



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

May 24, 2024

Yianni Vrentas
Opus Development Company, L.L.C.
2020 Baltimore Avenue, Suite 120
Kansas City, MO 64108

Re: **CD-CPC-2024-00038** - A request to approve a development plan, which also serves as a preliminary plat, for industrial development in District M2-3 on about 60 acres generally located at 10951 N Congress Avenue.

Dear Yianni Vrentas:

At its meeting on May 22, 2024, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the Council. All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for Council consideration.

If you have any questions, please contact me at Genevieve.Kohn@kcmo.org or (816) 513-8808.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Kohn".

Genevieve Kohn
Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for Council.

The following are recommended by the Water Services - Stormwater Department. For questions, contact Lucas Kaspar at Lucas.Kaspar@kcmo.org or (816) 513-2131.

- 1) 2. Sheet C3 – The GREEN line should also be a private storm sewer main located within a private storm easement and covered by a Covenant to Maintain Private Storm Sewer Main.
- 2) 1. Sheet C3 – The RED line running N/S along the West boundary should be a private storm main located within a private storm easement and covered by a Covenant to Maintain Private Storm Sewer Main.
- 3) 3. Sheet C3 – The RED line running E/W along 108th Street (South boundary) would be public if needed, but not connect to a private main.

The following are recommended by the Development Management Department. For questions, contact Genevieve Kohn at Genevieve.Kohn@kcmo.org or (816) 513-8808.

- 1) revise all outstanding corrections from water services. Revise Plans and Resubmit

The following are recommended by the Stream Buffer Department. For questions, contact Lucas Kaspar at Lucas.Kaspar@kcmo.org or (816) 513-2131.

- 1) Show the area where the private sanitary main crosses the stream buffer as disturbance of the outer zone and update the design table accordingly. Show the area where the private sanitary main crosses the stream buffer as disturbance of the outer zone and update the design table accordingly.
- 2) Include an additional column in the design table for the mitigation of the 0.02 acres disturbance of the stream side zone. This will require 0.08 acres of mitigation area to be added directly adjacent to and included in the final preserved outer zone. Show the mitigation area as a separate color/hatching on the legend and plan. Include an additional column in the design table for the mitigation of the 0.02 acres disturbance of the stream side zone. This will require 0.08 acres of mitigation area to be added directly adjacent to and included in the final preserved outer zone. Show the mitigation area as a separate color/hatching on the legend and plan.

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. 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 Certificate of Occupancy.
3. The developer shall receive approval of an alternative compliance bicycle parking plan or receive approval of a variance prior to building permit.
4. The developer shall secure approval of a project plan for the areas labeled "Future Phases" of the project from the City Plan Commission prior to building permit.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. 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 Certificate of Occupancy.
7. 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 Certificate of Occupancy.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
9. The developer shall be responsible for tree preservation in an easement or platted tract in accordance with 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
10. Revise plans to address all outstanding corrections from Water Services prior to request for ordinance.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

11. That prior to any Certificate of Occupancy is issued for each phase, a Final Plat must be approved by the City and recorded with the County Recorder of Deeds.
12. That prior to the first certificate of occupancy issued a sign must be placed at the terminus of NW 109th Street stating "End City Maintenance".

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
14. That the north half of NW 108th Street shall be improved to Collector Street standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

15. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
16. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
17. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
18. 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 private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
19. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
20. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
21. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape 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.
22. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
23. 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.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

24. 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 241-2013 § 8.7.2)
Fire hydrant distribution shall follow IFC-2018 Table C102.1
25. 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)
26. All required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3). Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4). Shall provide fire lane signage on fire access drives.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

27. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
28. 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)
29. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).
Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

30. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
31. No water service tap permits will be issued until the public water main is released for taps.
32. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
33. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Pedro Colato 816-513-4892
35. 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.
36. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

37. Water Main Extension plans shall be submitted to KC Water by a Missouri PE for review, approval, and contracts for extensions of the transmission main, distribution main, and public fire hydrants per the approved utility plan prior to issuance of building permits. The WME plans shall follow all KC Water Rules and Regulations for water main extensions. The extension of approximately 2,800' of 12" public water main and approximately 500' of 24" transmission main along NW 108th Street as shown on the development plan shall be designed and under contract (permitted) with KC Water prior to recording the final plat. The applicant must dedicate a 30' wide exclusive water main easement adjacent to the future 112th St right-of-way along the northeast corner of the site as part of the final plat. The City will cost share the cost of the 24" portion of the watermain to the extent the cost of the 24" watermain exceeds the cost of a 12" watermain for the length of the 24" watermain, as funding is available.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

38. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

39. The developer shall submit a final stream buffer plan for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
40. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
41. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.
42. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
43. The developer shall provide private storm drainage easements for any private storm sewer mains prior to the issuance of any building permits.
44. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development, prior to recording the plat or issuance of a building permit whichever occurs first.
45. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.
46. The developer must grant BMP Easements to the City, prior to recording the plat or issuance of any building permits.
47. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
48. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
49. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits.
50. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
51. Internal utilities shall be private mains located within private easements and covered by Covenants to Maintain Private Utilities acceptable to KC Water.