



## CITY PLAN COMMISSION

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

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

August 21, 2024

TIMOTHY S GATES  
2045 S 74th St  
Kansas City, KS 66106

Re: **CD-CPC-2024-00087** - A request to approve a rezoning from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), and approved a development plan which also serves as a preliminary plat allowing for a mix of uses that includes; residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas on about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard.

Dear TIMOTHY S GATES:

At its meeting on August 21, 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 ordinance request. 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 f action.
- If revised plans are not required, your request will automatically be submitted for ordinance request consideratio

If you have any questions, please contact me at [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org) or (816) 513-8815.

Sincerely,

Olofu Agbaji  
Lead Planner

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

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

- 1) Provide additional buffer treatment between the existing single family house directly north of this parcel. Revis to show the 200 feet limit required by Chapter 14-12-A of the Municipal Code. Revise Plans and Resubmit
- 2) Provide all information required for Development Plan and Preliminary plat as outlined on the Director's Minim Submittal checklist. Also make sure to include the Development Data Table to provide all the information requi #28 (a-m). Revise Plans and Resubmit
- 3) Provide a preliminary plat sheet that shows the proposed lots. Lot 1 should be the consolidation of 2804 and 280 Blue Ridge Blvd. This can be done administratively. Lot 2 to be the remainder of the farm. Revise Plans and R
- 4) Full plan of operation detailing all level of proposed activities on this site (Hours of operation). Revise Plans and Resubmit
- 5) Clearly outline allowed uses and prohibited uses on the face of the plan. Revise Plans and Resubmit
- 6) Show the proposed building setback lines on the face of the preliminary plan. Revise Plans and Resubmit

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

- 7) Provide a preliminary stream buffer plan per 88-415 and more specifically 88-415-07-D. The plan provided does not meet the requirements of the preliminary stream buffer plan per 88-415. You will need to hire an Engineer to do the stream buffer plans for your site. The stream buffer is required regardless of whether you plan on disturbing the area. The purpose of the stream buffer is to put an easement around the buffer area to prevent disturbance.
- 8) Combine the lots into a single parcel. If the lots are not combined you will be required to plat any storm water detention areas that serve more than one lot in a separate detention tract covered by a Covenant to maintain.
- 9) Provide a response letter that indicates how each of the corrections has been resolved.

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**Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@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 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.
3. 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.
4. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit for the future phases.
5. 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.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. That the plan be revised to address the following corrections prior to ordinance request:
  - a) Provide all information required for Development Plan and Preliminary plat as outlined on the Director's Minimum Submittal checklist. Also make sure to include the Development Data Table to provide all the information required by #28 (a-m).
  - b) Clearly outline allowed uses and prohibited uses on the face of the plan.
  - c) Provide additional buffer treatment between the existing single family house directly north of this parcel. Revised plan to show the 200 feet limit required by Chapter 14-12-A of the Municipal Code.
  - d) Provide a preliminary plat sheet that shows the proposed lots. Lot 1 should be the consolidation of 2804 and 2808 Blue Ridge Blvd. This can be done administratively. Lot 2 to be the remainder of the farm.

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

8. • 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)
9. • 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
10. The 30,000 building on the north of the property will likely require a sprinkler system
11. • Required fire department access roads shall be 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)
  - 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)

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

12. The developer shall submit verification of vertical and horizontal sight distance to the Land Development Division for the drive connection to E. 27th Street public right-of-way 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.

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13. 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.
14. 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.

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

15. The developer shall employ a Missouri PE to complete a comparative analysis of the proposed fire and domestic water demands to the capacity of the adjacent water mains to supply these demands. If necessary the developer shall design and install upsized public water distribution mains to accommodate the new demands prior to building permit issuance.

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

16. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
17. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
18. 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.
19. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy.
20. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat or issuance of a building permit whichever occurs first.
21. The developer shall submit a final stream buffer plan to KC Water 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.
22. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
23. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
24. The developer shall demonstrate that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, MDNR requirements, and Health Department requirements prior to issuance of permit for private sewage disposal system.