaces, plus any other necessary variances.

Case No. 12341-A-3 – 1834 Main Street – A request for approval of an auxiliary parking lot and lease agreement to serve an existing restaurant at 1900 Main Street, variances is scheduled on this date also.

Existing Conditions:

The subject property is developed with a surface parking lot with 36 parking spaces. The site measures about 100 ft x 120 ft and contains asphalt parking, a billboard, chain link fence. According to the report the parking lot has been in place for 60 years. There are office and commercial uses surrounding the subject. In the past, the parking lot has served as required parking for surrounding commercial uses. There is a 15 foot wide N/S alleyway on the west side of the subject.



Urban Renewal Plan:

The purpose of the urban renewal area is to encourage the revitalization of this portion of the Crossroads area through new infill construction. To redefine the area, the proponents believe that assistance from the Land Clearance for Redevelopment Authority (the “Authority”), consisting of real property tax abatement and private resources will present opportunities to this neighborhood. LCRA benefits include the use of eminent domain and the ability to freeze property taxes for a period of up to 10 years.

Specific development objectives include the following:

- To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area.
- To enhance the tax base of the municipality and the other public taxing districts by developing the area to its highest and best use and encouraging private investment in the surrounding areas, thereby increasing tax revenues and corresponding public service to the community.
- To provide in harmony with the general plan for the community, a coordinated and adjusted and harmonious development of the community and its environs.
- To promote the health, safety, order, convenience, prosperity and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the south development of the area.

Blight and Insanitary Conditions:

The report states that the blighting factors include:

- Billboard. The site contains a billboard along the eastern end of the southern edge of the property. This “constitutes visual and physical blight”.
- Asphalt parking contains no interior curb and gutters or storm water drainage.
- No interior landscaping.
- Four foot chain link fencing not permitted under the City’s Chap. 52 guidelines.

These physical conditions are examples of insanitary or unsafe conditions, deterioration of site improvements. Existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and which retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health safety, morals, or welfare in its present condition and use.

Multi-family redevelopment projects seeking tax abatement must comply with the City’s Economic Development & Incentive Policy. The projects will be evaluated to determine if public assistance is necessary to fulfill the objectives of the Plan.

Plan Implementation:

Along with the approval of this Urban Renewal Plan, since the plan is known, the applicant is also rezoning the site to District UR. According to the plan, for purposes of implementation and in order to reinforce its objectives, developers must rezone to District UR in order to receive tax abatement benefits, if the project meets either one of the criteria listed below:

1. Any new residential project of five (5) or more units, but excluding any new residential units that are to be constructed within an existing building; or

2. Any project that involves construction of new buildings or an expansion greater than 10% or 1,000 square feet (whichever is less).

The requirement to rezone to District UR for projects smaller than those described above may be waived by the Director of City Development upon the recommendation of the Executive Director of the LCRA. Prior to granting a waiver, the Director of City Development must consult with the Planning, Zoning & Economic Development Committee.

Development Plan Review:

The project proposes to construct a five story wood building with the first story being commercial and parking and floors 2-5 being market rate apartments. The apartments will have 11 units per floor totaling 44 units. The commercial portion will be along the Main Street frontage and contain four doors. The resident's entry will be on the south side. Bicycle parking will be on the north side. The remainder of the first floor will be parking. Vehicular access will be via the western alleyway through two overhead doors. There are 27 parking spaces provided. These are voluntary parking spaces as Section 88-420-04-L removes the requirement of parking within the Downtown Streetcar Area. The project will require nine short term bicycle parking spaces and 15 long term bicycle parking spaces. The units will have balconies, some of which extend over the property line. For these units, an encroachment permit is needed. Building materials include the wood frame construction, dark bronze metal siding, glass guardrails, glazing and cast in place concrete walls.



Parkland Dedication:

Parkland dedication is a requirement of platting for residential development. According to Section 88-405-17 the developer has three options for this dedication whenever residential development is proposed. Applicants can dedicate land to the City, provide private open space for park purposes or pay money in lieu of parkland dedication. The plan shows a proposal for 44 multifamily residential units. Therefore the money in lieu is calculated as follows:

- * 44 MF units x 2 persons/unit x 0.006 acres/person = 0.528 acres
- * 0.528 acres x \$16,815.50 = \$8,878.58

These monies will likely be used at Washington Square Park. Washington Square Park is at Pershing Road and Grand Boulevard, was acquired by the City in 1921 and is 4.74 acres in size.

Recommendation:

City Planning & Development Department staff recommends the following:

Case No. 708-S –Staff does not make a formal recommendation on the finding of blight related to tax incentive plans, however a motion is offered for City Plan Commission consideration in the conditions of approval for Case No 708-S. Staff does recommend approval of the urban renewal plan document as submitted.

- a) Should the City Plan Commission wish to approve a finding of blight within the plan area, staff offers the following motion:
In Case 708-S, that a finding of “Blight” and “Insanitary” conditions as described in the 1914 Main Street Urban Renewal Plan be approved, per the recommendation of LCRA staff.
- b) **Case No. 12341-UR-5** – *Staff recommends approval* of a request to rezone less than one acre, located at 1914 Main, from District DX-15 (Downtown Mixed Use-dash 15) to District UR (Urban Redevelopment District) and the approval of a development plan for mixed use residential also containing commercial and parking, based upon the application, plans, and documents provided for review prior to the hearing, *subject to the following conditions:*

Conditions of Land Development Division, City Planning & Development

- 1) That the plan be revised (providing 2 collated and stapled copies and a digital copy on CD to the Development Management Division, 15th floor) in the following manner:

- a) Show, label, and dimension existing right-of way width from center line on Main to the east property lines.
 - b) Depict more of the concept for storm water management mitigation and performance level for the minor site plan proposed site improvements/disturbance/redevelopment-expansion area including proposed outlet structure and site discharge locations, detention, volume controls, pervious pavement, or treatment areas, etc., as appropriate to conceptualize ultimate stormwater management compliance with city standards. Show any off-site conveyance systems (enclosed, gutters, natural, or proposed whatever they are that are being utilized) for purposes of conveying conceptually how systems will be connected to or will convey of the 100-year post development flows from the site. Identify the private and public portions of the storm water management system and conveyance system. Show conceptually required storm water mitigation/conveyance on the revised plan.
 - c) Revise sheet A005 to show and label the condition of existing east half alley along the back property frontage. If not in compliance with City standard, label and dimension the disrepair area on the revised plan.
 - d) Revise sheet A005 to show and label the condition of existing sidewalks, curb, and drive approach along the development street frontage. If not in compliance with City standard, label and dimension the disrepair area on the revised plan.
 - e) Sheet A000, K., Bicycle Parking, change proposed short term bicycle parking to 9 instead of 5.
 - f) Clearly show the relationship between the building and the Main Street property line and show the exact need for the encroachment permit.
 - g) Sheet A101, Revise all dimensioning in the parking garage by showing a 25 foot wide aisle for parking, a 60 inch minimum access aisle adjacent to accessible parking and show van accessible space with required access aisle and head clearance, all as required by the Plans Review Division.
2. The developer must submit a detailed Micro storm drainage study, including stormwater management mitigation, roof drainage and surface drainage contribution reductions to the combined sewer where applicable from collection and connection of runoff, all in accordance with the strategic policies of the January 30, 2009 Overflow Control Plan, and Sections 7.3.13 Best Management Practice, and APWA Section 5600, to the Land Development Division for review and acceptance for the entire development area, and that the developer secure permits to construct any improvements prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land

Development Division. At a minimum retain the first 1.5 inches of runoff for the 100-year storm event and control the 100-year peak flow rate to the capacity of the downstream system of the combined sewer.

3. The developer 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, to identifying sidewalks, curbs, and gutters in disrepair as defined by Public Works Department in "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB Revised 4/8/09" and base on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters Main Street and east half of alley (7.5' from center line) 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 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 shown on the revised plan, as required by the Land Development Division and prior to issuance of any building certificate of occupancy permits including temporary certificate occupancy permits.
4. The owner/developer shall verify adequate capacity of the existing sewer system as required by the Land Development Division for the amended use of the property and address any inadequacies therein prior to issuance of connection authorization and/or issuance of any temporary certificate of occupancy (TCO).

Condition of Fire Marshal's Office, John.Hastings@kcmo.org

5. That the developer provide fire protection as required by the Fire Marshal's Office, including the provision for siren activated gates.

Condition of Water Services Dept., Heather.Massey@kcmo.org

6. That the developer provide and/or widen sewer easements as required by the Water Services Department.

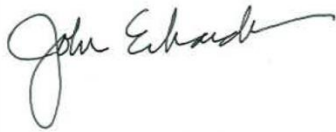
Condition of Parks and Recreation Dept., Stephen.Abbott@kcmo.org

7. That the developer contribute parkland dedication money at a rate of \$16,815.50 per acre in satisfaction of Section 88-405-17 of the Zoning and Development Code and as anticipated to be as follows:
 - * 44 MF units x 2 persons/unit x 0.006 acres/person = 0.528 acres
 - * 0.528 acres x \$16,815.50 = \$8,878.58

Condition of Development Management Division, John.Eckardt@kcmo.org

8. The developer shall submit a final UR Development Plan for each project or phase of the development to the Director of City Planning and Development for approval prior to issuance of a building permit. The final UR Development Plan shall meet the development standards of Chapter 88-400 including; plan information; property uses; setback distances; lighting (with a photometric study); landscaping, including information on (i) species, planting size, and spacing of all trees and shrubbery; (ii) buildings and dumpster elevation drawings; (iii) fencing, if utilized, identifying material, color, height, setback and type, with an elevation drawing of a section; streetscaping; signage (including elevations); and architectural characteristics.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "John Eckardt", written in a cursive style.

John Eckardt
Planner