



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Staff

Report Date: February 23, 2021

Case Number: CD-CPC-2020-00206

Project: Holmes Road Retail

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. Update the submitted site plan show the location of all of the existing and proposed utilities, including storm water, sanitary sewer, and water lines, as required by Section 88-410-1240. Make sure to include location of the proposed storm water management in accordance with the City's requirements of APWA Section 5600. (1/12/2021)

Correction(s) by Long Range Planning of the City Planning and Development Department. Contact Brian Jackson at 816-513-2862 / brian.jackson@kcmo.org with questions.

2. Indicate on the submitted plans, the location of a pedestrian connection from the public right-of-way to the primary building. Revise Plans and Resubmit (1/20/2021)
3. Indicate on the submitted plans the location and quantity of bicycle parking spaces (short and long-term). Revise Plans and Resubmit (1/20/2021)
4. Provide a visual screening of the proposed use from the established neighborhood through a combination of walls and landscaping along the western property line. Walls should be constructed of high-quality, complementary materials as outlined in Chapter 88-425-10-E (1). Applicant should include elevations and material spec sheets as part of their application. Revise Plans and Resubmit (1/20/2021)
5. Indicate on the submitted plans the location of a shared use path that meets standards outlined by the Kansas City Public Works Department. Revise Plans and Resubmit (1/20/2021)
6. provide color elevations of trash enclosures that utilize materials found on the primary building. Revise Plans and Resubmit (1/20/2021)

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

7. Provide sidewalk along Holmes as well as pedestrian connection from sidewalk to entrances. Revise & Resubmit (1/20/2021)

Correction(s) by Public Works - Plan Review of the Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

8. Per Public Works Standard Detail D-3 and the amount of frontage, two drives are allowed for this project. (1/20/2021)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at (816) 513-2552 / Amy.Bunnell@kcmo.org with questions.

9. Show concept for stormwater management. (1/12/2021)

Correction(s) by Water Services - Water of the Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

10. Please provide a utility plan showing the size of the proposed domestic and fire service lines, kills and meter locations or add in Plan notes that each individual business must put in their own water and sewer service lines (fire service, if required) for their business location. (1/20/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

11. 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. (1/12/2021)
12. 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. (1/12/2021)
13. 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. (1/12/2021)
14. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (1/12/2021)
15. 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. (1/12/2021)
16. The developer must 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. (1/12/2021)
17. 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, as amended, commonly known as the Development Regulations. (1/12/2021)
18. 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. (1/12/2021)
19. The developer must dedicate additional right of way and provide any temporary or permanent easements for Holmes Road as required by the adopted Major Street Plan so as to provide a minimum of 40 feet of right of way as measured from the centerline, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project. The right of way is in conjunction with Public Works Project Number 89008543; contact the City Engineer for additional information regarding the project schedule. (1/12/2021)

Condition(s) by City Planning and Development Department. Contact Zach Nelson at 816-513-8822 / Zachary.Nelson@kcmo.org with questions.

20. If any future signage is proposed, a signage plan must be submitted and comply fully with 88-445. (1/11/2021)
21. Provide a sidewalk along Holmes Road that uses the same materials, pedestrian crossing, and width as the existing Holmes Road sidewalk to the north. (1/11/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

23. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). (IFC-2018 503.2.1)
Shall have turning radius of 30 feet minimum. (1/14/2021)
24. 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) (1/14/2021)
25. The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (1/14/2021)
26. 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) (1/14/2021)

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

27. 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. (1/20/2021)

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

28. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(1/20/2021)

29. Plans need to show how each unit will be served with water service and sewer service lines. (1/20/2021)

30. A Master licensed plumber will need to kill water service line 112167 (1/20/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

31. Follow the KCMO Rules and Regulations for domestic water and fire service lines.

(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
(1/20/2021)