



Legislation Details (With Text)

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Title: Approving a development plan that also serves as a preliminary plat in District R-5 on about 1 acre to allow for eight detached lots in an area generally located on the east and west sides of Holly Street, south of West 21st Street. (CD-CPC-2022-00060)

Sponsors:

Indexes:

Code sections:

Attachments: 1. CD-CPC-2022-00060_Factsheet.pdf, 2. 14_CD-CPC-2022-00060_CPC Staff Report_06_21_22, 3. CPC Reccomend Approval Stamped_CD-CPC-2022-00060_06-21-22, 4. CD-CPC-2022-00060_6-21-22_CPCPPT_MB.pdf, 5. CPC Dispo 6-21-22.pdf, 6. Authenticated Ordinance 220603

Date	Ver.	Action By	Action	Result
7/21/2022	1	Council	Passed	Pass

ORDINANCE NO. 220603

Approving a development plan that also serves as a preliminary plat in District R-5 on about 1 acre to allow for eight detached lots in an area generally located on the east and west sides of Holly Street, south of West 21st Street. (CD-CPC-2022-00060)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan that also serves as a preliminary plat in District R-5 (Residential R-5) on about 1 acre, and more specifically described as follows:

Lots 1 thru 7, Block 28 Winter’s Addition, A Subdivision in Kansas City, Jackson County, Missouri and Lots 10 thru 13, Holly Place, A Subdivision in Kansas City, Jackson County, Missouri

is hereby approved, subject to the following conditions:

1. The following deviations to the R-6 district are hereby granted for Lots 1A, 2A, 3A, and 4A:
 - a. To the minimum lot area in the amount of 1529 square feet allowing an area of 4471 square feet.
 - b. To the minimum lot width in the amount of 16 feet allowing lot widths of 34 feet.
 - c. To the minimum side yard setback in the amount of 11 inches to allow for a minimum side yard setback of 2 feet 6 inches including projections and, in all cases, shall comply

with building code.

- d. To the minimum front yard setback of 20 feet allowing for a 10-foot front setback
2. The following deviations to the R-6 district are hereby granted for Lot 5A:
 - a. To the minimum lot area in the amount of 871.5 square feet allowing an area of 5128.5 square feet.
 - b. To the minimum lot width in the amount of 11 feet allowing lot width of 39 feet.
 - c. To the minimum interior side yard setback in the amount of 2 feet 6 inches to allow for a minimum interior side yard setback of 1 feet 3 inches including projections and, in all cases, shall comply with building code.
 - d. To the minimum street side yard setback in the amount of 2 feet 8 inches to allow for a minimum interior side yard setback of 12 feet 4 inches including projections and, in all cases, shall comply with building code.
 - e. To the minimum front yard setback of 20 feet allowing for a 10-foot front setback.
 3. The following deviations to the R-6 district are hereby granted for Lots 11A and 12A:
 - a. To the minimum lot area in the amount of 1667.1 square feet allowing an area of 4332.9 square feet.
 - b. To the minimum lot width in the amount of 11.67 feet allowing lot width of 33.33 feet.
 - c. To the minimum side yard setback in the amount of 11 inches to allow for a minimum side yard setback of 2 feet 6 inches including projections and, in all cases, shall comply with building code.
 - d. To the minimum front yard setback of 20 feet allowing for a 10-foot front setback
 4. The following deviations to the R-6 district are hereby granted for Lot 10A:
 - a. To the minimum lot area in the amount of 1665.8 square feet allowing an area of 4334.2 square feet.
 - b. To the minimum lot width in the amount of 11.66 feet allowing lot width of 33.34 feet.
 - c. To the minimum side yard setback in the amount of 11 inches to allow for a minimum side yard setback of 2 feet 6 inches including projections and, in all cases, shall comply with building code.
 - d. To the minimum front yard setback of 20 feet allowing for a 10-foot front setback.

5. 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, 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.
6. 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 entire site 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.
7. 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.
8. 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.
9. 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.
10. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC 2018 § 507.1)
11. Fire hydrant distribution shall follow IFC 2018 Table C102.1.
12. 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 2013 § 8.7.2)
13. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
14. The developer shall pay money in lieu of parkland dedication in the amount of \$11,405.50 for 8 single family residences. The fee is calculated based on the 2022 park rate. The fee shall be paid prior to recording the final plat.

15. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
16. 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.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is 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 and Development Code have been given and had.

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

Joseph Rexwinkle, AICP
Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney