



Legislation Details (With Text)

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Title: Approving a development plan in District DC-15 on about 1.31 acres generally bounded at 500 E. 8th Street between Admiral Boulevard to the north, Cherry Street to the east, Locust Street to the west, and E. 8th Street to the south in Rices Addition Plat for the conversion of the former ATT building into 263 residential units. (CD-CPC-2022-00089)

Sponsors:

Indexes:

Code sections:

Attachments: 1. CD-CPC-2022-00089_Fact Sheet, 2. CD-CPC-2022-00089_ATT_Staff Report, 3. CD-CPC-2022-00089 Staff Presentation, 4. CPC Dispo, 5. Authenticated Ordinance 220728

Date	Ver.	Action By	Action	Result
8/25/2022	1	Council	Passed	Pass
8/24/2022	1	Neighborhood Planning and Development Committee	Adv and Do Pass	
8/18/2022	1	Council	referred	

ORDINANCE NO. 220728

Approving a development plan in District DC-15 on about 1.31 acres generally bounded at 500 E. 8th Street between Admiral Boulevard to the north, Cherry Street to the east, Locust Street to the west, and E. 8th Street to the south in Rices Addition Plat for the conversion of the former ATT building into 263 residential units. (CD-CPC-2022-00089)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District DC-15 (Downtown Core) on about 1.31 acres generally bounded at 500 E. 8th Street between Admiral Boulevard to the north, Cherry Street to the east, Locust Street to the west, and E 8th Street to the south in Rices Addition Plat, and more specifically described as follows:

A tract of land, being all or parts of lots 1, 2, 3, 4, 5, 6, 20, 21, 22, 23 and 24, block 7, rice’s addition, a subdivision in the Kansas City, Jackson County, Missouri, according to the recorded plat thereof, and the vacated alley lying adjacent to said lots, more particularly described as beginning at a point on the South line of Admiral Boulevard 103 feet East of the East line of Locust Street, run thence East along the South line of Admiral Boulevard a Distance of 54.13 feet to a point in the center line of the vacated North and South alley next West of Cherry street; thence South along said center line a distance of 13 feet; thence East along the South line of admiral Boulevard as projected Westward from its intersection with the West line of Cherry Street a distance of 157.12 feet, more or less, to said point of intersection in the West line of Cherry Street; thence South along the West line of Cherry Street, a distance of 250 feet, more or less, to the North line of 8th street; thence West along the North line of 8th street, a distance of

233.25 feet to a point located 81 feet east of the intersection of the North Line of 8th Street with the East line of locust Street; and thence Northerly along a straight line to a point on the South line of Admiral Boulevard 103 feet East of the East line of Locust Street, the point of beginning.

Is hereby approved, subject to the following conditions:

1. The building is using the Historic Rehabilitation Tax credit program as part of the redevelopment. The rehabilitation will comply with the Secretary of the Interior's Standards for Rehabilitation.
2. Any signage proposed by the developer shall comply with Section 88-445 of the Zoning and Development Code.
3. The developer shall update the paint on the existing penthouse mechanical utility screening.
4. Administrative adjustments for alternative compliance are approved pursuant to 88-425 of the Zoning and Development Code to allow the current landscaping on the site (19 existing trees) to satisfy landscaping requirements and will be maintained or replaced on the subject site.
5. The developer shall make sure exterior lighting complies with standards outlined in Section 88-430 of the Zoning and Development Code.
6. The developer shall demonstrate compliance with fire flow requirements as set forth in Appendix B of the International Fire Code 2018 prior to issuance of the building permit. (IFC-2018 § 507.1)
7. 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)
8. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
9. 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)
10. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements.
11. 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)
12. 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 a certificate of occupancy. At 263 units the fee will equate to \$202,678.88.

13. No water service line will be less than 1-1/2” in diameter where three or more units or commercial building will be served by one domestic service line and meter.
14. When an existing building is being renovated, 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 Kansas City Water rules and regulations.
15. The developer shall perform a water flow test to ensure there is adequate water pressure to serve the development prior to the issuance of the building permit.
16. The developer shall demonstrate that water and fire service lines 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 Ordinance 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.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Senior Associate City Attorney