



CITY PLAN COMMISSION

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

KCMO.gov/Planning

July 15, 2026

Ryan B Hunt
Taliaferro & Browne, Inc
1020 E 8th Street
Kansas City, MO 64106

Re: **CLD-FnPlat-2026-00017** - A request to approve a final plat in District UR creating one (1) mixed-use lot (with 489 residential units) and nine (9) tracts, on about 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue.

Dear Ryan B Hunt:

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Scheduled

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 final action.
- If revised plans are not required, your request will automatically be submitted for ordinance request consideration.

If you have any questions, please contact me at 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 Law Department. For questions, contact Eluard Alegre at Eluard.Alegre@kcmo.org or (816) 513-3152.

- 1) *This may change based on updated title report to be submitted:

Edit drawing to provide signature and notary block for owner PIEA.

- 2) Need title report current w/n 90 days to review this; one I see is dated Dec 2025.

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
2. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
3. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
4. That prior to submitting documents for final approval of conditions, the applicant shall update the plat using the Final Plat Signature and County Recording Block found in the Director's Minimal Submittal Requirements. The block shall include the applicable City Plan Commission date, ordinance number, Council approval date, and case number.
5. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
6. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
7. That the plat be revised to make the following corrections prior to Mylar approval:
 1. Reference the name of the covenant document to be recorded simultaneously with the plat for the Maintenance of Tract(s) _ per Section 88-408-E of the Zoning and Development Code. (7/10/2026)
 2. Review the Standard Plat Language Sheet, placed under attachments, to ensure all language on the plat is consistent with City requirements. (7/10/2026)
 3. Add a revision date to the revised plat being submitted. (7/10/2026)
 4. Show abutting plat information, including the following: Plat Name, Book & Page Number, and Existing Lot Lines. (7/10/2026)
 5. Submit a review comment response letter that explains how each review corrections have been addressed and either note that you agree to each comment or state why you cannot meet the requirements o the comment. (7/10/2026)
 6. Submit a review comment response letter that explains how each review corrections have been addressed and either note that you agree to each condition or state why you cannot meet the requirements o the condition. (7/10/2026)
 7. Use the City's Standard 'Maintenance of Tracts' language for tract(s) _____. (7/10/2026)

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

8. 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)
9. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
12. 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)
13. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

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

14. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

16. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
17. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
18. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
19. The developer shall 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.
20. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
21. The developer shall 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
22. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
23. 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, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.