



Planning and Urban Design

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To: City Planning Commission
From: Planning and Urban Design Staff
Date: November 9, 2020
Re: **Final Plat – Kaw Valley Drainage District First Replat**

GENERAL INFORMATION

Applicant:
James Jenkins

Status of Applicant:
Kaw Valley Drainage District
719 Osage Avenue
Kansas City, KS 66105

Requested Action:
Approval of a Final Plat.

Date of Application:
September 25, 2020

Purpose:
To replat one (1) industrial lot to build a maintenance building and facilitate flood project for the Levee District.

Property Location:
950 South 24th Street and 950 R South 25th Street,
Kansas City, KS 66106



Commission Districts:	Commissioner At Large: Tom Burroughs (At-Large District 2) District Commissioner: Angela Markley (District 6)
Existing Zoning:	M-3 Heavy Industrial District
Adjacent Zoning:	North: None (Kansas River) South: M-3 Heavy Industrial District East: None (Kansas River) West: M-3 Heavy Industrial District
Adjacent Uses:	North: Kansas River South: Vehicle salvage operations East: Kansas River West: Industrial businesses
Neighborhood Characteristics:	This project spans a large area with several uses. The site area is primarily industrial storage lots with smaller parcels of land that remain vacant. This area is heavily industrial with salvage operations and the Burlington Northern Santa Fe railyard south of Argentine Boulevard.
Total Tract Size:	3.19 Acres
Master Plan Area:	City-Wide Master Plan
Master Plan Designation:	The City-Wide Master Plan designates this property as Industrial.
Major Street Plan:	The Major Street Plan classifies Cheyenne Avenue as a Local Street.
Required Parking:	The required parking is determinate on the square footage of the proposed buildings on site. Sec. 27-470(f) one (1) space for each 500 square feet. For buildings larger than 20,000 square feet, only one (1) space for each 1,000 square feet need to be provided. No additional parking is required or provided for the final plat.
Advertisement:	<u>Wyandotte Echo</u> – None Required Letters to Property Owners – October 14, 2020
Public Hearing:	November 9, 2020
Public Support:	None to date.

Public Opposition: None to date.

PROPOSAL

Outline of Requested Action: The applicant, James Jenkins with Kaw Valley Drainage District, has requested a final plat to replat one (1) industrial lot to build a maintenance building for the Levee District on 3.19 acres. This maintenance building will facilitate flood protection along the Kansas River.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709

Zoning Enforcement: There are no Notice of Violations for this property.

FACTORS TO BE CONSIDERED

1. ***Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.***

Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

2. ***The extent to which utilities and public services are available and adequate to serve the proposed use.***

- a. ***Water service***

Available

- b. ***Sanitary sewer service***

Available

- c. ***Police***

Police service provided by the South Patrol, District #331.

- d. ***Fire***

Fire service provided by Station #7.

- e. ***Transit***

Kansas City ATA does not provide transit service near this property. The closest transit stop is located at 28th and Strong Avenue, Route 104 approximately ½ mile away.

f. Schools

Kansas City Kansas USD 500 provides elementary and secondary school service.

- 3. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.**

Cheyenne Avenue is in poor condition and as part of the building permitting process for the maintenance building, the right-of-way will be improved the industrial standards. These improvements will have the width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probably future land and building uses.

- 4. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.**

Buildings, lots, blocks, parcels and streets will be arranged so as to afford adequate light, open space or air, to facilitate protection, and to provide for long-term sustained real estate values as this area is heavy industrial and is bordered by the Kansas River to the north and east.

- 5. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.**

The site is relatively flat, so the natural features of the land will not be enhanced. This site is part of the Kansas Levee project.

- 6. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.**

This is an industrial development and as such does not have the amenities stated above.

KEY ISSUES

Access of Neighboring Properties

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. This final plat is replatting existing lots in The Home Building and Investment Company subdivision platted in 1888 and a portion of land that is owned by the Kaw Valley Drainage District to build a maintenance building to facilitate flood protection for the Levee District.
2. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least ten feet wide. The required ten-foot width may be provided through five-foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat.
3. Utility easements shall connect with easements established in adjoining properties.
4. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None.
- B) Items that are conditions of approval:
- 1) None.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None.

STAFF RECOMMENDATIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Final Plat of Turner Logistics Center Second Plat, subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least ten feet wide. The required ten-foot width may be provided through five-foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**
2. **Utility easements shall connect with easements established in adjoining properties; and,**
3. **Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.**

ATTACHMENTS

Aerial Map/Zoning Map
GeoSpatial Services Department Comment Letter
Final Plat
Site Photographs Provided by Planning Staff Dated October 13, 2020.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing Plat	November 9, 2020	TBD

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

I move the Kansas City, Kansas City Planning Commission **APPROVE** Kaw Valley Drainage District First Replat Final Plat as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements of the Kansas City, Kansas City Planning Commission:

1. _____;
2. _____; And
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Kaw Valley Drainage District First Replat Final Plat, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.



Figure 1. Zoning Map of 950 South 24th Street, highlighted in blue (provided by UG Maps).



GeoSpatial Services
A Division of the Knowledge Office

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
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To: Gunnar Hand, Urban Planning and Land Use
Janet Parker, Urban Planning and Land Use
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: November 3, 2020
RE: **KAW VALLEY DRAINAGE DISTRICT FIRST REPLAT**

We have researched the official county records for the above plat as submitted to Urban Planning and Land Use by:
Midland Surveyors

And we have determined the following:

Takes all of CIC-TAS Parcel:
132420

Owner-of-Record:
Kaw Valley Drainage District

Jurat Signature:
James Jenkins, Board Member – Kaw Valley Drainage District

We find that the plat is: **Presently unacceptable for posting.**

Please note the following comments.

1) Title

The subtitle needs to be revised to say, "...and a tract of land in the Northeast ¼ of Section 20..."

2) Labeling

Ownership labeling needs to be removed from the plat drawing.

3) Alley Vacation

I recommend that the east half of the portion of the 15-foot alley that hasn't been vacated be vacated and included within the plat.



