



Planning and Urban Design

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Kansas City, Kansas 66101
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To: City Planning Commission
From: Planning and Urban Design Staff
Date: June 13, 2022
Re: Petition PLAT2022-013 (Rock Island Bridge Preliminary Plat)

GENERAL INFORMATION

Applicant:

Will Anderson

Status of Applicant:

BHC
712 State Avenue
Kansas City, KS 66101

Requested Action:

Approval of a Preliminary Plat.

Date of Application:

April 29, 2022

Purpose:

To plat one (1) commercial lot.

Property Location:

0 Kansas Avenue (proposed address)

Commission Districts:

Commissioner At Large, District #2: Tom Burroughs
District #2 Commissioner: Brian McKiernan



Existing Zoning: None (proposed CP-2 Planned General Business District)

Adjacent Zoning: **North:** None (Kansas River)
South: None (Kansas River)
East: TND Traditional Neighborhood Design District
West: M-3 Heavy Industrial District

Adjacent Uses: **North:** Kansas River
South: Kansas River
East: Future Yard II mixed-use development and Kansas City, Missouri
West: Manufacturing business

Total Tract Size: 2.36 Acres

Master Plan Area: Armourdale Master Plan

Master Plan Designation: The Rock Island Bridge does not have a designation per the Armourdale Area Master Plan.

A Master Plan Amendment has been recommended for approval by the City Planning Commission to Parks/Open Space, Public/Semi-Public, and Regional Commercial. Parks/Open Space allows park buildings, open space, and trails.

Public/Semi-Public allows schools, public land and buildings, churches and non-profit land and buildings.

Regional Commercial allows regional retail “big box” anchors, commercial pad sites with sit-down restaurants, drive-through restaurants, banks, drug stores, service stations, convenience stores, general services, etc.

Major Street Plan: The Major Street Plan classifies Kansas Avenue as a Class B Thoroughfare and River Park Drive and State Line Road as Local Streets.

Required Parking: Sec. 27-466(e) states uses in this district require paved off-street parking at a ratio not less than four (4) spaces per 1,000 square feet of floor area in the building. Three (3) parking spaces are required.

Sec. 27-668(a)(5) states restaurants shall provide one (1) space for each 50 square feet of seating area plus one (1) space for each remaining 300 square feet of total floor area. Such establishments with less than 500 square feet of seating area shall supply with at least ten (10) off-street parking spaces. Thirty (30) spaces are required.

Sec. 27-668(a)(12) states taverns and event spaces shall provide one (1) space for each 50 square feet of seating area or assembly area plus one (1) space for each remaining 200 square feet of total floor area. Thirty-two (32) parking spaces are required for the tavern and 117 parking spaces are required for the event space.

182 parking spaces are required. 76 parking spaces are proposed. A parking variance (BOZA2022-024) was approved by the Board of Zoning Appeals on May 9, 2022.

Advertisement: Property Owner Letters – May 20, 2022
Wyandotte Echo – None Required

Public Hearing: June 13, 2022

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Wil Anderson with BHC, is requesting to preliminary plat one (1) commercial lot to create a parcel for the Rock Island Bridge at 0 Kansas Avenue (proposed address).

City Ordinance Requirements: Article VII Sections 27-245 – 27-339 and Article VIII Sections 27-340 – 27-765

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. None

Building, Zoning, or Code Enforcement Complaints:

1. None

Outstanding or Related Permits and Cases:

1. None

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.***

The proposed use can be used safely without danger to health, or peril from fire, flood, erosion because there are two ingress/egress points on the bridge and dedicated open space as a throughway for the public trail on the bridge deck.

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

a. *Water service*

Water service is provided by BPU.

b. *Sanitary sewer service*

Sanitary sewer service is provided by the UG.

c. *Storm water control*

To be designed to meet City Code.

d. *Police*

Police service provided by South Patrol, District #333.

e. *Fire*

Fire service provided by Station #3 located at South 5th Street and Kansas Avenue.

f. *Transit*

Kansas City ATA does not provide transit service near this property. The closest transit stop is at 14th Street and Genesee Street in Kansas City, Missouri.

g. *Schools*

Public education service provided by Kansas City Kansas USD 500.

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.*

Streets and drives will be designed 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.

- 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 will be arranged as to afford adequate light, and open space to facilitate fire protection.

- 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 development is being designed with due regard to topography so that the natural features of the land will be protected and enhanced as the bridge spans across the Kansas River.

- 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.**

The developer is connecting to the existing trail network and the public will have access to this amenity.

PREVIOUS ACTIONS

- BOZA2022-024 for parking reduction was approved by the Board of Zoning Appeals on May 9, 2022.
- COZ2022-016, SP2022-044, PR2022-019 and MPL2022-010 were recommended for approval by the City Planning Commission on May 9, 2022 (scheduled to appear at the May 26, 2022 Unified Government.

NEIGHBORHOOD MEETING

A neighborhood meeting is not required for a Preliminary Plat.

KEY ISSUES

Pedestrian Access
Trail Connection
Utilities
Floodplain
US Army Corps of Engineers

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. The proposed parcel is over the Kansas River and thereby is within the regulatory floodplain. The parcel must be removed from the regulatory floodplain through FEMA.

The applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit.

Applicant Response: Accepted.

2. When the mylars are submitted to Staff to be recorded, submit the following fees:
 - a. \$32.00 per page payable to the Register of Deeds; and,
 - b. \$7.00 per lot payable to the Unified Treasurer.

Applicant Response: Accepted.

3. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least ten (10) feet wide. The required ten-foot width may be provided through five (5) 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.

Applicant Response: Accepted.

4. Utility easements shall connect with easements established in adjoining properties.

Applicant Response: Accepted.

5. Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.

Applicant Response: Understood.

6. Proposed development within this preliminary plat will require civil drawings to accompany the condominium plat as final plat.

Applicant Response: Understood.

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) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
- 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 RECOMMENDATION

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** Petition **PLAT2022-013 (Rock Island Bridge Preliminary Plat)** subject to all comments and suggestions outlined in this staff report summarized by the following conditions:

1. **The proposed parcel is over the Kansas River and thereby is within the regulatory floodplain. The parcel must be removed from the regulatory floodplain through FEMA.**

The applicant shall review the Floodplain Management Ordinance and obtain the necessary local, State, and Federal floodplain permits before the construction or alteration of any structure the floodplain prior to obtaining a building permit;

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4. **Utility easements shall connect with easements established in adjoining properties;**
5. **Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided; and,**
6. **Proposed development within this preliminary plat will require civil drawings to accompany the condominium plat as final plat.**

ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map

Applicant Response E-mail
Final Plat
Site Photographs taken by Staff on April 12, 2022.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Unified Government Board of Commissioners</u>
Public Hearing Preliminary Plat	June 13, 2022	TBD

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

MOTIONS

PLAT

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2022-013 (Rock Island Bridge Preliminary 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 PLAT2022-013 (Rock Island Bridge Preliminary 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.

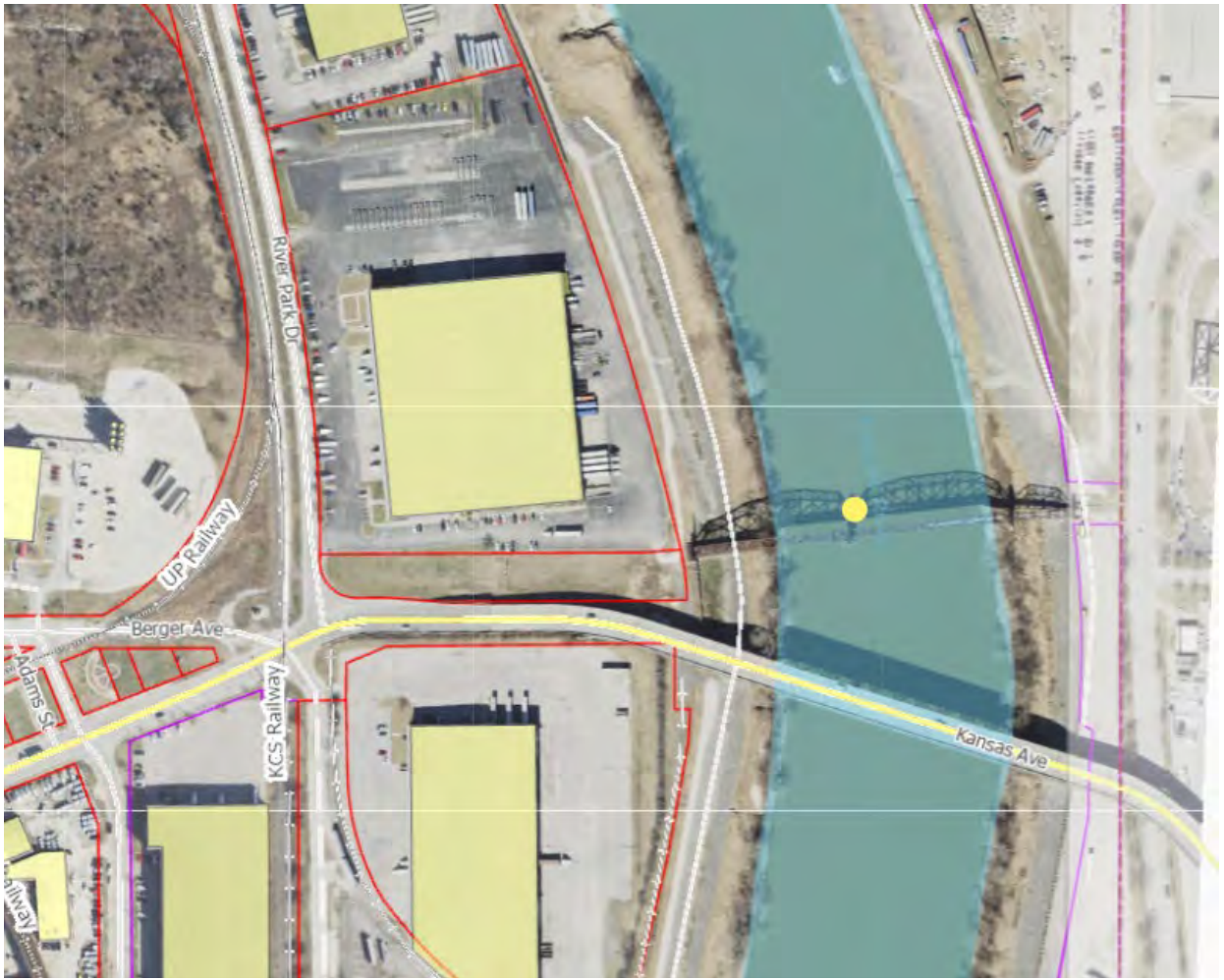


Figure 1. Aerial Photograph for 0 Kansas Avenue as indicated by the yellow circle (provided by ArcMap).

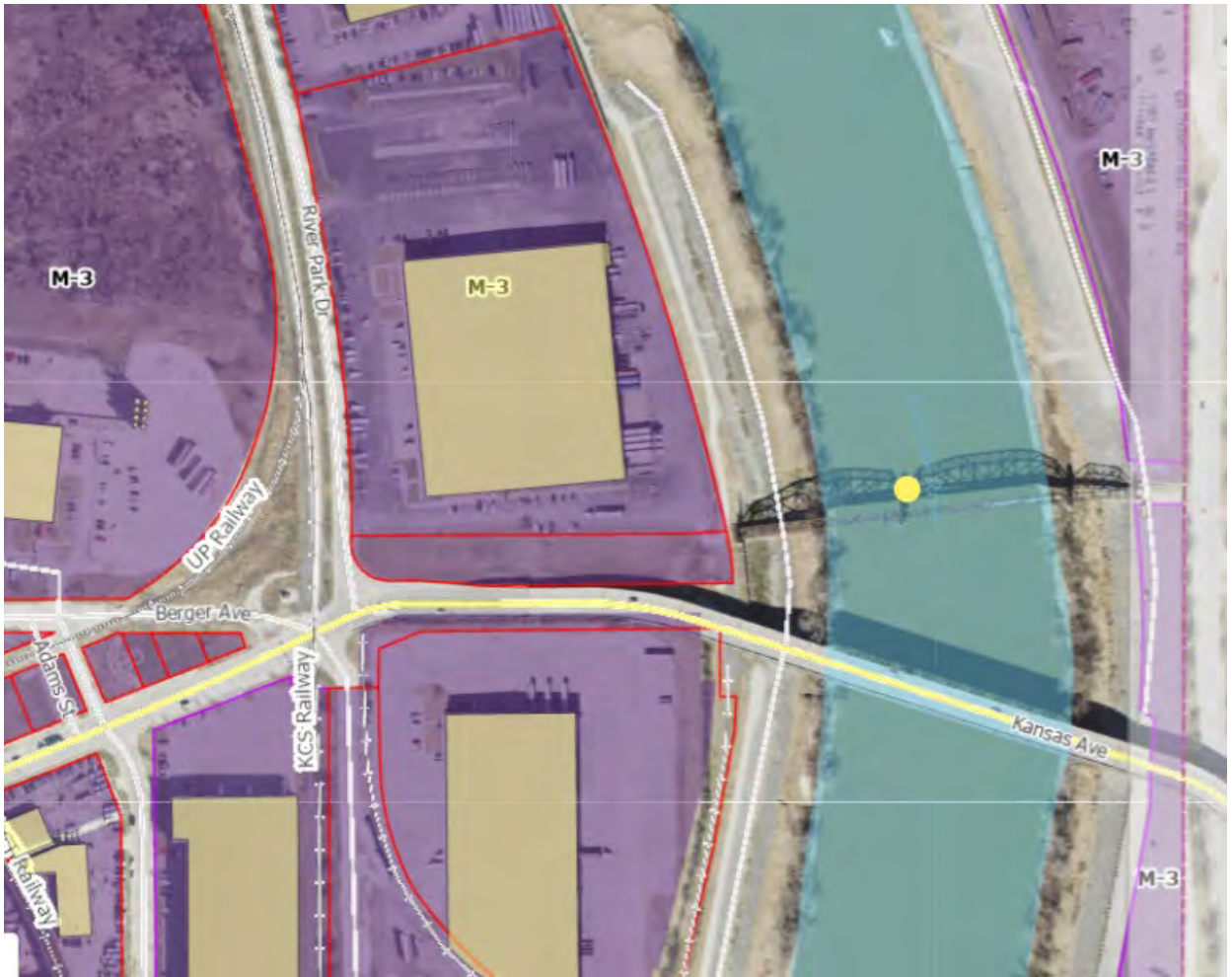


Figure 2. Zoning Map of 0 Kansas Avenue as indicated by the yellow circle (provided by ArcMap) (rezoning was recommended for approval by the City Planning Commission to CP-2 Planned General Business District).



Figure 3. Armourdale Master Plan Land Use Designation Map of 0 Kansas Avenue (proposed address for the Rock Island Bridge) as indicated by the yellow circle (provided by ArcMap) (Master Plan Amendment was recommended for approval by the City Planning Commission to Public/Open Space, Public/Semi-Public and Regional Commercial).

From: [Wil Anderson](#)
To: [Toy, Byron](#)
Subject: RE: PLAT2022-013 - Rock Island Bridge
Date: Monday, June 6, 2022 10:48:29 AM
Attachments: [image002.png](#)
[image003.png](#)

Byron

In response to the issues raised in the staff report:

Planning and Uran Design Comments:

Items 1 through 4 are accepted.

Items 5 and 6 are understood and will be part of the process moving forward as design and partners are aligned.

Planning Engineering Comments:

There do not appear to be any responses required other than these are understood.

Thanks

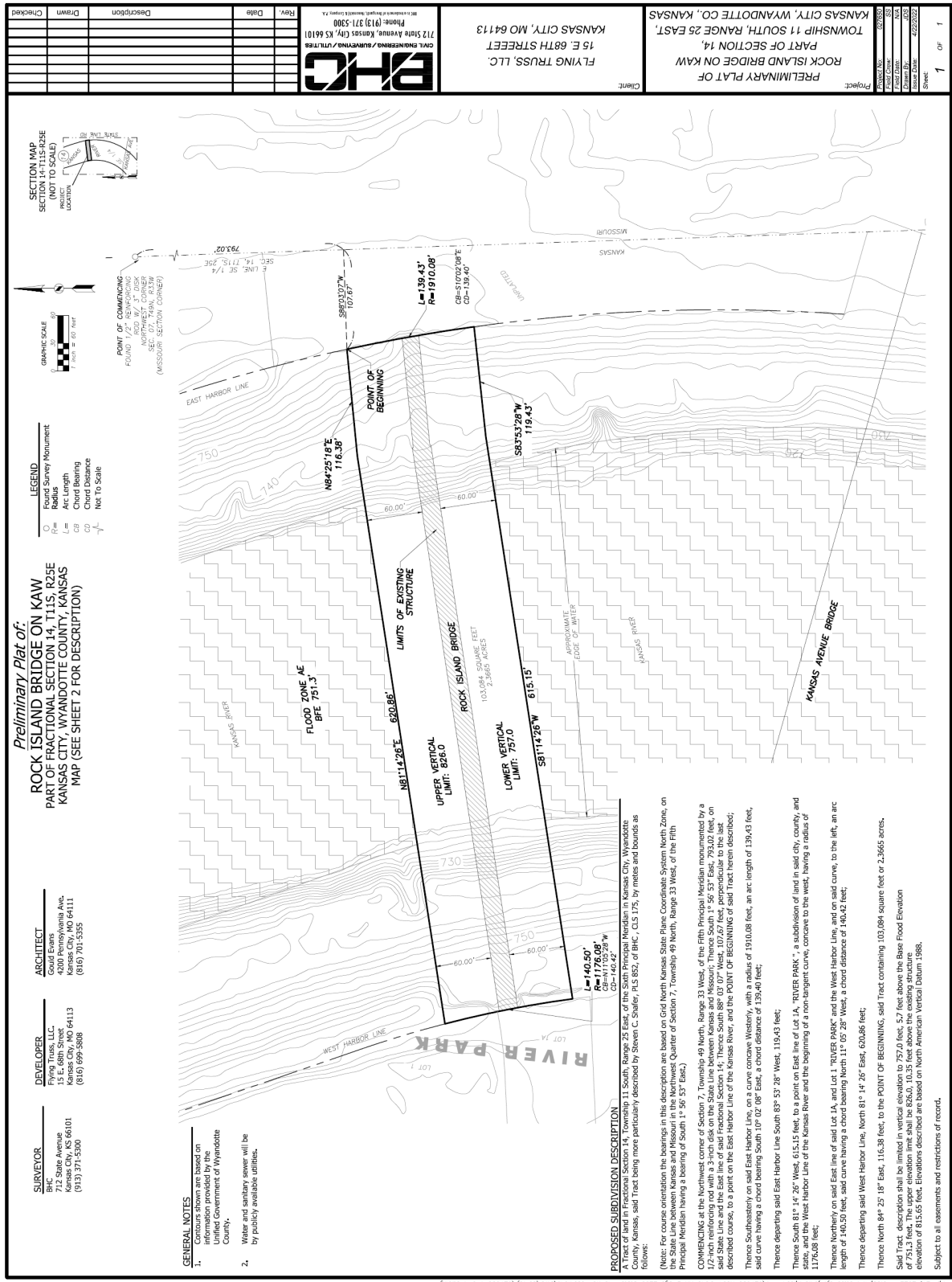
Wil Anderson, PS
Vice President | Survey Services Group Leader
Licensed in: KS

BHC | [Civil Engineering](#) | [Surveying](#) | [Utilities](#)
712 State Avenue
Kansas City, KS 66101
c. 913 904 4743
o. (913) 371-5300



[Connect Online](#)
#NoProblemPlace

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REV.	DATE	DESCRIPTION	DRAWN	CHECKED

BHC
 CIVIL ENGINEERING / SURVEYING / UTILITY
 712 State Avenue, Kansas City, MO 64113
 Phone: (913) 371-3500
 Fax: (913) 371-3500

CLIENT:
 FLYING TRUSS, LLC
 15 E. 68TH STREET
 KANSAS CITY, MO 64113

PROJECT:
 PRELIMINARY PLAT OF
 ROCK ISLAND BRIDGE ON KAW
 PART OF SECTION 14,
 TOWNSHIP 11 SOUTH, RANGE 25 EAST,
 KANSAS CITY, WYANDOTTE CO., KANSAS

DATE PLOTTED: 06/13/2022
 PLOTTER: HP DesignJet 2400
 SCALE: AS SHOWN
 SHEET: 1 OF 1

SECTION MAP
 SEE SHEET 2 FOR LOCATION
 (NOT TO SCALE)

LEGEND
 Found Survey Monument
 Arc Length
 Chord Bearing
 Chord Distance
 Not To Scale

GRAPHIC SCALE
 0 10 20 30 40 50 60
 FEET

POINT OF COMMENCEMENT
 FOUND 1/2" REFERENCE
 MONUMENT IN THE
 SECTION CORNER
 (MISSOURI SECTION CORNER)

Preliminary Plat of:
ROCK ISLAND BRIDGE ON KAW
 PART OF FRACTIONAL SECTION 14, T11S, R25E
 KANSAS CITY, WYANDOTTE COUNTY, KANSAS
 MAP (SEE SHEET 2 FOR DESCRIPTION)

DEVELOPER:
 Flying Truss, LLC
 15 E. 68th Street
 Kansas City, MO 64113
 (816) 999-3686

ARCHITECT:
 Gould Evans
 4200 Pennsylvania Ave.
 Kansas City, MO 64111
 (816) 701-3335

SURVEYOR:
 BHC
 712 State Avenue
 Kansas City, MO 64113
 (913) 371-3500

GENERAL NOTES
 1. All bearings and distances are based on the datum provided by the Unified Government of Wyandotte County, Kansas.
 2. Water and sanitary sewers will be by publicly available utilities.

PROPOSED SUBDIVISION DESCRIPTION
 A Tract of land in Fractional Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Staller, PLS 852, of BHC, CLS 175, by metes and bounds as follows:
 (Note: For course orientation the bearings in this description are based on Grid North Kansas State Plane Coordinate System North Zone, on the Easting of the Principal Meridian in the East Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)
 COMMENCING at the Northwest corner of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian monumented by a 100.00 foot line to the East line of said Fractional Section 14; Thence South 88° 03' 07" West, 102.67 feet, perpendicular to the last described course, to a point on the East Harbor Line of the Kansas River, and the POINT OF BEGINNING of said Tract herein described;
 Thence Southwesterly on said East Harbor Line, on a curve concave Westwarily, with a radius of 1910.08 feet, an arc length of 139.43 feet, said curve having a chord bearing South 10° 02' 08" East, a chord distance of 139.40 feet;
 Thence departing said East Harbor Line South 89° 53' 38" West, 119.43 feet;
 Thence South 81° 14' 26" West, 615.15 feet, to a point on East line of Lot 1A, "RIVER PARK", a subdivision of land in said city, county, and state, and the West Harbor Line of the Kansas River and the beginning of a non-tangent curve, concave to the west, having a radius of 1176.08 feet;
 Thence Northerly on said East line of said Lot 1A, and Lot 1, "RIVER PARK" and the West Harbor Line, and on said curve, to the left, an arc length of 140.50 feet, said curve having a chord bearing North 11° 05' 28" West, a chord distance of 140.42 feet;
 Thence departing said West Harbor Line, North 81° 14' 26" East, 620.86 feet;
 Thence North 89° 25' 18" East, 116.38 feet, to the POINT OF BEGINNING, said Tract containing 103.089 square feet or 2.2665 acres.
 Said Tract description shall be limited in vertical elevation to 757.0 feet, 5.7 feet above the Base Flood Elevation of 751.3 feet. The upper elevation limit shall be 826.0, 10.35 feet above the existing structure elevation of 815.05 feet. Elevations described are based on North American Vertical Datum 1988.
 Subject to all easements and restrictions of record.

ROCK ISLAND BRIDGE
 103.089 SQUARE FEET
 2.2665 ACRES

UPPER VERTICAL LIMIT: 826.0
LOWER VERTICAL LIMIT: 757.0

POINT OF BEGINNING

FLOOD ZONE AE
 BFE 751.3

APPROXIMATE EDGE OF WATER

EAST HARBOR LINE

KANSAS RIVER

RIVER PARK

KANSAS AVENUE BRIDGE

MISSOURI

KANSAS

SECTION MAP
 SEE SHEET 2 FOR LOCATION
 (NOT TO SCALE)

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 Chord Distance
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GRAPHIC SCALE
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 Thence departing said East Harbor Line South 89° 53' 38" West, 119.43 feet;
 Thence South 81° 14' 26" West, 615.15 feet, to a point on East line of Lot 1A, "RIVER PARK", a subdivision of land in said city, county, and state, and the West Harbor Line of the Kansas River and the beginning of a non-tangent curve, concave to the west, having a radius of 1176.08 feet;
 Thence Northerly on said East line of said Lot 1A, and Lot 1, "RIVER PARK" and the West Harbor Line, and on said curve, to the left, an arc length of 140.50 feet, said curve having a chord bearing North 11° 05' 28" West, a chord distance of 140.42 feet;
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 Subject to all easements and restrictions of record.



Figure 1. Site Photograph of 557 River Park Drive and the Rock Island Bridge looking east from River Park Drive (provided by Planning Staff).



Figure 2. Site Photograph of 557 River Park Drive looking southwest from 557 River Park Drive (provided by Planning Staff).



Figure 3. Site Photograph of the Rock Island Bridge looking southwest from 200 South James Street (provided by Planning Staff).



Figure 4. Site Photograph of the Rock Island Bridge looking southwest from 200 South James Street (provided by Planning Staff).