



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, January 11, 2023

1:30 PM

26th Floor, Council Chamber

<https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

HELD IN COMMITTEE

Lucas and Parks-Shaw

220701

Establishing administrative processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criteria and directing the City Manager and the Director of Finance to take certain acts to implement the standard incentive packages.

Attachments: [No Fact Sheet](#)
[Fiscal Note 220701](#)

City Manager's Office

221066

Sponsor: City Manager

Rezoning an area of about 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south from District B3-2, District B4-5, and District R-1.5 to District MPD, and approving a preliminary development plan that will also serve as a preliminary plat for a mixed-use development containing 318 dwelling units and commercial space. (CD-CPC-2022-00183)

Attachments: [No Fact Sheet](#)

City Manager's Office

221067

Sponsor: City Manager

RESOLUTION - Approving an amendment to the Midtown Plaza Area Plan on about 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south by changing the recommend land use from Residential High Density and Mixed Use Community to Residential Urban and Mixed Use Community. (CD-CPC-2022-00184)

Attachments: [No Fact Sheet - Resolution](#)

Director of City Planning & Development and City Plan Commission

221087

Sponsor: Director of City Planning and Development

Approving a development plan in District B4-2 on approximately 2.65 acres generally located at 3910 North Oak Trafficway for a self-storage building. (CD-CPC-2022-00125)

Attachments: [Memo NOak](#)
[3910NOak FactSheet](#)

SEMI-ANNUAL DOCKET

Consideration of Semi-Annual Docket items.

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.



Legislation Text

File #: 220701

ORDINANCE NO. 220701

Establishing administrative processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criteria and directing the City Manager and the Director of Finance to take certain acts to implement the standard incentive packages.

WHEREAS, the City Council, by Committee Substitute for Ordinance No. 140031, As Amended, adopted the City's Economic Development and Incentives Policy and directed the City Manager to develop the scoring system set forth therein; and

WHEREAS, the City Council, by Ordinance No. 140375, adopted a certain scoring system for purposes of implementing the City's Economic Development and Incentives Policy, and the City Council has, from time to time, adopted revisions to this scoring system; and

WHEREAS, the City Council wishes to prioritize incentives to achieve the City's development goals, and provide staff, outside agencies, and potential developers a clear understanding of those goals; and

WHEREAS, the Council desires to provide an administrative pathway to accessing incentives, so they can be granted consistently and in a more expedited fashion to developments that deliver community benefit aligned with the City's articulated goals; and

WHEREAS, the Council desires that City staff undertake the following steps in order to create a program that implements standard incentive packages; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Council establishes administrative processes for awarding standard incentives to residential, office, and industrial developments in order to achieve the following goals by December 31, 2027:

- (a) 10,000 units of affordable housing in target areas, as part of new multifamily development.
- (b) 60,000 additional target sector employees in target areas or increased speculative Class A office space to 15% market share.

- (c) 1,750,000 square feet of new speculative Class A industrial space or 8% industrial vacancy rate for four consecutive quarters.

Section 2. That the standard incentive packages available to qualifying developments and the criteria required for developments to qualify for administrative approval of these incentive packages are enumerated in Attachment A.

Section 3. That the City Manager is directed to establish the standard incentive packages described in Attachment A and is authorized to negotiate and execute agreements with the Economic Development Corporation of Kansas City, Land Clearance for Redevelopment Authority, Port KC, and Kansas City Area Transportation Authority, as necessary to provide the standard incentive packages outlined in Attachment A in a manner that is substantially consistent with the eligibility criteria in Attachment A. To the extent necessary to effectuate the standard incentive packages described in Attachment A, the City Manager is further directed to initiate the creation of urban redevelopment corporations, development plans, or urban renewal plans, and amendments thereto, along with any necessary revisions to Resolution No. 191024.

Section 4. That, in order to effectuate the standard incentive packages outlined in Attachment A, the Director of Finance is authorized to administratively negotiate and execute agreements that allow a redirection of 50% of increased economic activity taxes for up to 15 years for office and industrial developments eligible for such as outlined in Attachment A, subject to annual appropriation and applicable law. This authorization to execute contracts expires December 31, 2027. The City Manager is directed to prepare a comprehensive list of terms and requirements for administrative redirection agreements, which shall be circulated to the Council and posted on the City's website.

Section 5. That any third-party financial analysis requirements that have previously been established by ordinance or resolution are waived for projects that receive standard incentive packages, as outlined in Attachment A. This section shall not be construed as repealing any other exceptions or requirements that may have previously been enacted by the Council.

Section 6. That this ordinance and the standard incentive packages outlined in Attachment A will be reviewed by the City Council no later than five years from the effective date of this Ordinance to evaluate impact on the target thresholds outlined in Section 1.

Section 7. That the City Manager is directed to monitor all standard incentives packages and annually report to the Council regarding the granting and progress of standard incentive packages and the City's progress in achieving the goals established in Section 1.

..end

Approved as to form and legality:

Emalea Black
Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220701

<h1>LEGISLATIVE FISCAL NOTE</h1>	LEGISLATION NUMBER:	220701					
LEGISLATION IN BRIEF:							
Establishing processes for awarding standard incentive packages to residential, office, and industrial developments that meet certain criteria and directing the City Manager to take certain acts to implement the standard incentive packages.							
What is the purpose of this legislation?	ECONOMIC DEVELOPMENT						
<i>For the purpose of entering an agreement between the city and third party for the attraction or retention of economic activity for the purpose of economic development.</i>							
Does this legislation spend money appropriated in the current fiscal year? <i>What is the city's obligation in future fiscal Years (See Section 04)</i>	NO	Yes/No					
Does this Legislation estimate new revenue in the current Fiscal Year? <i>What is the city's gross new revenue in future Fiscal Years? (See Section 01)</i>	NO	Yes/No					
Section 00: Notes:							
A fiscal impact cannot be determined at this time. However, future fiscal impacts will be realized with approval of qualified projects based on the following categories: 1) Residential - tiered structure with a maximum of 100% abatement of real property taxes for 10 years and 50% for 15 years thereafter, plus Sales Tax Exemption on Construction Materials (STECM); 2) Office - 75% abatement of real and personal property taxes for 15 years, plus STECM, with a possible impact bonus redirection of 50% of Economic Activity Taxes (EATs) for 15 years; 3) Industrial - tiered structure with a maximum of 75% abatement of real and personal property taxes for 15 years, plus STECM and redirection of 50% of EATs for 15 years, or 75% abatement of real and personal property taxes, plus STECM, with a possible impact bonus redirection of 50% of EATs for 15 years. These incentives will remain in effect until the goals as stated in this ordinance related to affordable housing, employment and industrial capacity are met.							
FINANCIAL IMPACT OF LEGISLATION							
Section 01: If applicable, where are funds appropriated in the current budget?							
FUND DEPTID ACCOUNT PROJECT	FY 22-23 BUD	FY 23-24 EST					
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Section 02: If applicable, where will new revenues be estimated?							
FUND DEPTID ACCOUNT PROJECT	FY 22-23 BUD	FY 23-24 EST					
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Section 03: If applicable, where will appropriations be increased?							
FUND DEPTID ACCOUNT PROJECT	FY 22-23 BUD	FY 23-24 EST					
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NET IMPACT ON OPERATIONAL BUDGET							
	-	-					
RESERVE STATUS:							
SECTION 04: FIVE-YEAR FISCAL IMPACT (Direct and indirect)							
FUND FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
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TOTAL REV		-	-	-	-	-	-
FUND FUND NAME	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	All Outyears
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TOTAL EXP		-	-	-	-	-	-
NET Per-YEAR IMPACT		-	-	-	-	-	-
NET IMPACT (SIX YEARS)		-					
REVIEWED BY		Sean Carroll		DATE		10/11/2022	



Legislation Text

File #: 221066

ORDINANCE NO. 221066

Sponsor: City Manager

Rezoning an area of about 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south from District B3-2, District B4-5, and District R-1.5 to District MPD, and approving a preliminary development plan that will also serve as a preliminary plat for a mixed-use development containing 318 dwelling units and commercial space. (CD-CPC-2022-00183)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20-1370, rezoning an area of approximately 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south from District B3-2 (Community Business 2), District B4-5 (Heavy Business/Commercial 5) and District R-1.5 (Residential 1.5) to District MPD (Master Planned Development), said section to read as follows:

Section 88-20-1370. That an area legally described as:

TRACT 1: Lots 1, 2, 3, 4, 19, 20, 21, 22, and the north 16.09 feet of Lots 5 and 18, except that part of Lots 1 and 22 in Armour Boulevard, Block 10, Hyde Park, a subdivision in Kansas City Jackson County, Missouri, according to recorded plat thereof.

TRACT 2: The south 33.91 feet of Lot 5 and all of Lots 6, 7, 8, 9, 10 and 11, Block 10, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, according to recorded plat thereof.

TRACT 3: The north 16.09 feet of Lot 14, and all of Lot 15 and the south 33.91 feet of Lot 16, Block 10, Hyde Park, a subdivision in Kansas City Jackson County, Missouri, according to recorded plat thereof.

is hereby rezoned from District B3-2 (Community Business 2), District B4-5 (Heavy Business/Commercial 5) and District R-1.5 (Residential 1.5) to District MPD (Master Planned Development), all as shown outlined on a map marked Section 80-20A-1370, which is attached

hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The patio amenity facing Main Street must be in accordance with the Main Street Overlay District.
2. A deviation from 88-323-02-E.2 is approved.
3. Alternative compliance for parking is approved, pursuant to 88-420-16, to allow .5 spaces per unit.
4. Considering 88-420-16-K, examples of eligible accommodations inside the indoor parking facilities need to be included in the MPD final plan submittal. Special facilities for bicyclists include enclosed bicycle lockers, employee shower facilities, dressing areas for employees, and onsite public bicycle-sharing stations.
5. An administrative adjustment for alternative compliance is approved pursuant to 88-425-13 for 17 street trees (along Main St) to satisfy the requirement and will be maintained or replaced on the subject site.
6. 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.
7. 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 sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
8. The developer shall integrate into the existing streetlight system any relocated streetlights 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.
9. The developer shall submit a plan for approval and permit by the Land Development Division prior to beginning construction of any improvements in the public right-of-way, and construct ADA-compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
10. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
11. 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, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and 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 of occupancy permits.

12. 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.
13. 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.
14. The developer shall 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.
15. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
16. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
17. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy.
18. The developer shall fully comply with and remain in compliance with the parkway and boulevard standards as outlined in 88-323.
19. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. The developer shall submit a traffic impact study for the development with the final MPD plan. Based on the trip generation manual, this development will generate sufficient trips to warrant a traffic impact study.

A copy of said MPD development plan and preliminary plat is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

221066



File #: 221067

RESOLUTION NO. 221067

Sponsor: City Manager

RESOLUTION - Approving an amendment to the Midtown Plaza Area Plan on about 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south by changing the recommend land use from Residential High Density and Mixed Use Community to Residential Urban and Mixed Use Community. (CD-CPC-2022-00184)

WHEREAS, on January 7, 2016, the City Council by Resolution No. 150899 adopted the Midtown Plaza Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the Midtown Plaza Area Plan as it affects that area of approximately 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south by changing the recommend land use from Residential High Density and Mixed Use Community to Residential Urban and Mixed Use Community; and

WHEREAS, the City Plan Commission considered such amendment to the Proposed Land Use Map on December 6, 2022; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did on December 6, 2022, recommend approval of the proposed amendment to Midtown Plaza Area Plan; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Midtown Plaza Area Plan is hereby amended as to the Proposed Land Use Plan and Map for that area of approximately 2.98 acres generally located along Main Street from Armour Boulevard on the north to 36th Street on the south by changing the recommend land use from Residential High Density and Mixed Use Community to Residential Urban and Mixed Use Community.

Section B. That the amendment to the Midtown Plaza Area Plan is consistent and complies with the FOCUS Kansas City Plan, adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove all public notices have been given and hearing have been held as required by law.

..end

**No Fact Sheet
Provided for
Resolution No.**

221067



File #: 221087

ORDINANCE NO. 221087

Sponsor: Director of City Planning and Development

Approving a development plan in District B4-2 on approximately 2.65 acres generally located at 3910 North Oak Trafficway for a self-storage building. (CD-CPC-2022-00125)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District B4-2 (Heavy Business/Commercial dash 2) on about 2.65 acres generally located at 3910 North Oak Trafficway, and more specifically described as follows:

Lot 1, Chezik Addition Replat, a subdivision in Kansas City, Clay County, Missouri.

is hereby approved, subject to the following conditions:

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. 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 a certificate of occupancy.
3. 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 a certificate of occupancy.
4. 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 a certificate of occupancy.
5. The applicant shall ensure the development is in compliance with all of Section 88-369, Self-Storage Warehouse.

6. 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, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and 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 of occupancy permits.
7. The developer shall grant a BMP easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
8. The developer shall 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 a 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.
9. The developer shall submit plans for grading, siltation, and erosion control to the Land Development Division for review and acceptance, and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities
10. 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.
11. The developer shall 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.

12. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
13. The developer shall 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 project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
15. 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)
16. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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 -2013 § 8.7.2)
17. Required Fire Department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) 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) Required Fire Department access roads shall designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
18. Dead-end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turnaround feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5) The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
19. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

20. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney

City of Kansas City, Missouri



Docket Memo

Ordinance/Resolution # 221087

Submitted Department/Preparer: City Planning

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

A request to approve a Development Plan for a self storage building on about 2.65 acres generally located at 3910 North Oak Trafficway. (CD-CPC-2022-00125)

Discussion

See CPC staff report.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?

N/A

3. How does the legislation affect the current fiscal year?

N/A

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

N/A

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

N/A

Budget Review

(Staff will complete this section.)

City of Kansas City, Missouri



Docket Memo

1. This legislation is supported by the general fund.

☐ Yes ☒ No

2. This fund has a structural imbalance.

☐ Yes ☒ No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan Impact

This is a zoning ordinance, it has not been evaluated for the Citywide Business Plan Impact.

Prior Legislation

See CPC staff report.

Service Level Impacts

See CPC staff report.

Other Impacts

1. What will be the potential health impacts to any affected groups?

This is a zoning ordinance and has not been evaluated against this subject matter.

2. How have those groups been engaged and involved in the development of this ordinance?

This is a zoning ordinance and has not been evaluated against this subject matter.

3. How does this legislation contribute to a sustainable Kansas City?

This is a zoning ordinance and has not been evaluated against this subject matter.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

This is a zoning ordinance and has not been evaluated against this subject matter.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

City of Kansas City, Missouri

Docket Memo

This is a zoning ordinance and has not been evaluated against this subject matter.



COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. (CD-CPC-2022-00125)

Brief Title

A request to approve a Development Plan for a self storage building on about 2.65 acres generally located at 3910 North Oak Trafficway. (CD-CPC-2022-00125)

Details

Location: Generally located at 3910 North Oak Trafficway.

Reason for Legislation: Development Plans must be approved by City Council.

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

See attached City Plan Commission Disposition Letter for the Commission's recommended conditions (if any).

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- Condition No. 1 regarding an improvement to the construction materials and improved window design was satisfied prior to ordinance request.
- Condition No. 2 requiring submittal of fence materials was satisfied prior to ordinance request.
- Condition No. 8 requiring submittal of internal circulation was satisfied prior to ordinance request.

221087

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th (Shields and Bunch)
Applicants / Proponents	Applicant Tye Zehner Strickland Construction City Department City Planning & Development Other
Opponents	Groups or Individuals Deb Herman Claudia Baker Laura Spiwak Basis of Opposition The proposed use does not match the Area Plan or the North Oak Corridor Plan.
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission 6-0 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input type="checkbox"/> For <input checked="" type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

Do not pass

Fact Sheet Prepared By:

Larisa Chambi
Planner

Reviewed By:

Joseph Rexwinkle

Date:

12-02-2022

Date:

12-05-2022

Initial Application Filed:

07-15-2022

City Plan Commission Action:

10-18-2022

Revised Plans Filed:

11-23-2022

On Schedule:

No

Off Schedule Reason:

The application was revised prior to being scheduled for City Plan Commission. The application was revised for a second time prior to Ordinance Request.

Reference Numbers:

Case No. CD-CPC-2022-00125