



CITY PLAN COMMISSION

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

kcmo.gov/planning

August 7, 2024

Masoud Shahbazi
6003 N Mattox Rd
Kansas City, MO 64151

Re: **CD-CPC-2023-00159** - A request to approve a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhomes in two (2) phases on one (1) lot, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive (609 W. 49th Street).

Dear Masoud Shahbazi:

At its meeting on August 07, 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 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 Water Services - Stormwater Department. For questions, contact Lucas Kaspar at Lucas.Kaspar@kcmo.org or (816) 513-2131.***

- 1) Storm under drain and trench drain should not cross the property/lot line. Revise accordingly. It does not matter who owns the two parcels as they could be sold in the future. This is a rule and regulation of KC Water. Otherwise leave the site as a single parcel.

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

- 2) Show single service line to be properly abandon in lieu of the two new lines. Revise Plans and Resubmit
- 3) Revise plan to show separate water service lines to existing the duplex. Provide individual water service lines for each unit (up and down). Revise Plans and Resubmit
- 4) Provide property legal description in word document format. Revise Plans and Resubmit
- 5) Clearly show phasing plan with expected entitlement per phase. Revise Plans and Resubmit
- 6) Provide preliminary landscape plan sheet depicting foundation plantings and any streetscape along W. 49th Street. Revise Plans and Resubmit

The following are recommended by the Parks Department. For questions, contact Richard Sanchez at Richard.Sanchez@kcmo.org or (816) 513-7678.

- 7) Provide the following language on the plat: PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$5,779.81 in lieu of required parkland dedicating for 5 attached residential units pursuant to Section 88-408-C of the Zoning and Development Code. Revise & Resubmit

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. That prior to ordinance request, the applicant satisfy all the corrections in the attached corrections report.

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

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. That the developer provide reciprocal cross access easement to serve the parcel to the north and east of the subject parcel. Show book and page number on the face of the plan.
4. 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.
5. The developer shall secure approval of a streetscape plan from Development Management Division staff prior to building permit. The plan shall include all vertical and horizontal obstructions within and adjacent to the right-of-way along the project frontage including but not limited to signage, sidewalks, driveways, landscaping, etc. and shall demonstrate compliance with applicable policies and regulations.
6. That the plan be revised to provide the following conditions prior to ordinance request:
 - a) Consolidate all plans into one set (civil and architectural). Make sure to provide a unified index sheet on the cover sheet.
 - b) That the developer provide reciprocal cross access easement to serve the parcel to the north and east of the subject parcel. Show book and page number on the face of the plan.
 - c) Clearly show phasing plan with expected entitlement per phase. The expectation is to do a minor subdivision as phase 1 to split the existing duplex into two for sale units. The three new units will be applied for after the foundation is poured.
 - d) Provide property legal description in word document format.
 - e) Provide preliminary landscape plan sheet depicting foundation plantings and any streetscape along W. 49th Street.
7. 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.

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. • 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)
 - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
 - Shall provide fire lane signage on fire access drives.
11. • Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)

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

12. • 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).

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.

13. The developer should work with the city to obtain an address for the location and once it is obtained, show where it will be located on the elevations with size of lettering.

Condition(s) by KCPD. Contact Lisa Sidenstick at (816)234-5530 / Lisa.Sidenstick@kcmo.org with questions.

14. Consider adding jam brace to door frames with 3 inch screws in strike plate.
15. Consider having one of the windows on the front door unfrosted or install a peep hole to increase natural surveillance

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

16. The developer shall be 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 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

17. 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

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

18. 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.
19. The developer shall 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.
20. 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.
21. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and 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 the Land Development Division prior to recording the plat.
22. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
23. 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 as may be

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required.

24. The developer shall 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.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
26. No water service tap permits will be issued until the public water main is released for taps.
27. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Bryan Wagner 816-513-0275
North of River contact - Pedro Colato 816-513-4892

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

29. The developer must submit water main extension drawings to extend the existing 6" main approx. 150' east and terminating at a new fire hydrant. Plans shall be prepared by a Missouri PE and submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>).