



CITY PLAN COMMISSION

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

kcmo.gov/planning

November 07, 2025

Julie Wellner
Wellner Architects, Inc.
802 Broadway, 4th F 802 Broadway, 4th Fl
Kansas City, MO 64105

Re: **CD-CPC-2025-00157** - A request to approve a non-residential development plan for a detention and correctional facility on about 3.18 acres generally located at the northwest corner of E Front Street and N Century Avenue.

Dear Julie Wellner:

At its meeting on November 05, 2025, 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 City Council. 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 City Council consideration.

If you have any questions, please contact me at Larisa.Chambi@kcmo.org or (816) 513-8822.

Sincerely,

A handwritten signature in cursive script that reads "Larisa Chambi".

Larisa Chambi
Planning Supervisor

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
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. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. Per 88-335, the detention center shall provide a minimum of 350 square feet per occupant at all times.
6. The property owner shall consolidate the subject property and the property to the south into one lot by deed prior to the final Certificate of Occupancy.
7. The applicant shall submit a photometric plan in compliance with Section 88-430 of the zoning and development code at the time of building permit, or the applicant shall receive approval of an alternative compliance lighting plan prior to the issuance of a building permit.
8. An administrative adjustment to Section 88-420-09, requiring short-term bicycle parking be included in the review and approval of this development plan.
9. The property owner shall provide 155' (feet) of sidewalk from the bus stop located on N Century Avenue (south of E Front Street) to the southwest corner of E Front Street and N Century Avenue.
10. That the Corrections Division and Public Works shall enter into a deferral agreement to construct public sidewalks along North Century Avenue when future KC Water facilities are constructed.

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

11. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
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. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
14. 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
15. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
16. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
17. 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)
18. 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)

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

19. 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)
20. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
21. Shall provide fire lane signage on fire access drives.

Condition(s) by KCPD. Contact Jeffrey Krebs at (816) 651-8809 / Jeffrey.Krebs@kcmo.org with questions.

22. Submit lighting plan of outdoor lighting prior to obtaining building permit - According to the Illumination Engineering Society Standards (IES) - A police facility should have an average maintained lighting level of 5 foot-candles (fc) in parking areas with an average to minimum ratio of 4:1, an average maintained fc level of 8fc at building entrances with an average to minimum ratio of 3:1 (G-1-22, Sec. 8.3), and an average maintained fc level of 2fc around the fencing with an average to minimum ratio of 6:1 10' inside fence/25' exterior of fence (G-1-22, Sec. 8.2.4/8.2.5).

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

23. 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 Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

24. Developer to work with the Levee District to determine if additional storm water requirements will need to be met prior to issuance of building permit.
25. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.