



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

APPROVAL PROCESS

Project

The Edison at Tiffany Springs

Hearing Date August 4, 2020

Item	Case	Request
#2	CD-CPC-2020-00105	Dev. Plan

Item	Staff Recommendation(s)
#2	Approval with Conditions

Applicant/Owner

Tim Homburg
NSPJ Architect, P.A.
3515 W. 75th St., Suite 201
Prairie Village, KS 66208

Location 7201 NW Old Tiffany Springs Rd
Area About 12.8 acres

Zoning B3-3

Council District 2nd

County Platte

School District Park Hill

Surrounding Land Uses

North: Automotive dealership, zoned B3-3

East: Office/undeveloped, zoned B3-3 and B4-5

South: The Lakes Apartments, zoned R-1.5

West: Utility substation, zoned B3-3

Land Use Plan

The KCI Area Plan recommends Commercial land uses. The request conforms to this recommendation.

Major Street Plan

NW Old Tiffany Springs Road is identified as an Established Arterial on the Major Street Plan.



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were notified. However, public notice was posted and a public meeting was held on July 23, 2020.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on February 24, 2020, a summary of which is attached. No members of the public attended the meeting.

SUMMARY OF REQUEST

Applicant is seeking approval of a development plan which serves as a preliminary plat.

PURPOSE

Applicant is proposing to construct several apartment buildings and amenities which require approval of the above-referenced request.

HISTORY

There is no prior case history at this location.

KEY POINTS

- The applicant is proposing several apartment buildings and a clubhouse with amenities.
- A total of 243 units are proposed.

PLAN REVIEW

The applicant is proposing to construct several apartment buildings, clubhouse, and amenities. The site has a zoning of B3-3, which permits all of the proposed uses. This requires a development plan which serves as a preliminary plat. A total of 7 apartment buildings are proposed, consisting of studio, one-bedroom, two-bedroom, and three-bedroom units for a total of 243 units.

Landscape and Screening Standards (88-425)

A landscape plan was provided which shows street trees of several species along all adjacent streets. Additional landscaping is provided throughout the site in the form of various shrubs, grasses, and groundcover. The trash enclosures will also be adequately screened. Several benches, a gazebo, and other outdoor furniture will complement the landscaping throughout the site. Overall, the proposed landscaping will comply with the landscape requirements of the zoning and development code.

Outdoor Lighting Standards (88-430)

A photometric plan was submitted with the overall plan set. The site will be well lit with coverage throughout the site.

Sign Standards (88-445)

The only signage that is currently proposed is a 6' tall monument sign shown at the two entrances of NW Old Tiffany Springs Road. The proposed signage complies with the signage section of the zoning and development code.

Pedestrian Standards (88-450)

The site will connect with the existing sidewalk network in this area. There also many sidewalks throughout the interior of the site which will connect all of the apartments. The applicant's request conforms to the applicable requirements of this section.

PLAN ANALYSIS

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

Subject to the recommended conditions in this report, the site plan conforms to the zoning and development code.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

The existing B3-3 zoning allows for all of the proposed uses.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

Vehicular ingress and egress to and from the site will be available from NW Old Tiffany Springs Road to the north and NW Donovan Drive to the south. The circulation and movement within the proposed layout of the site itself is anticipated to be the safest and most efficient option available.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The proposed network of sidewalks, as well as bicycle parking, will provide for safe and convenient non-motorized travel options. The proposed bicycle spaces exceed the code requirement.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The utility plan provided appears to provide adequate utilities for the entire area.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The plan will connect into the existing street network and will be oriented in a cohesive manner relative to the adjacent properties.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

A landscape plan was provided which shows street trees along all adjacent streets. Additional landscaping is provided throughout the site in the form of various shrubs, perennials, and groundcover. Overall, the proposed landscaping will comply with the landscape requirements of the zoning and development code.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

A total of 243 vehicle spaces is required and 409 vehicle spaces are provided. The impervious surface seems to be somewhat excessive in relation to the parking that is required.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

There are no trees on the site that are proposed to be preserved.

PROFESSIONAL STAFF RECOMMENDATION

Overall, staff is supportive of the proposed development plan. City Planning and Development Staff **recommends approval subject to the following conditions** based on the application, plans, and documents provided:

The following are recommended by the Fire Department. For questions, contact John Hastings at john.hastings@kcmo.org.

1. 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)
2. 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 241-2013 § 8.7.2)
3. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
4. 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)
5. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

The following are recommended by the Land Development Division. For questions, contact Stacey Lowe at stacey.lowe@kcmo.org.

6. 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.
7. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
8. 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.

9. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
10. 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.
11. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
12. 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.
13. 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.
14. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
15. 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.

The following are recommended by the Water Services Department. For questions, contact Robert Davis at robert.davis@kcmo.org.

16. Stormwater management facilities, including but not limited to detention basins and BMPs, shall be privately maintained and covered by maintenance covenant(s) or easement(s) that include provisions for private maintenance.

The following are recommended by the Water Services – Engineering Division. For questions, contact Jerald Windsor at Jerald.windsor@kcmo.org.

17. Follow the KCMO Rules and Regulations for new Water service lines, fire flow lines and kills.
(<https://www.kcwaterservices.org/wp-content/uploads/2018/07/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)

The following are recommended by the Plans Review division. For questions, contact Kambiz Zoraghchi at kambiz.zoraghchi@kcmo.org.

18. Buildings shall comply with all requirements of wall rating and opening protection per 602 and 705.8 of International Building Code 2018 edition with respect to property lines and lot lines. In particular, for garages on West property line.

The following are recommended by the Parks Department. For questions, contact Justin Peterson at Justin.peterson@kcmo.org.

19. The developer shall pay money in lieu of dedication of parkland in the amount of per formula or Dedicate Acreage of Private Open Space for Parkland Purpose as identified in 88-408. Money in lieu is to be paid prior to certificate of occupancy. Calculation for parkland dedication is as follows: (# of units) X (2 persons per unit) X 0.006 acres per person) = parkland acres X (current year's rate (\$48,801.37)) = Fee.
20. 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. Kevin Lapointe: Kevin.Lapointe@kcmo.org or 816-513-7776.
<https://kcparks.org/wp-content/uploads/2019/01/KCMO-TREE-PLANTING-SPECIFICATIONS-Nov-2018.pdf>

Respectfully submitted,



Zach Nelson
Planner