

CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

March 15, 2022

Project Name Jamestown Square

Docket 10

Request

CD-ROW-2021-00037

Vacation

Applicant

Lamin Nyang Taliaferro & Browne, Inc

1020 E 8th St

Kansas City, MO 64106

Location ~155 ft north W 40th St

Area About .11 acres

Zoning R-5, B3-2

Council District 4th

County Jackson County
School District Independence 160

Surrounding Land Uses

North: Residential uses, zoned R-5 South: Residential uses, zoned R-5

Commercial uses, zoned B3-2

East: Residential uses, zoned R-5 **West:** KUMED, Kansas City, KS

Major Street Plan

State Line (between W 39th St and W Brush Creek Pkwy) is not identified on the Citv's Major Street Plan.

Bell St is not identified on the City's Major Street Plan.

Land Use Plan

The Midtown/Plaza Area Plan recommends Residential Medium Density and Residential High Density for this location.

APPROVAL PROCESS

Staff
Review
City Plan
Commission
City Council

PROJECT TIMELINE

The application for the subject request was filed on 10/08/2021. Scheduling deviations from 2021 Cycle W have occurred.

- Companion case CD-CPC-2021-00184 (Development Plan) was reviewed at the January 18th, 2022 CPC meeting.
- Staff re-assignments caused delays.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Volker Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject alley runs about 284.2 ft east-west between State Line Rd and Bell St.

SUMMARY OF REQUEST + KEY POINTS

The Developer is requesting to vacate the alley described in this staff report to allow for the construction of a multi-unit apartment building (223 units). The easement rights can be retained after the ally is vacated.

PROFESSIONAL STAFF RECOMMENDATION

Docket 10 Recommendation

Approval Subject to Conditions

CONTROLLING + RELATED CASES

RESOLUTION 220191. Approving an amendment to the Midtown/Plaza Area Plan on about 2.3 acres generally located on the west side of Bell St in between W. 39th St to the north and W. 40th St to the south by changing the recommended land use from Mixed-Use Neighborhood, Medium Density Residential, and High-Density Residential to Residential Urban for the development of a multi-unit apartment building. (CD-CPC-2021-00183)

ORDINANCE 220192. Rezoning an area of about 2.3 acres generally located on the west side of Bell St in between W. 39th St to the north and W. 40th St to the south from District B3-2, R-2.5, and R-5 to District R-0.3 and approving a development plan that will also serve as a preliminary plat to allow for a multi-unit apartment building. (CD-CPC-2021-00181, CD-CPC-2021-00184)

PLAN REVIEW

The City Council may approve a vacation of all or a portion of any right-of-way or plat only when it determines that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience thereby (88-560-01).

The proposed project consists of 223 units that will span the majority of the subject site. The building will be four (4) stories in height along Bell Street and five (5) stories along State Line Rd with the main entrance off State Line Rd. A parking garage and amenities for the subject site are embedded within the structure.

88-515-05 Approval Criteria for Street, Alley, or Plat Vacations

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- **A.** All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.
 - All property owners adjacent to the right-of-way have legal, safe, and un-burdensome access to either State Line Rd or Bell St. AN
- **B.** The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.
 - Retention of the subject alley does not serve any current or future public purpose. AN
- C. The vacation will not result in a violation of 88-405.
 The proposed vacation will not be in violation of 88-405 (Subdivision Design and Improvement Standards). AN
- **D.** The vacation shall not disrupt the constructed street network or reduce existing physical connectivity. The proposed vacation will not disrupt any street network or reduce existing physical connectivity of State Line Rd or Bell St. AN
- **E.** The vacation shall not result in a dead-end street or alley.

 The proposed vacation will not result in a dead-end street or alley. AN
- **F.** The vacation shall not result in street traffic being routed through an alley. No traffic will be routed through an alley because of this vacation. AN
- **G.** The vacation shall not vacate half the width of a street or alley.

 The proposed vacation will not vacate half the width of any street or alley. AN
- **H.** The right-of-way to be vacated is not on the Major Street Plan. The area being vacated is not on the Major Street Plan. AN

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following **APPROVAL SUBJECT TO CONDITIONS**, as stated in the Corrections, Conditions, and Recommendations report.

Respectfully Submitted,

Ahnna Nanoski, AICP Lead Planner

Plan Conditions, Corrections, & Recommendations Report



Recommended to City Plan Commission
Recommended by Staff

Report Date: March 09, 2022

Case Number: CD-ROW-2021-00037

Project: Jamestown Square

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna Nanoski@kcmo.org with questions.

- 1. The developer shall retain utility easement and protect facilities for the Charter. (3/03/2022)
- 2. KCMO Public Works Department has facilities or interests within the right-of-way but has no objects to the proposed vacation. (3/03/2022)
- 3. The developer shall retain utility easement and protect facilities for Evergy. (3/03/2022)
- 4. ATT has a cable crossing the alley being vacated. ATT would need that section not included in the vacation request. ATT can relocate the cable at the partitioner's expense. (3/03/2022)

hellx architecture + design

1629 Walnut Street
Kansas City, Missouri 64108
p. 816 300 0300
helixkc.com



Douglas Stockman Architect MO License No. 2011009353 dstockman@helixkc.com

Design Architect SixTwentyOne 1705 Summit Street Kansas City, MO 64108

913.669.0556

Code Consultant
Code Consultant Service
5050 Malcolm Lake Road

Code Consultant Service 5050 Malcolm Lake Road Edgerton, MO 64444 Jeff Boyle 816.985.9669

Civil Engineer
Taliaferro & Browne, Inc.
MO License No. 2013034490
1020 East 8th Street
Kansas City, MO 64106
Lamin Nyang
816.283.3456

Structural Engineer
Leigh + O'Kane Engineering
MO License No. 20170000344
250 Northeast Mulberry Street, Suite 201
Lee's Summit, MO 64086
Adam O'Kane
816.444.3144

Mechanical, Electrical, Plumbing Engineer Lankford | Fendler + Associates MO License No. 2006037230 1730 Walnut Street Kansas City, MO 64108 Greg Fendler 816.221.1411

Landscape Architect Landworks Studio MO License No. LA-2010000196 102 South Cherry Street Olathe, KS 66061 Erica Flad 913.780.6707

Jamestown Square

PROJECT NO. 21004.00

SCHEMATIC DESIGN 10/01/2021

NO. REVISION DATE:

PROPOSED SITE PLAN

© 2021 helix architecture + design



PRELIMINARY PLAT SHEET



1020 East 8th Street Kansas City, MO 64106 Phone: 816.283.3456

Fax: 816.283.0810

January 25, 2022

City Planning & Development 15th Fl., City Hall 414 E 12th St.
Kansas City, MO 64106

Re: Jamestown Square Apartments – Alley Vacation Request Case No. CD-ROW-2021-00037
T&B Job. No. 73-0420

Dear Sir/Madam,

Taliaferro & Browne has completed Rezoning Plan (Case No. CD-CPC-2021-00184) that will provide new building structure for 223 multi-family units with amenity space, courtyard area, and parking garage located on the south side of 39th Street in between State Line Road on the west and Bell Street on the east.

The new building will be constructed along the north side of the existing alley with grading activities within the north half of the alley.

The Developer is requesting to vacate the alley located north of W. 40th Street in between State Line Road to the west and Bell Street to the east, to allow for the construction of the new apartment building. The easement rights can be retained after the alley is vacated.

We hope this letter of purpose and the attached documents provide the necessary information to evaluate the request for the alley vacation. We would appreciate your timely attention to this project.

If you have any questions or need additional information, please contact me.

VERY TRULY YOURS TALIAFERRO & BROWNE, INC.

compliant rime

Lamin Bumi Nyang, PE Senior Project Manager

Attachments: Site Plan



CASE NO. CD-ROW-2021-000	UTILITY CO	Evergy
Be it known that Cadence Jamestown LLC described street, alley or plat desires to petition the Ci ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40 TH STREET AND SOUTH OF 39	, being o ty of Kansas City, Miss	wners of real estate abutting on the below ouri to pass an ordinance vacating:
TH STREET AND GOOTH OF 39 TH STREET, BETWEEN STATELINE ROAD AND BELL STREET, BEING PART OF BLO KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED /		E, A SUBDIVISION IN
BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF S THE SOUTH LINE OF LOT 10 AND LOT 15, SAID BLOCK 9, 24 SAID LOT 15; THENCE S02°42′56″W, 15.00 FEET TO THE NO THENCE N87°15′49″W, ALONG THE NORTH LINE OF LOT 14, 247.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT ' POINT OF BEGINNING, CONTAINING 3,713 SQUARE FEET.	17.87 FEET, TO THE SO RTHEAST CORNER OI , LOT 13, LOT 12 AND I 11; THENCE N 00°12'19	OUTHEAST CORNER OF F LOT 14, SAID BLOCK 9; LOT 11, SAID BLOCK 9, 9"E, 15.01 FEET, TO THE
for the following purpose:Jamestown Square Devel	opment to allow for 2	23 multi-family apartment units
 Our utility/agency has facilities or interest within the Yes (proceed to #2) 	nis right of way: □ No (form co	mplete)
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 Please discuss objections or conditions with applic Please return this form to the applicant within 30 c John Massie Authorized Representative 	days.	Prior to returning this form. 11/30/2-1 Date
Return this form to:		040 000 0450
Lamin Nyang	X	816-283-3456
Applicant Name		Phone
1020 E 8th Street		Lnyang@tb-engr.com
Kansas City, MO 64106		Fmail



	CASE NO	CD-RC)W-2021-00)	UTILITY CO	ATT	
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2. Our utility/agency: has no objections objects to the vacation and will not waive objection under any conditions (describe below) will waive objections subject to the following conditions (describe below) Retain utility easement and protect facilities Relocate facilities Other:							
ATT HAS A CABLE CROSSING THE ALLEY BEING VACATED. ATT WOLD NEED THAT SECTION NOT INCLUDED IN TEH VACATE REQUEST. ATT CAN RELOCATE THE CABLE AT PARTITIONERS EXPENSE							
 Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form. Please return this form to the applicant within 30 days. 							
	RU	SSELL (Russell Cr rized Representative	roft	12/14/21 Date	
	Return this	s form to:					
			Lamin N	lyang		816-283-3456	
			Applicant I			Phone	
			1020 E 8	th Street		. 01	
		K		MO 64106		Lnyang@tb-engr.com	
	Address				Email		



(CASE NO.	CD-ROW-2021-000	UTILITY CO	Charter
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f	for the follo	owing purpose: Jamestown Square Development	to allow for 223	3 multi-family apartment units
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2. Our utility/agency: has no objections objects to the vacation and will not waive objection under any conditions (describe below) will waive objections subject to the following conditions (describe below) Ketain utility easement and protect facilities Relocate facilities Other:				
Please discussobjections or conditions with applicant and/or City Staff Prior to returning this form. Please return this form to the applicant within 30 days. Authorized Representative 12621 Date Date				
F	Return this f	form to: Lamin Nyang		816-283-3456
-		Applicant Name	-	Phone
		1020 E 8th Street		
		Kansas City, MO 64106		Lnyang@tb-engr.com
-		Address		Email



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-00	UTILITY CO	KCMO Water Services Department
Be it known that Cadence Jamestown LLC described street, alley or plat desires to petition the City of I ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40 TH STREET AND SOUTH OF 39 TH STREET, BETWEEN STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FO	Cansas City, Misso	_
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Please discuss objections or conditions with applicant an Please atum this form to the applicant within 30 days. Authorized Representative	d/or City Staff Pri	or to returning this form. O1/20/2022 Date
Return this form to:		
Lamin Nyang		816-283-3456
Applicant Name		Phone
1020 E 8th Street	_	
Kansas City, MO 64106		Lnyang@tb-engr.com
Address		Email

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CASE NO. CD-ROW-2021-009	UTILITY COKCMO Fire Department			
Be it known that Cadence Jamestown LLC described street, alley or plat desires to petition the City of	, being owners of real estate abutting on the below Kansas City, Missouri to pass an ordinance vacating:			
ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40 TH STREET AND SOUTH OF 39 TH STREET, BETWEEN STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FO	, MELLIER PLACE, A SUBDIVISION IN DLLOWS.			
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Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form. Please return this form to the applicant within 30 days. ///28/2/ Authorized Representative Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form. ///28/2/ ///28/2/ Authorized Representative Date				
Return this form to:				
Lamin Nyang	816-283-3456			
Applicant Name	Phone			
1020 E 8th Street				
Kansas City, MO 64106	Lnyang@tb-engr.com			
Address	Email			



		There (010) 010 2040 Tax (010) 010-2000 w	www.kcmo.gov/piamiii	<u>iq</u>
CASE NO.	CD-	ROW-2021-00 ₽	UTILITY CO	KCMO Public Works Department
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		s objections or conditions with applicant this form to the applicant within 30 days.	and/or City Staff Pri	or to returning this form.
		Authorized Representative		Date
D. L				
Return this f	orm 10	: Lamin Nyang		816-283-3456
		Applicant Name		Phone
		1020 E 8th Street		
		Kansas City, MO 64106		Lnyang@tb-engr.com
Address				Email



CASE NO.	UTILITY CO. KCMO Public Works Department - Streetlights		
Be it known that Cadence Jamestown LLC described street, alley or plat desires to petition the City of Ka	, being owners of real estate abutting on the below insas City, Missouri to pass an ordinance vacating:		
for the following purpose: Jamestown Square Development	to allow for 223 multi-family apartment units		
1. Our utility/agency has facilities or interest within this right of the last	of way: No (form complete)		
2. Our utility/agency: has no objections objects to the vacation and will not waive object will waive objections subject to the following con Retain utility easement and protect facili Relocate facilities Other:	ditions (describe below)		
 Please discuss objections or conditions with applicant and Please return this form to the applicant within 30 days. 	d/or City Staff Prior to returning this form.		
Octavio Moncada	10/26/2021		
Authorized Representative	Date		
Return this form to:	816-283-3456		
Lamin Nyang	<u> </u>		
Applicant Name	Phone		
1020 E 8th Street	- Lauran a @ 4h		
Kansas City, MO 64106	Lnyang@tb-engr.com		
Address	Email		