



## CITY PLAN COMMISSION

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

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

February 23, 2023

GREG GARBOS  
CITY BITTY FARM LLC  
9615 GRANDVIEW RD  
Kansas City, MO 64137-1132

Re: **CD-CPC-2020-00106** - A request to approve rezoning approximately 3.25 acres located at 9618 and 9615 Grandview Road from District R-7.5 (Residential, 7.5) to District MPD (Master Planned Development) and approve a development plan to allow agricultural, wholesale and retail sales, office, and short term rental uses within existing and proposed structures and high tunnels.

Dear GREG GARBOS:

At its meeting on February 02, 2021, 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 [Ahnna.Nanoski@kcmo.org](mailto:Ahnna.Nanoski@kcmo.org) or (816) 513-8816

Sincerely,

Ahnna Nanoski  
Lead Planner



## Plan Conditions

Report Date: February 23, 2023

Case Number: CD-CPC-2020-00106

Project: City Bitty Farm

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*Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / [Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org) with questions.*

1. 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.
2. 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.
3. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.
4. No certificate of occupancy shall be issued until a photometric plan that complies with 88-430 has been submitted with the MPD Final Plan and approved by the City Plan Commission.

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2585 / [stacey.lowe@kcmo.org](mailto:stacey.lowe@kcmo.org) with questions.*

5. 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.
6. 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.
7. That Grandview Road along the frontage of both properties shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
8. 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.
9. 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
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 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.
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.

*Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2585 / stacey.lowe@kcmo.org with questions.*

13. 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.

*Condition(s) by Fire Department. Contact John Hastings at (816) 513-4643 / John.Hastings@kcmo.org with questions.*

14. • Any significant occupancy type change shall be done in conformance with the applicable building codes which are in effect at the time of the change with a valid Certificate of Occupancy issued by City Planning and Development. (IFC-2018 § 102.3)

*Condition(s) by Public Works Department. Contact Bobby Evans at (816) 513-2794 / Bobby.Evans@kcmo.org with questions.*

15. The developer shall submit detailed landscaping plan showing the transitions and screening between the property in question and adjacent properties.

*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.

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.*

17. Follow the KCMO Rules and Regulations for new Water service lines, fire flow lines and kills.

(<https://www.kcwaterservices.org/wp-content/uploads/2018/07/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)

Confirm Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.

18. Confirm Service lines shall serve only one lot or tract and shall not cross a separate lot or tract (9618).