



CITY PLAN COMMISSION

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

kcmo.gov/planning

August 22, 2024

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
4510 Belleview Ave
Kansas City, MO 64111

Re: **CD-CPC-2024-00084** - A request to approve a residential development plan in district B2-2 and R-6 on about 13.52 acres generally located at N. Jefferson Street and NW Cookingham Drive.

Dear Rachelle Biondo:

At its meeting on August 21, 2024, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is final. 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 the next step. Conditions recommended by the Commission cannot be waived or modified by staff.

If you have any questions, please contact me at Andrew.Clarke@kcmo.org or (816) 513-8821

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Clarke".

Andrew Clarke
Planner

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

The following are recommended by the Water Services - Water Department. For questions, contact Kirk Rome at kirk.rome@kcmo.org or (816) 513-0368.

- 1) Show and label the public and private water distribution mains and fire hydrants on the utility plans. Private water mains and private fire hydrants will need to be shown and labeled accordingly on all private streets. Show and label the existing water easement that the existing water main runs in along the east side of N Jefferson Street. KC Water and Regulations require a minimum of 25' of separation between existing water mains and new buildings and the appears to be less than this distance to the new building east of N Jefferson Street.

Comments from previous review do not appear to have been addressed on 7/20/2024 plan sheet.

The following are recommended by the Police Department. For questions, contact Jeffrey Krebs at Jeffrey.Krebs@kcmo.org or (816) 234-5530.

- 1) Revise & Resubmit Show fencing around the pool in design and include type of fencing used, the police department would recommend transparent fencing that allows natural surveillance into the area. Update 7/23/2024
- 2) Provide standard operating characteristics including but not limited to: security measures, lighting, hours of operation, noise, access requirements (keycard access/code access). Update 7/23/2024 Revise & Resubmit
- 3) Confirm addressing location on proposed structures in elevations. Update 7/23/2024 Revise & Resubmit

The following are recommended by the Water Services - Permitting Department. For questions, contact Heather Massey at heather.massey@kcmo.org or (816) 513-2111.

- 1) A full flow fire meter will be required on fire protection lines; or service lines that serve more than one building, combination service lines 6 inches and larger that have fire hydrants connected to them. NO CORRECTIONS MAY BE MADE. Please verify the proposed utility connection meets this configuration requirement & revise the plans accordingly; a full flow fire meter before the backflow vault.

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) 2. Show the existing storm sewer at the SE corner of the property. Ensure that this line does not daylight within the detention basin grading.
- 2) 1. Provide rock blanket at storm outfalls to prevent erosion where the system daylights to the creek. Show this on the storm utility plan.
- 3) 5. Storm sewers/inlets within the private drives shall be private service lines. Update callouts accordingly.
- 4) 4. Include the information from 88-415-07-D-2 on the preliminary stream buffer plan. Also include a stream buffer design table that shows the following:
 - a. Area of each of the stream side and outer zones.
 - b. Area disturbed within each of the zones (storm pipes constitute outer zone disturbance)
 - c. Percent disturbed for each zone.
 - d. Any areas of mitigation (if applicable).

The following are recommended by the Mobility Department. For questions, contact Bailey Waters at bailey.waters@kcmo.org or (816) 513-2791.

- 1) Provide more sidewalk connections per email sent by Bailey Waters on 7-24-24. Resubmit Plans

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@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 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.
3. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
4. 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.
5. 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.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
7. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
8. All KC Water and Public Works corrections shall be resolved prior to ordinance request:
 - Show and label the public and private water distribution mains and fire hydrants on the utility plans. Private water mains and private fire hydrants will need to be shown and labeled accordingly on all private streets. Show and label the existing water easement that the existing water main runs in along the east side of N Jefferson Street. KC Water Rules and Regulations require a minimum of 25' of separation between existing water mains and new buildings and there appears to be less than this distance to the new building east of N Jefferson Street.
 - Provide rock blanket at storm outfalls to prevent erosion where the system daylights to the creek. Show this on the storm utility plan.
 - Show the existing storm sewer at the SE corner of the property. Ensure that this line does not daylight within the dam for the detention basin grading.
 - Include the information from 88-415-07-D-2 on the preliminary stream buffer plan. Also include a stream buffer design table that shows the following: a. Area of each of the stream side and outer zones. b. Area disturbed within each of the zones (storm pipes constitute outer zone disturbance) c. Percent disturbed for each zone. d. Any areas of mitigation (if applicable).
 - Storm sewers/inlets within the private drives shall be private service lines. Update callouts accordingly.
 - Provide more sidewalk connections per email sent by Bailey Waters on 7-24-24.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

9. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract

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

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

10. • 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)
11. • 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
12. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
 - 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.
13. • Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)

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

14. 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
15. 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
16. Prior to release of Final Plat, the applicant shall submit a separate final plan detailing the amenities to be provided in the tract areas to satisfy the Parkland Dedication requirement.

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

17. 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.
18. 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.
19. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
20. 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 required.

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

21. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
22. 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.
23. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division 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.
24. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
25. The developer shall 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.
26. 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.
27. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements.

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

28. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
29. No water service tap permits will be issued until the public water main is released for taps.
30. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
31. 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>
32. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

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

33. Should it be determined that new public water mains and/or public fire hydrants be required then they shall be designed and under contract (permitted) by KC Water following the KC Water Rules and Regulations prior to building permit issuance.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>

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Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

34. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
35. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
36. 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.
37. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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 may be required.
38. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.