



## CITY PLAN COMMISSION

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

[kcmo.gov/planning](http://kcmo.gov/planning)

June 08, 2022

Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes, a Professional Corporation  
4510 Belleview  
Kansas City, MO 64111

Re: **CD-CPC-2021-00168** - A request to approve a rezoning from R-80 (Residential) to MPD (Master Planned Development) with an MPD Plan to bring an existing landscaping (commercial) business into compliance on about 3.7 acres generally located at 8300 N Green Hills Rd.

Dear Rachelle Biondo:

At its meeting on June 07, 2022, 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 . 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 consideration.

If you have any questions, please contact me at [Ahnna.Nanoski@kcmo.org](mailto:Ahnna.Nanoski@kcmo.org) or (816) 513-8816.

Sincerely,

Ahnna Nanoski  
Lead Planner



## Plan Conditions

Report Date: June 08, 2022

Case Number: CD-CPC-2021-00168

Project: Remont, LLC

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*Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / Ahnna.Nanoski@kcmo.org with questions.*

1. Per 88-435-02-A, outdoor storage stacked items may not exceed a total of 7 feet in height above grade.
2. A deviation to pedestrian circulation requirements is approved pursuant to 88-280-05 in allowing no dedicated pedestrian circulation systems to connect buildings with other amenities/uses on the site.
3. Administrative adjustments for alternative compliance are approved pursuant to 88-425-23 in allowing existing tree cover to satisfy landscaping requirements and will be maintained or replaced on the subject site.
4. A deviation to the required parking lot and drive standards is approved pursuant to 88-280-05 in allowing the existing gravel parking lot and drive to remain.
5. A deviation to required bicycle parking standards is approved pursuant to 88-280-05 in allowing no bicycle parking to be sited on the subject property.

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.*

6. The developer shall submit a final stream buffer plan to the Land Development Division 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.
7. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
8. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
9. The developer must 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.
10. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
11. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
12. 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.
13. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

*Condition(s) by Water Services Department. Contact Amy Bunnell at (816) 513-0428 / amy.bunnell@kcmo.org with questions.*

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14. Developer must comply with all Federal Emergency Management Agency (FEMA) and city floodplain regulations (Code of Federal Regulations, Title 44, Chapter I, Subchapter B and Code of Ordinances of Kansas City, Missouri, Chapter 28 - Floodplain Management, respectively), and specifically must address storage of prohibited materials and/or equipment within the mapped special flood hazard areas by relocating materials, anchoring equipment as allowed, and/or receiving approval of a robust emergency operations plan to show full compliance with applicable regulations prior to approval of Development Plan.
15. As portions of the subject property lie within a stream corridor subject to Zoning and Development Code, Kansas City, Missouri, Chapter 88-415 – Stream Buffers (a.k.a. stream buffer regulations), existing, lawfully established facilities may remain; however, the developer must not further alter any of the buffer zones except for allowed uses outlined in the stream buffer regulations and as long as any required permits are obtained prior to initiating work.

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

16. 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/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>