



CITY PLAN COMMISSION

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

KCMO.gov/Planning

May 28, 2026

Lane F Edson
NSPJ Architects
9415 Nall Ave. Suite 300, Suite 300
Prairie Village, KS 66207

Re: **CD-CPC-2026-00042** - A request to approve a development plan acting as a preliminary plat to permit more than one primary structure on the same lot in an R-80 zoning district on about 19.7 acres generally located at 11611 Blue River road.

Dear Lane F Edson:

At its meeting on May 20, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

If you have any questions, please contact me at Stephanie.Saldari@kcmo.org or (816) 513-8814.

Sincerely,

Stephanie Saldari
Planner

City Plan Commission Disposition Letter

CD-CPC-2026-00042

May 28, 2026

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

Condition(s) by City Planning and Development Department. Contact Stephanie Saldari at (816) 513-8814 / Stephanie.Saldari@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 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The applicant shall revise and resubmit the site plan showing the greenhouse to be behind the existing houses prior to ordinance request.

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

4. Fire hydrant distribution shall follow IFC-2018 Table C102.1
5. 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)
6. 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)

Condition(s) by Parks & Recreation. Contact Angela Eley at (816) 513-7599 / angela.eley@kcmo.org with questions.

7. Pay parkland dedication money in lieu in the amount of \$445.46 to pay before Certificate of Occupancy obtained

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

8. 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.
9. 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.

10. 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.

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

11. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>

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

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

12. The existing water main along Blue River Road is only a 2" diameter main according to our GIS maps. It is likely the 8" DIP water main to the south will need to be extended north to provide adequate flow and pressure for the new fire and domestic demands. If after confirming existing flow and pressure vs. proposed demands a larger main is needed, then the developer shall submit water main extension plans prepared by a Missouri PE for review and permitting through CompassKC. The plans shall be under contract (permit) prior to building permit issuance or final plat recording whichever occurs first.

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

13. 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.