Legislation Details (With Text)

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File created:	11/2/2022			**In control:**	Council
On agenda:	12/1/2022			**Final action:**	12/1/2022
Title:	Sponsor: City Planning and Development Department Rezoning an area of about 7.54 acres generally located at 100 W. 31st Street from UR to UR and approving a development plan and preliminary plat for 373 residential units. (CD-CPC-2022-00123).				
Sponsors:	Director of City Planning & Development				
Indexes:					
Code sections:					
Attachments:	1. 11.01.2022 Factsheet, 2. Fiscal Note TMP-2467, 3. 03_CD-CPC-2022-00123.100W31stSt., 4. CPCDispo, 5. CPCRecommendedApproval_StampedPlans, 6. Ordinance Map, 7. 100 W 31st Street PPT, 8. Authenticated Ordinance 220992				

Date	Ver.	Action By	Action	Result
12/1/2022	1	Council	Passed	Pass
11/30/2022	1	Neighborhood Planning and Development Committee	Adv and Do Pass	Pass
11/10/2022	1	Council	referred	

ORDINANCE NO. 220992

Sponsor: City Planning and Development Department

Rezoning an area of about 7.54 acres generally located at 100 W. 31st Street from UR to UR and approving a development plan and preliminary plat for 373 residential units. (CD-CPC-2022-00123).

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 80-20A-1365 rezoning an area of about 24 acres generally located at 100 West 31st Street from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) said section to read as follows:

80-20A-1365 That an area legally described as:

TRACT 1: Existing Hospital (3030 Baltimore)
All of Lots 1 through 19 and 24 through 46, Block 3, Mount Auburn, a subdivision in Kansas City, Jackson County, Missouri, and all of the vacated alley in Block 3 from the South line of vacated 30th Street to the North line of 31st Street, and Lots 19 through 31, Block 4, Mount Auburn, a subdivision in Kansas City, Jackson County, Missouri, and all of the vacated alley lying between said Lots 19 through 30, and that part of vacated 30th Street lying South of Block 4 and North of Block 3, Mount Auburn

TRACT 2: Vacated South Office Building (100 W31st Street) Lots 20 through 23, Block 3, Mount Auburn, a subdivision in Kansas City, Jackson County, Missouri, and the West 1/2 of vacated Baltimore Avenue lying East of and adjacent.

TRACT 3: Existing Parking Garage (3015 Baltimore Ave)
Lots 24 through 38 and the South 5 feet of Lot 39, Block 2, Mount Auburn, a subdivision in Kansas City, Jackson County, Missouri and the all of the vacated alley East of and adjacent to the aforesaid lots, and the East 1/2 of vacated Baltimore Avenue lying West of and adjacent.

TRACT 4: Existing Grand Teton Condominiums Units 2102, 2103, 2104, 2106, 2201, 2301, 2302, 2304, 2308, Park Reserve Condominiums Units 2101 -2308, recorded June 24, 2016 as Document No. 2016E0056449 in Plat Book I-162 at Page 91; subject to the Affidavit to Correct Legal Description, recorded July 11, 2016 as Document No. 2016E0062031, together with the assigned interest in the common elements appertaining thereto, under the Declaration (of Condominium) Park Reserve Condominium, recorded June 24, 2016 as Document No. 2016E0056450

is hereby rezoned from District UR (Urban Redevelopment) to District UR (Urban Redevelopment), all as shown outlined on a map marked Section 80-20A-1365, which is attached hereto and made a part hereof, and which is hereby adopted as 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 is hereby approved, subject to the following conditions:

1. 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.

2. Ordinance No. 080217, including all conditions provided therein, shall remain in full force and effect.

3. The plan is revised to show short-term bicycle parking as required of 88-420-09.

4. The plan is revised to show long-term bicycle parking as required of 88-420-09.

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 secure approval of a UR final plan from the Development Management Division staff prior to a building permit.

8. Signage has not been reviewed with this submittal. All signage shall conform to 88-445 and

shall require a sign permit prior to installation.

9. The developer shall secure approval of a UR final plan from the Development Management Division staff prior to a building permit.

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, by making application under said code for submitting and recording a lot consolidation plat or replatting the property in accordance therewith.

11. 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 disturbance 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.

12. 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.

13. 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.

14. The developer shall submit plans for approval and permitting by the Land Development Division prior to beginning construction of the 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.

15. 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.

16. Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by the Public Works staff during the plan review process.

17. 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.

18. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans and to a tie -in point with the existing sidewalks. In addition, the developer shall construct associated ADA ramps at street intersections and the proposed entrance drives as necessary for the type of drive approach.

19. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

20. 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)

21. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018)

22. 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)

23. 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.

24. 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. If dedicating private open space, said space shall be platted into private open space tracts. This requirement shall be satisfied prior to recording a certificate of occupancy.

25. 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.

26. 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.

27. 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 Kansas City Water rules and regulations.

28. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.

29. The developer shall have a water flow test done to ensure there is adequate water pressure to

serve the development.

30. Water/sewer service lines shall serve only one lot or tract and shall not cross a separate lot or tract.

31. The developer shall submit fire hydrant drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City Water rules and regulations for water main extensions and relocations.

32. The developer shall have a full width water main easement dedicated along the portion of vacated Baltimore Street adjacent to the development for the public water main in the vacated street if a water main easement does not already exist.

A copy of said UR development plan and preliminary plat is on file in the office of the City Clerk with this ordinance and 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 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:

_____
Sarah Baxter
Senior Associate City Attorney

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