



CITY PLAN COMMISSION

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

kcmo.gov/planning

May 05, 2023

Lukas Long
805 pennsylvania Avenue
Kansas City, MO 64105

Re: **CD-CPC-2023-00016** - development plan which also serves as a preliminary plat, in District M3-5 (Manufacturing) to allow for 192,000 square foot data center in two phases on one (1) lot, on about 38 acres generally located at the northwest corner of MO Hwy 210 and N. Arlington Avenue.

Dear Lukas Long:

At its meeting on May 02, 2023, 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 Development Management Department. For questions, contact Olofu Agbaji at Olofu.Agbaji@kcmo.org or (816) 513-8815.

- 1) Revise the landscaping plan to show a berm where it does not impede the wetlands and continuous row of evergreen shrubs along N. Arlington Avenue to screen the existing residences on the east side of N. Arlington Avenue per staff approval prior to ordinance request
- 2) Show reciprocal cross access easement on the second drive to be able to serve the parcel to the north of the subject parcel.
- 3) Show all building and parking setbacks and dimensions on site plan.
- 4) Update parking calculations to cover shift changes also.
- 5) Relocate the second entrance to align with NE 36th Street to avoid impacting the three existing detached residential homes at the southeast corner of NE 36th Street and N. Arlington Avenue.
- 6) That the developer pay the outstanding \$136 continuance fee prior to ordinance request.
- 7) Provide alternate parking compliance request for vehicles and bicycle parking on the face of the plan. This should include required number and the percentage of deviation and why.
- 8) Provide revised architectural details for the proposed building. Provide color elevations with material samples including renderings and perspective.
- 9) Show internal sidewalks connection extended to N. Arlington Avenue.
- 10) Add plan revision dates to the plan set.
- 11) Correct Site Summary Table to show the building height of phase 2. Correctly show the building height and the number of floors.
- 12) Provide revised architectural details for the proposed building. Show building articulation and differentiation on the façade along MO Route 210 and N. Arlington Avenue. Provide color elevations with material samples including renderings and perspective.
- 13) Call out any request for waiver, deviation and modification to the subdivision regulations. Provide proposed alternative parking compliance plan.



Plan Conditions

Report Date: May 05, 2023

Case Number: CD-CPC-2023-00016

Project: MC106 Data Center

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

1. 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.
2. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. 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.
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 screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. That the developer obtain approval from the Birmingham Levee District for review prior to ordinance request.
7. That the developer provide reciprocal cross access easement on the second drive to be able to serve the parcel to the north of the subject parcel.
8. That the developer enter into a secured deferral agreement for the installation of the 3 northerly fire hydrants prior to approval of the final plat.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

9. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

16. The developer must dedicate additional right of way [and provide easements] for N Arlington Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.

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

17. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
18. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided (IFC-2018 § 503.6)
19. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. 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)
21. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
22. 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)
23. 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)
24. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
25. Fire hydrant distribution shall follow IFC-2018 Table C102.1
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 -2013 § 8.7.2)

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

26. 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 Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

27. The maximum fire hydrant spacing is 300', the developer must submit fire hydrant (relocation/new installation) drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

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

28. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
29. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.