

City Plan Commission

September 21, 2021



Docket Item No. 1

Case No. CD-CPC-2019-00055 &

Case No. CD-CPC-2019-00065

KC Outlook

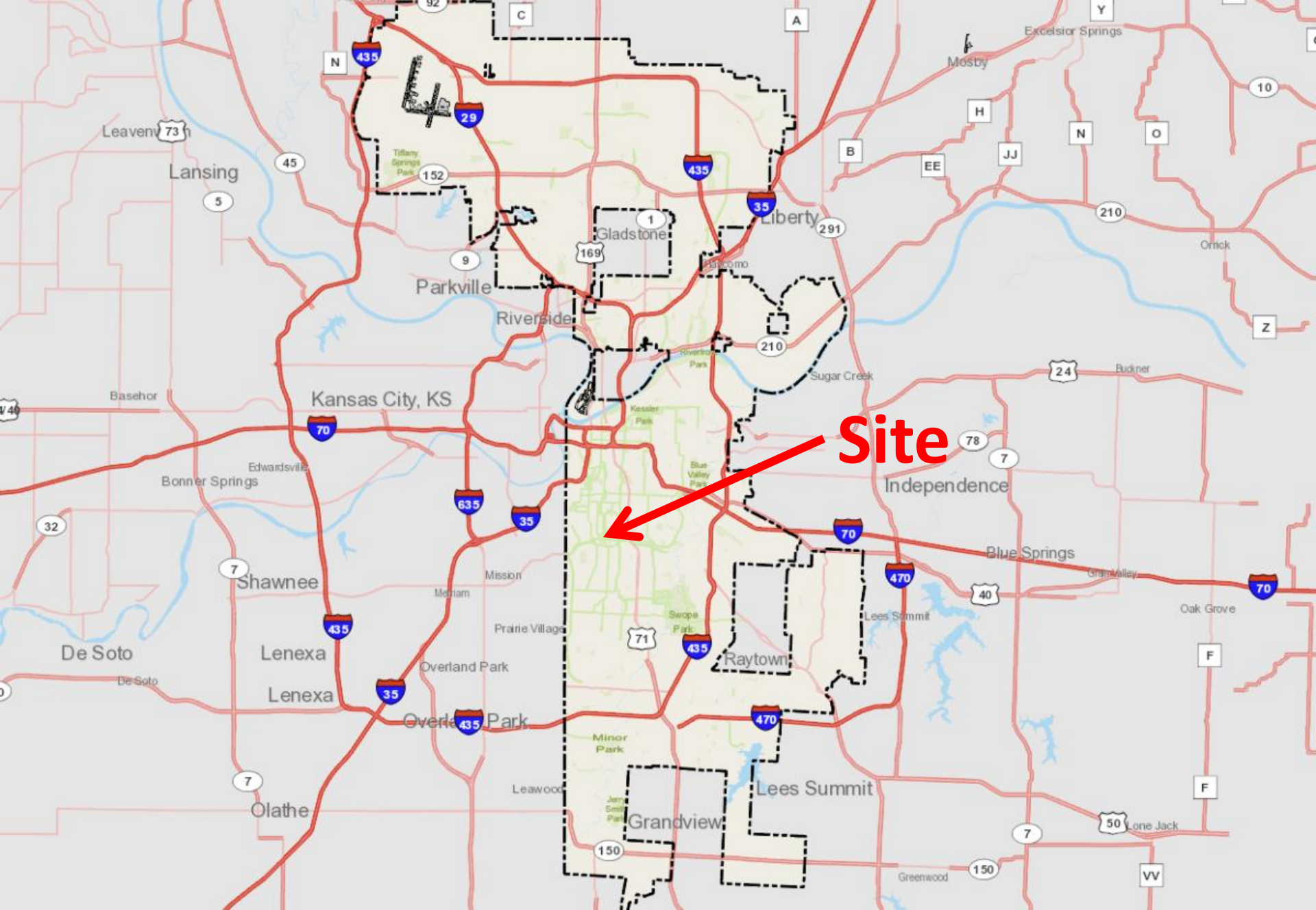


September 21, 2021

Applicant Team:

- **Patrick Sterrett**
- **Scott Bilke**
- **James Scott**
- **David Mcoubrie**

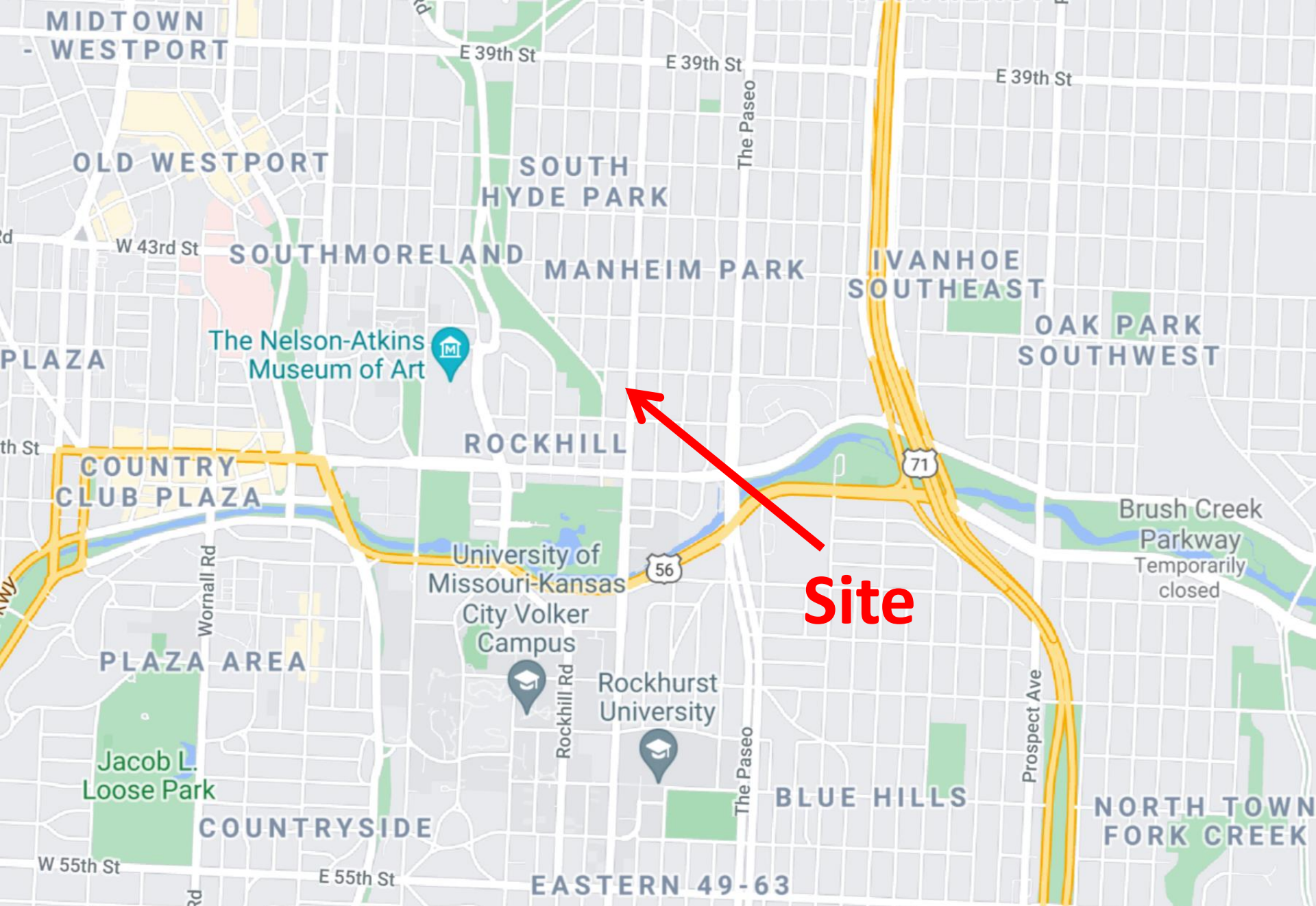




Site



Case No. CD-CPC-2019-00055 & 00065



Site



North Site: Phase 2



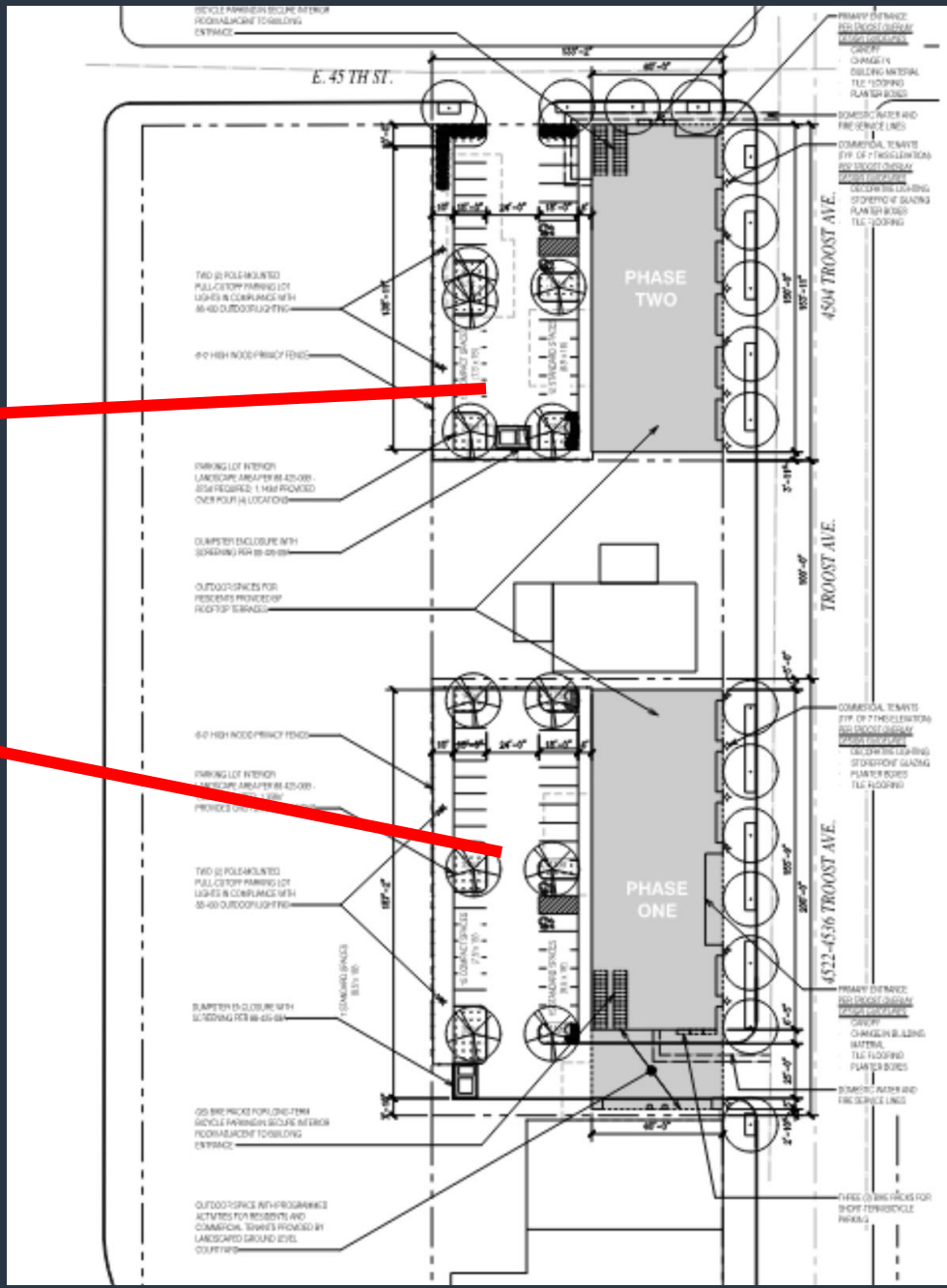
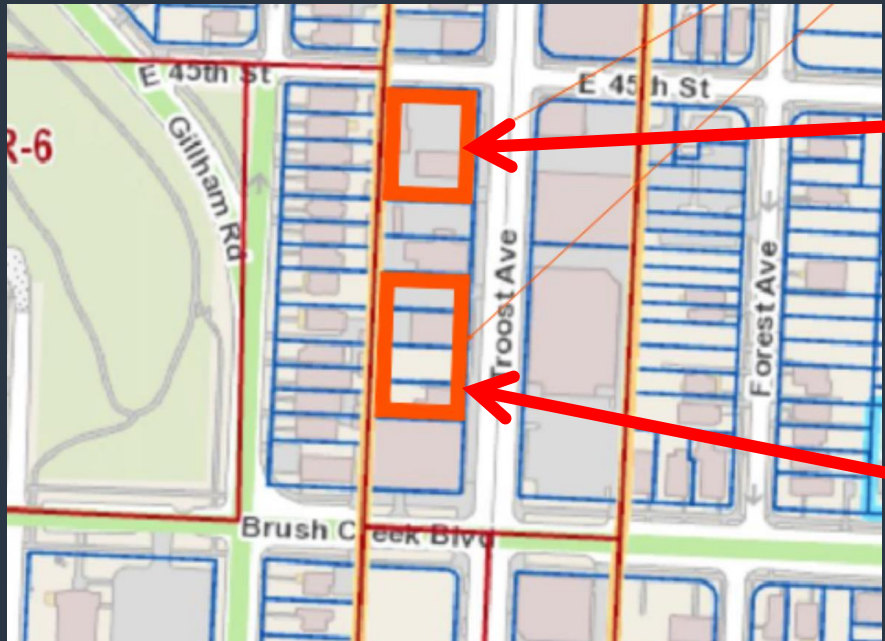
Firehouse Event Space -
2019

South Site: Phase 1



Case No. CP-CPC-2021-00055 & 00065





Case No. CD-CPC-2019-00055 & 00065

Background:

Application filed 4/5/2019

Prior CPC hearing was 3/16/2021 - 3 outstanding issues with the neighborhood.

- 1. Restriction of liquor sales.**
- 2. Height of the building to be 50' not 60'.**
- 3. The width of the building restricted to 150'.**

Last hearing was 8/17/2021

- ✓ West Elevations of both buildings.**
- ✓ Parking calculations.**
- ✓ Hold another public engagement meeting.**

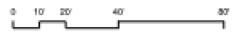
The applicant has revised the plan accordingly.



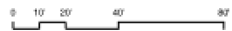
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Troost Ave. Elevation



West Elevation



88-517-09 - CITY COUNCIL APPROVAL OF DEVELOPMENT PLANS

The Troost overlay allows “flex buildings” subject to approval of an SUP.

88-517-09-D. If a use that would have required special use approval is approved on a development plan, no separate special use review will be required.

88-517-09-F. The city council has final decision-making authority on development plan applications and major amendments thereto.

This UR plan will serve as the development for this project.



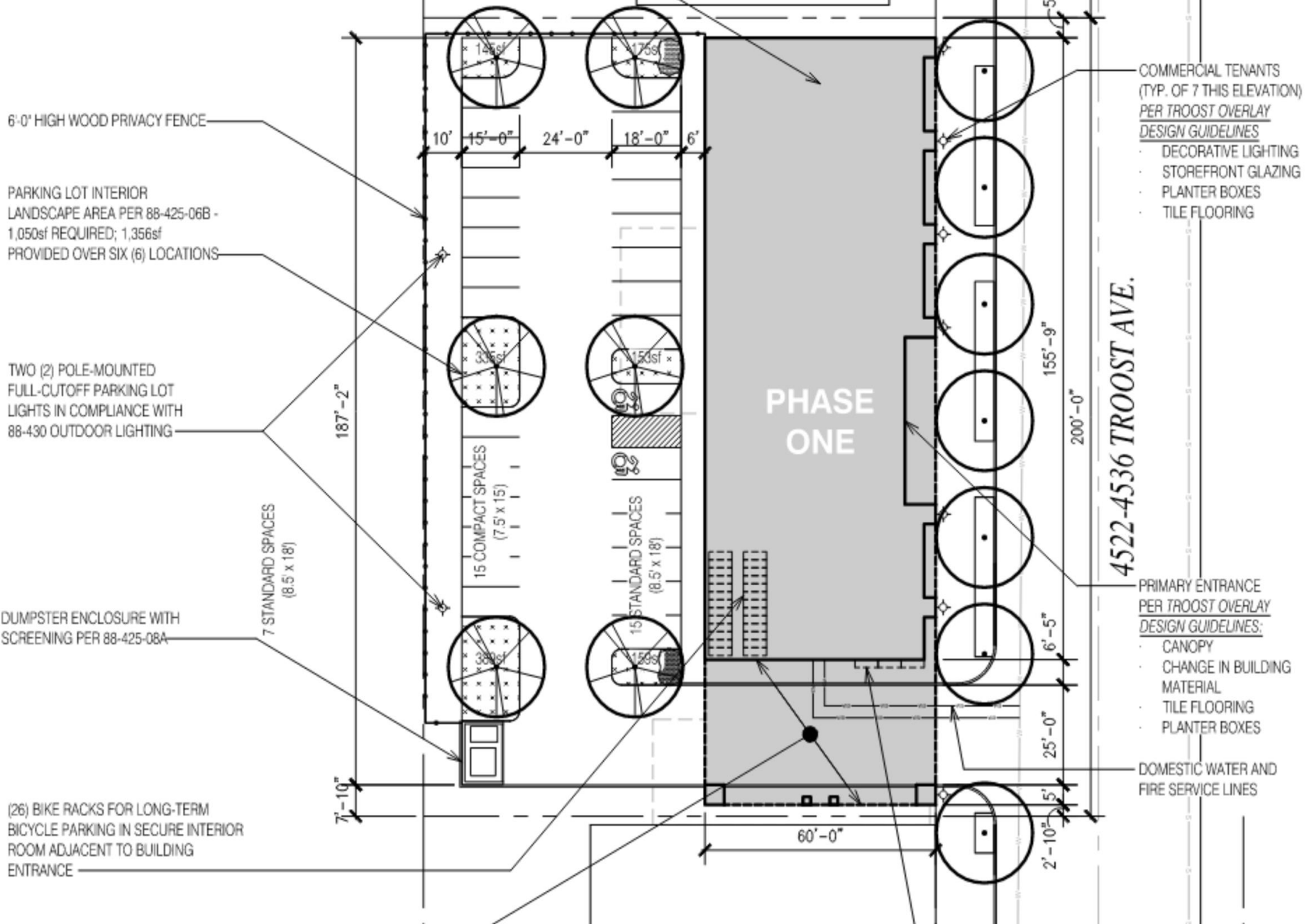
- ✓ **About 1 acre**
- ✓ **Zoned B3-2**
- ✓ **Location: 4504, 4522, 4524, 4528, and 4536 Troost Ave.**

- **5 underlying parcels.**
- **2 non-contiguous phases.**

- **Seeking approval of a finding of blight and a PIEA General Development Plan.**

- **A request to rezone from District B3-2 to District UR.**
- **81 units in 2 buildings.**
- **Mixed use – 15,000 sq. ft./ building**
- **Residential/ Office/ Restaurant/ Retail**
- **Phase 1 – South = 45 units**
- **Phase 1 – North = 36 units**





(22) BIKE RACKS FOR LONG-TERM BICYCLE PARKING IN SECURE INTERIOR ROOM ADJACENT TO BUILDING ENTRANCE

THREE (3) BIKE RACKS FOR SHORT-TERM BICYCLE PARKING

PRIMARY ENTRANCE PER TROOST OVERLAY DESIGN GUIDELINES:

- CANOPY
- CHANGE IN BUILDING MATERIAL
- TILE FLOORING
- PLANTER BOXES

DOMESTIC WATER AND FIRE SERVICE LINES

COMMERCIAL TENANTS (TYP. OF 7 THIS ELEVATION) PER TROOST OVERLAY DESIGN GUIDELINES

- DECORATIVE LIGHTING
- STOREFRONT GLAZING
- PLANTER BOXES
- TILE FLOORING

E. 45 TH ST.

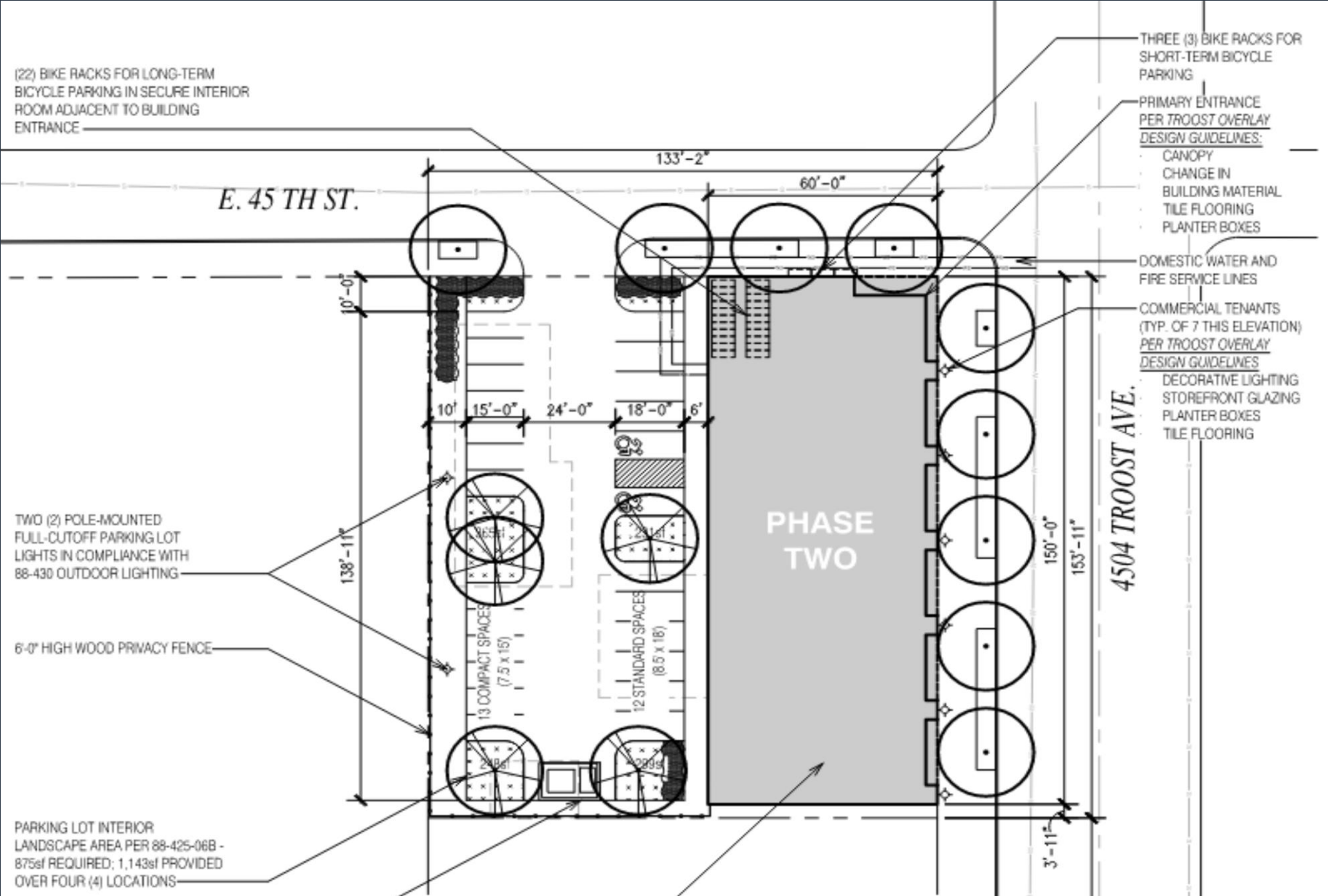
4504 TROOST AVE.

PHASE TWO

TWO (2) POLE-MOUNTED FULL-CUTOFF PARKING LOT LIGHTS IN COMPLIANCE WITH 88-430 OUTDOOR LIGHTING

6'-0" HIGH WOOD PRIVACY FENCE

PARKING LOT INTERIOR LANDSCAPE AREA PER 88-425-06B - 875sf REQUIRED; 1,143sf PROVIDED OVER FOUR (4) LOCATIONS



North Building: Phase 1



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Additional Corrections:

34. That the plan be revised to add a language on the face of the plan stating that the UR Plan will abide by the Troost Overlay District.



DRC Recommendations:

Case No. CD-CPC-2019-00065

Approval without conditions.

Case No. CD-CPC-2019-00055

Approval subject to the 34 Conditions



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