



Legislation Details (With Text)

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**Title:** Rezoning an area of about .462 acres generally located at 3600 Walnut Street from District R-6 to MPD and approving a preliminary development plan to allow for the construction of 8 townhomes. (CD-CPC-2022-00087).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Fact Sheet, 2. 3.1\_3.2\_CD-CPC-2022-00087\_00085\_WalnutTownhomes\_07\_05\_2022, 3. Revised Plans, 4. CPC Disposition Letter UPDATED, 5. PPT, 6. Authenticated Ordinance 220599

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

ORDINANCE NO. 220599

Rezoning an area of about .462 acres generally located at 3600 Walnut Street from District R-6 to MPD and approving a preliminary development plan to allow for the construction of 8 townhomes. (CD-CPC-2022-00087).

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 88-20A-1338, rezoning an area of approximately .462 acres generally located at 3600 Walnut Street from District R-6 (Residential 6) to District MPD (Master Plan Development), said section to read as follows:

Section 88-20A-1338. That an area legally described as:

Lots 1, 2, & 3, Block 19 Hyde Park, a subdivision in Kansas City, Jackson County, Missouri.

is hereby rezoned from District R-6 (Residential 6) to District MPD (Master Plan Development), all as shown outlined on a map marked Section 88-20A-1338, 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 developer shall secure approval of an MPD final plan from the City Plan Commission prior to building permit.

2. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. Mechanical equipment (roof or ground mounted) shall be screened and comply with 88-425-08.
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 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.
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 a certificate of occupancy.
7. The developer shall receive a certificate of appropriateness from the Historic Preservation Commission prior to applying for an MPD final plan.
8. The applicant shall provide a raised pedestrian crossing, change in paving material or embossed striping, bollards, landscaping, or other approved method to avoid conflict between pedestrians and traffic at the driveway located on E. 36th Street (88-450) prior to the issuance of a certificate of occupancy
9. The developer shall secure permits to provide sanitary sewers to serve all proposed units within the development prior to issuance of a building permit. Private easements and maintenance agreements may be required for the private sewer system as shown on the utility plan.
10. 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. The analysis shall be submitted prior to issuance of any building permits, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
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 occupancy permits.

12. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
13. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
14. 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)
15. The developer is 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 recording the final plat or certificate of occupancy (whichever is applicable to the project).
16. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
17. 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.
18. 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 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.

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

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Secretary, City Plan Commission

Approved as to form and legality:

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Sarah Baxter

Senior Associate City Attorney