



CITY COUNCIL: NEIGHBORHOOD PLANNING & DEVELOPMENT COMMITTEE STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

May 5, 2021

Project Name
Brighton Industrial Park MPD

Res. No. 210397 Request
CD-CPC-2021-00048
Area Plan Amendment

Ord. No. 210398 Request
CD-CPC-2021-00049
MPD Rezoning and Preliminary Development Plan

Applicant
Kellee Madinger
Rouse Frets White Goss Gentile Rhodes, PC

Owner
Michael Pursell
Dirt Developers, LLC

Location 3511 and 3363 N Brighton Ave
Area About 37.18 acres
Zoning R-6
Council District 1st
County Clay
School District North KC 250

Surrounding Land Uses
North: zoned R-6, apartment townhomes
South: M-210 Hwy, south of the highway is zoned M3-5, light industrial uses
East: Searcy Creek Pkwy / Greenway, then further east zoned R-6, undeveloped land and some large lot single family residential uses
West: zoned r-6, single family subdivision "Chouteau Estates"

Major Street Plan
The City's Major Street Plan classifies NE Searcy Creek Pkwy as an established Parkway and N Brighton Ave as a Thoroughfare. M-210 Hwy. is classified as a freeway under MoDOT jurisdiction.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet. However, the subject property does not lie within any registered neighborhood or civic organization therefore none were notified.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on April 6, 2021, a summary of which is attached.

EXISTING CONDITIONS

The site is currently undeveloped, but has been hope to a soil and ground cover excavation site. The approximately 37-acre site is bounded by N Brighton Ave on the west, M-210 Hwy. on the south, NE Searcy Creek Pkwy on the east, and NE 36th St). Primary access to the site is provided by N Brighton Avenue, which is an unimproved two-lane road with an open drainage channel adjacent to this property. A section of N Brighton Ave is partially improved and under the jurisdiction of the MoDOT near its interchange with M-210 Hwy. M-210 Hwy is a freeway with a partially improved one-way westbound frontage road immediately south of the site.



Existing site aerial (approx. 2018)

Land Use Plan

The Briarcliff-Winnwood Area Plan adopted by Resolution No. 090442 on June 18, 2009, recommends Residential Low Density land use for the subject property.

NEARBY DEVELOPMENTS

Surrounding land uses include single-family residences to the west across N Brighton Ave, apartments to the north and northwest, undeveloped property to the east, and M-210 Hwy to the south with industrial uses further south.

SUMMARY OF REQUEST

12.1: The applicant is seeking approval of an Area Plan Amendment to change the recommended land use of the Residential Low Density with Conservation District to Light Industrial.

12.2: The applicant is requesting approval a joint MPD rezoning and preliminary development plan application to rezone the property from R-6 (Residential 6) to MPD (Master Planned Development) and a preliminary development plan for two 288,200 sq ft industrial warehouse buildings (576,400 sq ft total).

KEY POINTS

- The proposed Area Plan Amendment is a notable increase above the Residential Low Density Residential recommended land use to a proposed Light Industrial Land Use (generally associated with an M1 zoning district)
- The proposed rezoning is from R-6 to MPD
- Staff does not believe the proposed project meets the required criteria for an MPD project as cited in Section 88-280-01-A of the City's Zoning and Development Code
- The plan proposes the construction of two 288,200 sq ft industrial warehouse buildings
- The MPD Preliminary Development Plan will also serve as the Preliminary Plat

PROFESSIONAL STAFF RECOMMENDATION

Resolution No. 210397 Recommendation
Denial.

Ordinance No. 210398 Recommendation
Denial.

CONTROLLING CASE

No relevant associated controlling cases.

RELATED RELEVANT CASES

Case No. CVLN-2375 – On October 6, 1992 a Certificate of Legal Non-Conforming Use (CLNU) was denied by the Board of Zoning Adjustment for “CLNU ~ DENIED ~ to allow an open faced rock quarry (an M-2a use) in a district zoned R-1b on October 6, 1992. Lack of evidence that excavation was in process or had been at time annexation of area.”

Case No 11275A – In October of 1992 the Board of Zoning Adjustment approved a variance for an open quarry.

Case No. SD-1043 – On September 04, 2003 the City Council approved Ordinance No. 030899 for a Preliminary Plat for “Searcy Branch Place” for 142 single-family lots. **This project did not move forward and has since expired.**

PLAN REVIEW

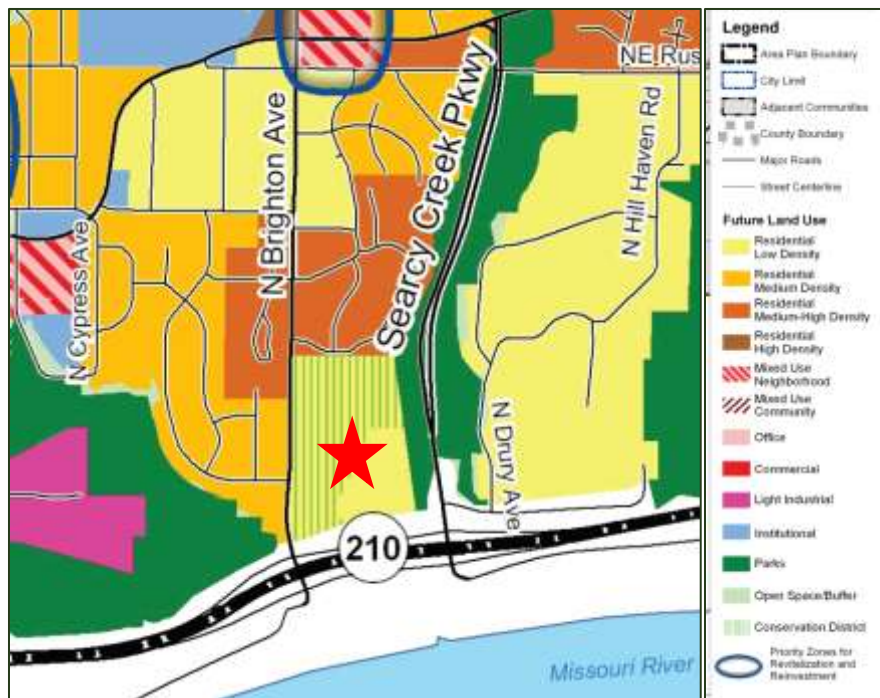
(Updated since CPC) Area Plan Amendment Analysis:

The proposed land use is not compatible with the Briarcliff-Winnwood Area Plan, which designates the subject property as Residential Low Density. The Residential Low Density designation is "intended for single family detached residential development, but allows a variety of residential building types up to 5.8 units per acre. This land use classification corresponds with the R-7.5 and R-10 zoning categories." (Briarcliff-Winnwood Area Plan, Adopted 2009)

The proposed land use would require a minimum zoning of Light Industrial (M1), which would be a dramatic increase in density compared to what the Area Plan calls for. Also, the surrounding development must be taken into consideration. The subject property is surrounded by existing single-family residential neighborhoods, both with attached and duplex-style housing. There are no existing commercial or industrial land uses adjacent to this property, and all surrounding property is designated for Low, Medium, and Medium-High residential land uses. Allowing a new Light Industrial land use to operate at this location would be in direct conflict with the Briarcliff-Winnwood Area Plan and the surrounding existing residential land uses.

Additionally, the majority of this property is designated by the Briarcliff-Winnwood Area Plan as a Conservation District Overlay. These overlays are "intended to encourage flexibility in design standards (ex: reduced lot sizes) in exchange for 60% open space preservation. These areas will allow a variety of uses and residential densities and building types (consistent with the underlying recommended land use). These areas will provide additional open space and recreational amenities for residents, preserve environmentally sensitive resources as well as reduce storm water runoff and water pollutants." (Briarcliff-Winnwood Area Plan, Adopted 2009)

The proposed development is comprised of two large industrial buildings, and it appears much of the existing vegetation would be removed. Therefore, it is in direct conflict not only with the underlying land use designation of Low Residential Density, but it is also in conflict with the Conservation District Overlay and the public's preference that this property, once developed, would provide additional open space and recreational amenities for residents.



Area Plan Land Use Map Excerpt

It should also be noted there is an abundance of "Light Industrial" recommended land use acreage approximately one mile to the east of the site along M-210 Hwy.



Except from the Briarcliff-Winnwood Area Plan

Master Plan Development MPD Analysis:

Staff has reviewed the proposed development against the MPD section of the City's Zoning and Development Code, Section 88-280 (excerpts cited below). There are 4 development types that justify the use of a MPD zoning district dealing with protection of natural resurfaces, traditional urban development, Mixed-use development, or mixed housing development. The proposed industrial uses can easily be accommodated in a M1 or M2 zoning district are not part of the 4 examples related to MPD districts. Additionally there are 11 objectives of MPD districts use to achieve a community initiative or vision. These objectives are not met the current proposal and are further evaluated below.

88-280 - MPD, MASTER PLANNED DEVELOPMENT DISTRICT

88-280-01 - PURPOSE

88-280-01-A. GENERAL

The MPD, Master Planned Development district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include the following:

1. ENHANCED PROTECTION OF NATURAL RESOURCE AREAS

Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.

- Staff Review: No expressed protection or enhancement of natural resources is shown. Further the steep slopes have mostly been cleared and removed by the excavation work already on site.

2. TRADITIONAL URBAN DEVELOPMENT

Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.

- Staff Review: The proposed development does not meet the characteristics of traditional urban development.

3. MIXED-USE DEVELOPMENT

Developments that contain a complementary mix of residential and nonresidential uses.

- Staff Review: The proposed development consists only of light industrial/warehouse uses.

4. MIXED HOUSING DEVELOPMENT

Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.

- Staff Review: The proposed development does not propose any residential uses.

88-280-01-B. SPECIFIC OBJECTIVES

Different types of MPDs will promote different planning goals. In general, however, MPDs are intended to promote the following objectives:

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;
 - Staff Review: The proposed uses could easily be accommodated in a M1 zoning district. The proposed deviations could be sought through the granting of applicable Variances by the Board of Zoning Adjustment.
2. implementation and consistency with the city's adopted plans and policies;
 - Staff Review: The proposed industrial land use is very inconsistent with the recommended land use for this area in the Briarcliff-Winnwood Area Plan of Residential Low Density.
3. efficient and economical provision of public facilities and services;
 - Staff Review: Most public services and road access are already provided to the site.
4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;
 - Staff Review: No residential components are proposed for this development. Additionally, staff has concerns with the potential impact and large vehicles may have on the adjacent neighborhoods to the west and north.
5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
 - Staff Review: Not met/not applicable; there are not proposed residential units.
6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
 - Staff Review: Not met since the proposed use is uniform and does not propose a mix of uses for said interaction.
7. a coordinated transportation systems that includes an inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
 - Staff Review: The road systems themselves are largely already in existence with little to no changes needed. The site does provide an east/west sidewalk connection for pedestrians and provides a new sidewalk along N Brighton Ave from the north property line to a pedestrian crossing point near the south property line.
8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;
 - Staff Review: The buildings in and of themselves are generally consistent with modern industrial/warehouse developments. However, they are very out of character with the established neighborhoods to the north and west. Additionally, the applicant is seeking waivers to the building design requirements for new developments along an established Parkway (see deviation analysis section below).

9. the incorporation of open space amenities and natural resource features into the development design;
 - Staff Review: There are some increased setbacks from the north property line to provide some separation from the townhouse development to the north. However, there are no dedicated amenities or expressed preservation of natural resources.
10. low-impact development (LID) practices; and
 - Staff Review: There are no proposed LID practices associated to the proposed development.
11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.
 - Staff Review: the proposed plan generally complies with the required landscaping, lighting, and signage regulations. Additional architectural elements have been added and improved, but the proposed architecture is seeking certain deviations to the Boulevard and Parkway Standards (Section 88-323).

(New since CPC) Land Uses under the MPD District.

Uses under the Master Plan Development District (MPD) may be specialized to the development. The applicant has not proposed any specialized land use / tenant uses. Therefore, staff recommends if the MPD classification is approved the permitted, conditional, and special uses shall be consistent with those uses allowed within the M-1 zoning district, but prohibiting the following uses: Pawn Shop, Short Term Loan Establishment, Outdoor Retail Sales (A and B), Heavy equipment sales/rental, Motor vehicle repair (general), and Vehicle storage/towing.

Requested Deviations

List of requested deviations by the applicant:

1. Light industrial uses adjacent to an established parkway.
 - Staff Review: Light Industrial uses are permitted along a Parkway subject to meeting the design requirements and the following two specialized conditions of Section 88-323-02-1:
 - A. *Any structure or vehicular use area must be set back a minimum of 75 feet from the boulevard or parkway, and the setback area shall be landscaped per 88-425.*
 - Staff Review: See staff review in #3 below.
 - B. *Any loading and service doors must be located on the sides or rear (façade not facing the boulevard or parkway) of the building.*
 - Staff Review: The proposed development meets this requirement.
 - Therefore a deviation to the uses in and of itself is not necessary, only to the conditions thereof.
2. Curb cut along Searcy Creek Pkwy (Parks Board)
 - Staff Review: Curb cuts and median breaks are reviewed by the Board of Parks and Recreation Commissioners and not part of the consideration for the City Plan Commission or City Council by this project.
3. Minimum 75ft setback from a parkway (88-323-02-1)
 - Staff Review: the proposed structures are setback approximately 81ft from the right-of-way. However, the parking lot along Searcy Creek Pkwy is only setback 10ft from the right-of-way. Staff does not support this deviation.
4. Deviation of requirement that no more than 30% of a frontage adjacent to a parkway may be used for vehicular use area (88-323-02-B)
 - **(Updated since CPC)** Staff Review: The proposed frontage along Searcy Creek Pkwy is almost completely taken up by vehicular use area. It is proposed to take up 90% of the frontage along the Parkway will be used for vehicular use area. Staff does not support this deviation.
5. Deviation to the minimum of 33% transparency on ground level façade facing the parkway (88-323-02-D)
 - **(Updated since CPC)** Staff Review: The proposed facade along Searcy Creek Pkwy is almost completely non-transparent. The structures only propose 8% façade transparency of the frontage along the Parkway. Staff does not support this deviation.

- 6. **(New since CPC)** A deviation to allow grading within the Searcy Creek Parkway right-of-way.
 - Staff Review: This grading request falls within the purview of the Board of Parks and Recreation Commissioners and not part of the consideration for the City Plan Commission or City Council by this project.

(Not listed by the applicant but included with plan review)

- 7. Deviation to provide required vehicular use screening area along the south property line. The applicant has provided excesses street trees along this property line but has not included proper vehicular use citing the proximity to M-210 Hwy to the south.

- Staff Review: While the highway is raised to the south it does not necessary justify providing no landscape screening along the south property line. Staff does not support this extent of a deviation.

88-425-05 - PERIMETER LANDSCAPING OF VEHICULAR USE AREAS

88-425-05-B. ADJACENT TO STREETS

When a vehicular use area is located adjacent to a public right-of-way, perimeter landscaping must be provided to provide physical and visual separation between the vehicular use area and the right-of-way. This requirement applies only when there are no intervening buildings between the right-of-way and the vehicular use area. Trees planted to satisfy the street tree planting requirements of 88-425-03 may be counted toward satisfying the tree planting requirements of 88-425-05-B.

- i. *Perimeter landscaping adjacent to street rights-of-way must be provided in the form of a perimeter landscape buffer strip located between the vehicular use area and the street right-of-way.*
 - **(Updated since CPC)** Staff Review: the landscaping plans have been updated to meet the ordinance requirement. Therefore, a deviation is no longer needed.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	Yes	No	See deviation analysis above.
<i>Parkland Dedication (88-408)</i>	No		
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Yes*	*The landscaping plans have been updated between CPC and NPD to meet ordinance requirements.
<i>Outdoor Lighting Standards (88-430)</i>	Yes	No	Minor corrections need to be made to the photometric lighting plan to meet the maximum spill over lighting limits.
<i>Sign Standards (88-445)</i>	Yes	Yes	No specialized signage plans have been proposed; therefore the city's base sign regulations will regulate the development.
<i>Pedestrian Standards (88-450)</i>	Yes	Yes	The proposed development general meets the internal pedestrian standards and provide the required sidewalk installation along N Brighton Ave.

PLAN ANALYSIS

PRELIMINARY PLAT

The proposed MPD preliminary development plan is also intended to serve as the Preliminary Plat per Section 88-516-04 of the Zoning and Development Code:

“88-516-04 - CONCURRENT PROCESSING OF PLANS AND SUBDIVISION PLATS

Project plans or development plans and preliminary subdivision plats may be combined in a single plan and processed concurrently if all information required for both types of submittals is provided as part of the combined application."

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends denial of both the proposed Area Plan Amendment and MPD Rezoning with Preliminary Development Plan cases. However, if the City Plan Commission recommends approval of the case staff has prepared the following Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

At its April 20, 2021 hearing the City Plan Commission also recommended denial of both applications.

If the City Council recommends approval of both applications, the proposed conditions of approval do state to enforce the Boulevard and Parkway Standards. If the Council deems these proposed deviations as appropriate the Council will need to amend the proposed ordinance language to grant deviations to the Boulevard and Parkway Standards.

Respectfully Submitted,
Christopher Hughey, AICP
Lead Planner / Permits Division Manager



Plan Conditions & Corrections Report

Recommended to City Council
Recommended by City Plan Commission

Report Date: May 03, 2021

Case Number: CD-CPC-2021-00049

Project: Brighton Industrial Park

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Christopher Hughey at 816-513-1468 / Christopher.Hughey@kcmo.org with questions.

1. MoDOT Condition: Applicant must pull all necessary permits from MoDOT. (4/15/2021)
2. That 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. (4/16/2021)
3. The developer shall secure approval of a MPD Final Development Plan from the City Plan Commission prior to building permit. (4/16/2021)
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping and street trees required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (4/16/2021)
5. Uses approved as part of the Master Planned Development (MPD) Zoning District shall be those permitted, conditional, and special uses consistent with those uses allowed within the M-1 zoning district. However, prohibiting the following uses: Pawn Shop, Short Term Loan Establishment, Outdoor Retail Sales (A and B), Heavy equipment sales/rental, Motor vehicle repair (general), and Vehicle storage/towing. (5/03/2021)

Condition(s) by City Planning and Development Department. Contact Morgan Pemberton at (816) 513-2889 / Morgan.Pemberton@kcmo.org with questions.

6. The proposed land use is not compatible with the Briarcliff-Winnwood Area Plan, which designates the subject property as Residential Low Density. The Residential Low Density designation is "intended for single family detached residential development, but allows a variety of residential building types up to 5.8 units per acre. This land use classification corresponds with the R-7.5 and R-10 zoning categories." (Briarcliff-Winnwood Area Plan, Adopted 2009)

The proposed land use would require a minimum zoning of Light Industrial, which would be a dramatic increase in density compared to what the Area Plan calls for. Also, the surrounding development must be taken into consideration. The subject property is surrounded by existing single-family residential neighborhoods, both with attached and duplex-style housing. There are no existing commercial or industrial land uses adjacent to this property, and all surrounding property is designated for Low, Medium, and Medium-High residential land uses. Allowing a new Light Industrial land use to operate at this location would be in direct conflict with the Briarcliff-Winnwood Area Plan and the surrounding existing residential land uses. (3/24/2021)

7. The majority of this property is designated by the Briarcliff-Winnwood Area Plan as a Conservation District Overlay. These overlays are "intended to encourage flexibility in design standards (ex: reduced lot sizes) in exchange for 60% open space preservation. These areas will allow a variety of uses and residential densities and building types (consistent with the underlying recommended land use). These areas will provide additional open space and recreational amenities for residents, preserve environmentally sensitive resources as well as reduce storm water runoff and water pollutants." (Briarcliff-Winnwood Area Plan, Adopted 2009)

The proposed development is comprised of two large industrial buildings, and it appears much of the existing vegetation would be removed. Therefore, it is in direct conflict not only with the underlying land use designation of Low Residential Density, but it is also in conflict with the Conservation District Overlay and the public's preference that this property, once developed, would provide additional open space and recreational amenities for residents. (3/24/2021)

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

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

8. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (3/16/2021)
9. 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. (3/16/2021)
10. 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, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith. (3/16/2021)
11. 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 may be required. (3/16/2021)
12. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat. (3/16/2021)
13. The developer must dedicate additional right of way for North Brighton Avenue as required by the adopted Major Street Plan so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval. (3/16/2021)
14. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. (3/16/2021)
15. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (3/16/2021)
16. 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. (3/16/2021)
17. The developer must 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 (3/16/2021)
18. The developer must 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. (3/16/2021)
19. The developer must 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. (3/16/2021)
20. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (3/16/2021)

21. 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. (3/16/2021)

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

22. The developer must submit a Macro storm drainage study with the Plat 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. 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. (3/25/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

23. Required fire department access roads are a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1) (3/24/2021)
24. 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) (3/24/2021)
25. Required fire department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) (3/24/2021)
26. The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) (3/24/2021)
27. Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC-2018: § D104.2) (3/24/2021)
28. 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). (3/24/2021)
29. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (3/24/2021)
30. 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) (3/24/2021)
31. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1). (3/24/2021)
32. Fire hydrant distribution shall follow IFC-2018 Table C102.1 (3/24/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

33. The developer shall comply with 88-425-05-D which requires a landscape buffer strip with a minimum width of 30 feet along Searcy Creek Parkway street frontage. (3/24/2021)
34. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way. (3/24/2021)
35. The developer shall comply with 88-323-02-E(6); if adjacent to and within 150 feet of a parkway, structures shall provide a minimum of 33% transparency on the ground level facade facing the parkway. (4/29/2021)
36. The developer shall comply with 88-323-02-I(1); any structure or vehicular use areas must be set back a minimum of 75 feet from Searcy Creek Parkway. (4/29/2021)
37. The developer shall comply with 88-323-02-B which requires more than 30% of the site's frontage adjacent to the boulevard or parkway to be used for vehicular use areas. (4/29/2021)
38. The developer shall receive Park Board approval for the grading work, clearing of trees and median/curb cut in Parks jurisdictions right-of-way prior to beginning work. (4/29/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

39. The developer shall remove a portion of the existing median on N Brighton Avenue and construct a southbound left turn lane at the Proposed Driveway 3, with 150' storage plus taper, prior to certificate of occupancy. (4/09/2021)

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

40. The developer shall provide a fire flow analysis to ensure there is enough water pressure to serve development. (3/24/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

41. The development shall follow the KCMO Rules and Regulations for domestic water and fire service lines. (3/24/2021)