



CITY PLAN COMMISSION

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

kcmo.gov/planning

May 18, 2022

Art Akin
AGC Engineers, Inc
405 S Leonard St, Suite D
Liberty, MO 64068

Re: **CLD-FnPlat-2021-00064** - To consider approval of a final plat in in District R-7.5 (Residential 7.5), creating 68 residential lots and two (2) tracts on about 22 acres generally located at the northwest corner of NE 108th Street and N. Eastern Avenue.

Dear Art Akin:

At its meeting on May 17, 2022, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is final. 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 the next step. Conditions recommended by the Commission cannot be waived or modified by staff.

If you have any questions, please contact me at matthew.barnes@kcmo.org

Sincerely,

Matthew Barnes
Planner

The following are recommended by Justin Peterson. For questions, contact Justin Peterson at (816) 513-7599 or Justin.Peterson@kcmo.org.

- 1) 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. Please confirm approval from Forestry Division. Contact Kevin LaPointe at Kevin.Lapointe@kcmo.org or 816-513-7776.
- 2) The developer is 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 rate at the time (year) of preliminary plat approval. This requirement shall be satisfied prior to recording the final plat.

The following are recommended by Kirk Rome. For questions, contact Kirk Rome at (816) 513-0368 or kirk.rome@kcmo.org.

- 1) Submit and receive approved contracts for water main extension plans following the KC Water Rules and Regulations. All water easements and dimensions shown on the approved water main extension plans must be reflected on the final plat prior to approval.

The following are recommended by Matthew Barnes. For questions, contact Matthew Barnes at matthew.barnes@kcmo.org.

- 1) The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
- 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 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.

The following are recommended by Olofu Agbaji. For questions, contact Olofu Agbaji at (816) 513-8815 or Olofu.Agbaji@kcmo.org.

- 1) That the developer submit a Project Plan to the Development Management Division for approval, including detailed information on landscaping, grading, screening, berming, fencing and signage for Tract 8 prior to Mylar approval of any final plat. The sidewalk shall be constructed or bonded as part of the public infrastructure improvement prior to Mylar approval.
- 2) The developer shall submit a street tree planting plan and secure the approval of the City Forester for street trees planted on right of way in front of residential lots, with a copy to be submitted to the Department of City Development prior to ordinance request. The street tree planting plan shall be approved prior to Mylar approval.
- 3) That the developer post a sign at the terminus of all stub streets that states "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS" pursuant to Chapter 88-405-10-B-6 of the Zoning and Development Code as directed by the Public Works Department prior to Mylar approval of the plat.

The following are recommended by Stacey Lowe. For questions, contact Stacey Lowe at (816) 513-2552 or stacey.lowe@kcmo.org.

- 1) 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.
- 2) 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.
- 3) The developer must dedicate additional right of way for North Eastern Avenue as required by the adopted Major Street Plan so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted, and ensure right of way dedication is adequate for any proposed road improvements as required by the Public Works Department, adjacent to this project.
- 4) 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.

- 5) 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.
- 6) 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.
- 7) 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.
- 8) The developer shall submit plans to the Land Development Division and obtain permits to construct all ADA ramps at street intersections, sidewalks along the platted frontage for N. Eastern Avenue, and along any platted Private Open Space, prior to releasing the Final Plat for Recording.
- 9) 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.
- 10) 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.
- 11) The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
- 12) 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
- 13) 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.
- 14) 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.
- 15) The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.