



CITY PLAN COMMISSION

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

kcmo.gov/planning

September 06, 2024

Bethany Dyche
HJM Architects
7520 Washington St
Kansas City, MO 64114

Re: **CD-CPC-2024-00108** - A request to approve a residential mixed-use development plan in district O-1 on about 7 acres generally located at 12940 Wornall Road.

Dear Bethany Dyche:

At its meeting on September 04, 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, AICP
Lead Planner



Plan Conditions & Corrections Report

Recommended To Applicant
Recommended By City Plan Commission

Report Date: September 6, 2024
Case Number: CD-CPC-2024-00108
Project: Mayfair Development

Plan Corrections

Correction(s) by Parks Department of the Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

1. Our records indicate that Parkland Dedication was not required for the previous use. Please either provide information showing that the Parkland requirement was satisfied with the previous development, or update the plans to include a Parkland Dedication table showing how you intend to satisfy the requirements per 88-408. 8/22/24 Update - The prior uses on the site were not subject to the Parkland Dedication requirements. As the use is changing to a typical residential development, the Parkland Dedication requirements are required for the residential units being created. (9/03/2024)
2. Table 5 on sheet A1 states to see Addendum 1 for the Parkland Dedication requirements, but the Addendum is not attached. Please revise. 8/22/24 Update - An addendum has still not been provided. Please Revise. (9/03/2024)

Plan Conditions

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

3. 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. (8/05/2024)
4. 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. (8/06/2024)
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (8/06/2024)
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08. (8/06/2024)
7. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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. (8/06/2024)
8. The developer shall combine Tracts 1-4 (500 W Blue Ridge Blvd, 450 Blue Ridge Blvd, and 12940 Wornall Rd) by General Warranty Deed and record with the county prior to certificate of occupancy. A copy of the deed should be sent to lotmapping@kcmo.org upon completion of recording. (8/22/2024)
9. Resolve all corrections prior to request for ordinance. (8/22/2024)

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

10. 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) Fire Water Flow (7/31/2024)
11. 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 Hydrant (7/31/2024)
12. 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) Fire Department Connection (7/31/2024)

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

13. Fire Protection Systems shall be modified to fit the new plan. Fire Protection Systems (7/31/2024)
14. A 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)
Shall provide fire lane signage on fire access drives.
The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
Fire Department Access (7/31/2024)
15. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus (i.e., cul-de-sac, hammerhead Appendix D). (IFC-2018: § 503.2.5) Fire Department Access (7/31/2024)

Condition(s) by Parks & Recreation. Contact Kevin Lapointe at (816) 513-7776 / Kevin.Lapointe@kcmo.org with questions.

16. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 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. (8/06/2024)
17. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (8/06/2024)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

18. The developer shall be 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy. (8/06/2024)
19. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (8/06/2024)

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

20. 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. (8/06/2024)
21. 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. (8/06/2024)

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

22. 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 - Todd Hawes 816-513-0296 (7/31/2024)
23. 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>
(7/31/2024)
24. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract. (7/31/2024)

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

25. All onsite water mains and fire hydrants shall be private. (8/05/2024)

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

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

26. The developer shall provide a storm drainage letter indicating that the total disturbed area for this project is less than 10,000 square feet and request an exception for the storm water management requirements for the site. (7/31/2024)
27. The developer shall work with KC Water to provide an Indemnification Agreement for the portion of the public sanitary sewer that is currently located beneath existing buildings prior to the issuance of any building permits. (7/31/2024)
28. The developer shall provide a signed and sealed letter from a Missouri Professional Engineer to request an exception to the City's Stream Buffer Ordinance based on the current condition of the site and previous development prior to the adoption of the stream buffer ordinance. (7/31/2024)