

# REZONE TO URBAN REDEVELOPMENT

## Ordinance Fact Sheet

**Case No.** CD-CPC-2022-00059

### Brief Title

An ordinance to rezone a portion of E 28<sup>th</sup> ST, generally located at 2620 and 2626 E 28<sup>th</sup> in the SANTA FE PLACE plat from R-1.5 to UR, between Prospect Avenue to the west and Benton Blvd to the east. (CD-CPC-2022-00059)

### Details

**Location:** 2626 E 28th St Kansas City, MO 64128

**Reason for Legislation:** Rezoning to UR require City Council approval.

See attached City Plan Commission Staff Report for a detailed description and analysis of the proposal.

### SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- N/A

### CITY PLAN COMMISSION RECOMMENDATION:

Approval subject to the following conditions

- The developer shall renovate the building according to the Secretary of the Interior's Standards for Historic Rehabilitation as it is a contributing property to the Santa Fe Place Historic District.
- The developer shall 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, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters 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/or 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 required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
- The developer shall submit a Storm Drainage analysis from a Missouri licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined

**Ordinance Number**

### Positions/Recommendations

#### Sponsors

Jeffrey Williams, AICP, Director Department of City Planning & Development

#### Programs, Departments or Groups Affected

3<sup>rd</sup> District  
Brandon Ellington  
Melissa Robinson

#### Applicants / Proponents

**Applicant** Tabitha Darko  
Multistudio formerly Gould Evans

#### City Department

City Planning & Development

#### Other

#### Opponents

**Groups or Individuals**  
N/A

#### Basis of Opposition

N/A

#### Staff Recommendation

For

Against

#### Reason Against

#### Board or Commission Recommendation

City Plan Commission 5-0 07-05-2022  
By (Baker, Beasley, Crowl, Rojas, and Sadowski)

For  Against  No Action Taken

For, with revisions or conditions (see details column for conditions)

#### Council Committee Actions

Do Pass

Do Pass (as amended)

Committee Sub.

Without Recommendation

Hold

Do not pass

sewer system. Manage the 10 year storm and 100 year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

4. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
6. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
7. That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
8. Limit hours of operation to 7 AM 11:30 PM to avoid nuisance on the surrounding residential properties.
9. A deviation to the accessory structure height requirements in the amount of 10 feet to allow for a non vehicular accessory structure of up to 20 ft in a residentially zoned district.
10. A deviation to the accessory structure footprint requirements in the amount of 1700 square feet to allow a 1900 sq ft non vehicular accessory structure in a residentially zoned district.
11. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
12. 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)
13. Any significant occupancy type change shall be done in conformance with the applicable building codes which are in effect at the time of the change with a valid Certificate of Occupancy issued by City Planning and Development. (IFC 2018 § 102.3)
14. All construction shall be in compliance of the applicable building codes which are in effect at the time of construction and shall be built under valid building permits issued by City Planning and Development. (IFC 2018 § 102.4)
15. 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.

16. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
17. 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.
18. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O. [https://www.kcwater.us/wp-content/uploads/2019/04/2018 Rules and Regulations for Water Service Lines.pdf](https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf)

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**Fact Sheet Prepared By:** Najma Muhammad  
Planner  
**Date:** July 7, 2022

**Reviewed By:** Joseph Rexwinkle  
Division Manager

**Date:**

**Initial Application Filed:** April 15, 2022  
**City Plan Commission** July 5, 2022  
**Action:** Approval with Conditions  
**Revised Plans Filed:** June 17, 2022  
**On Schedule:** Yes  
**Off Schedule Reason:** N/A

**Reference Numbers:**  
Case No.