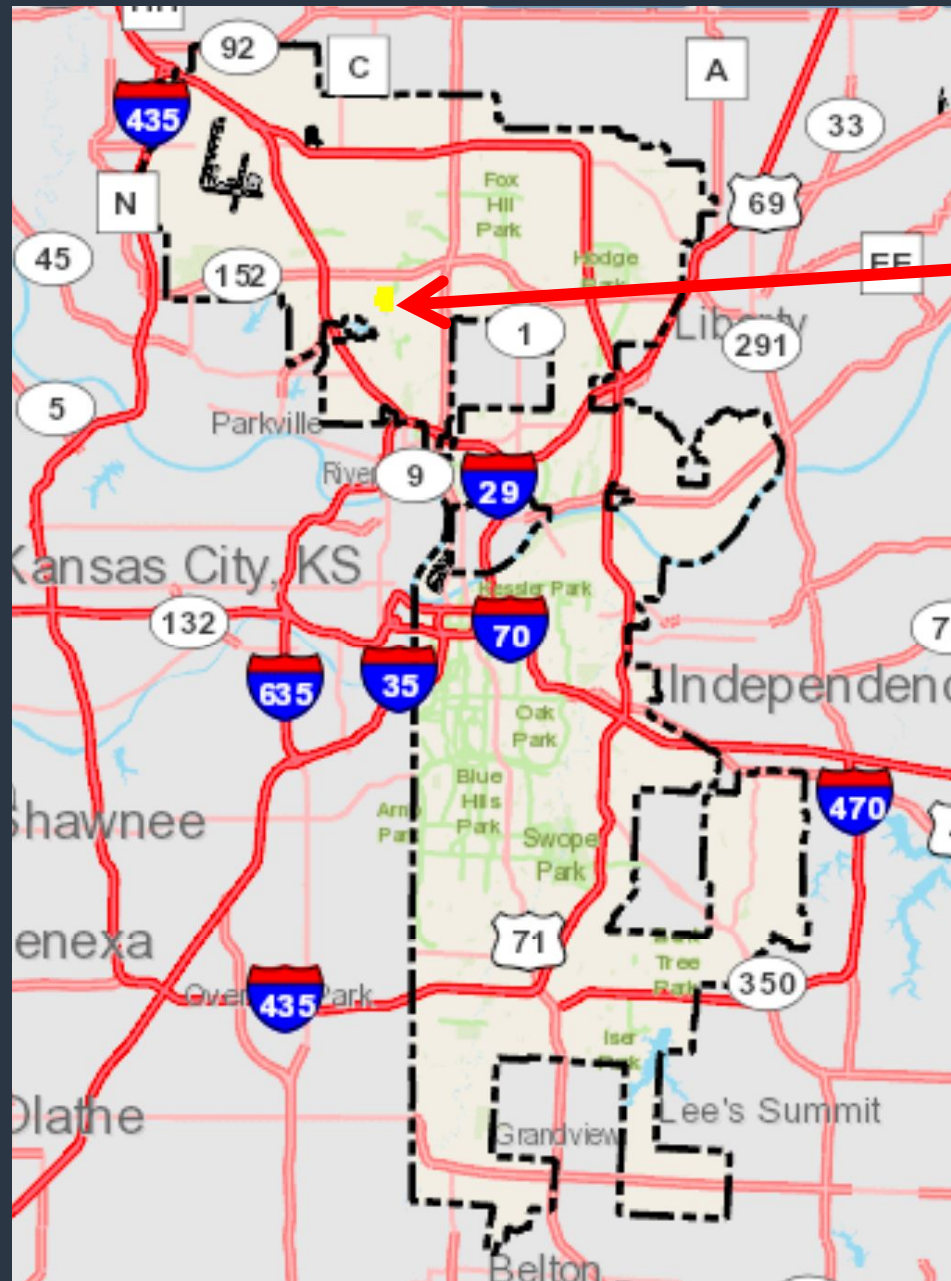


Docket #6

Case No. CD-CPC-2022-00225
Development Plan

Kimpton Falls

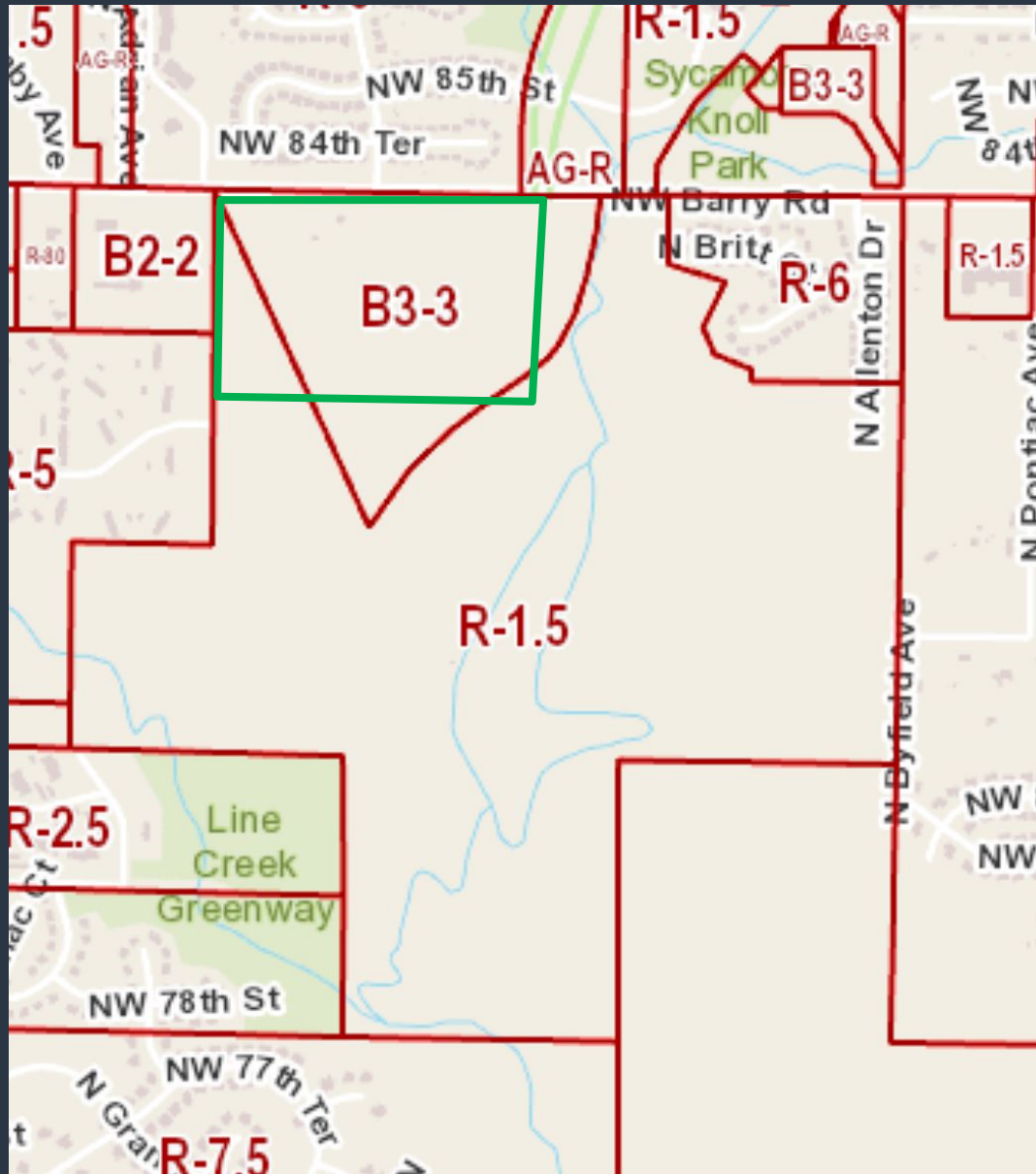




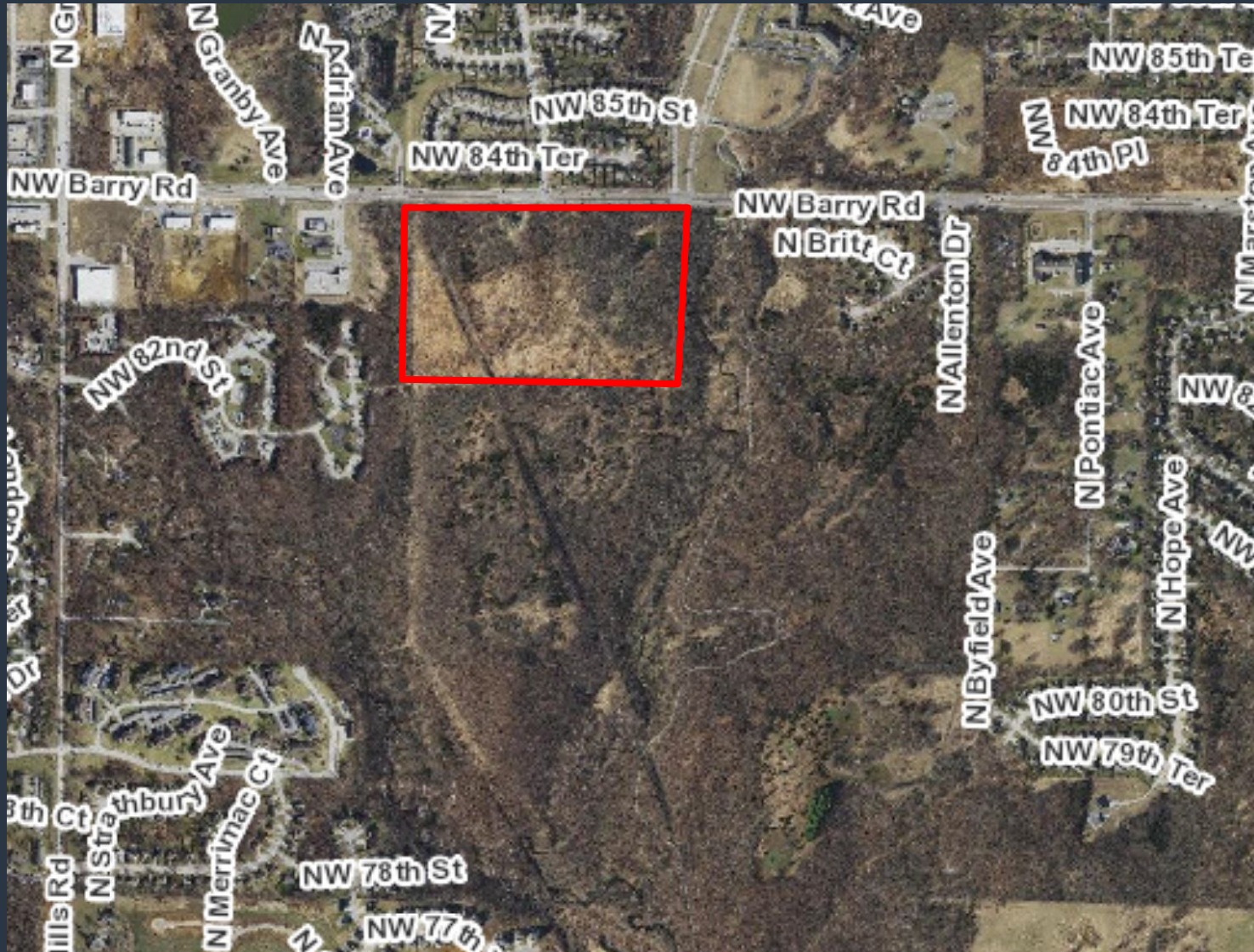
Site



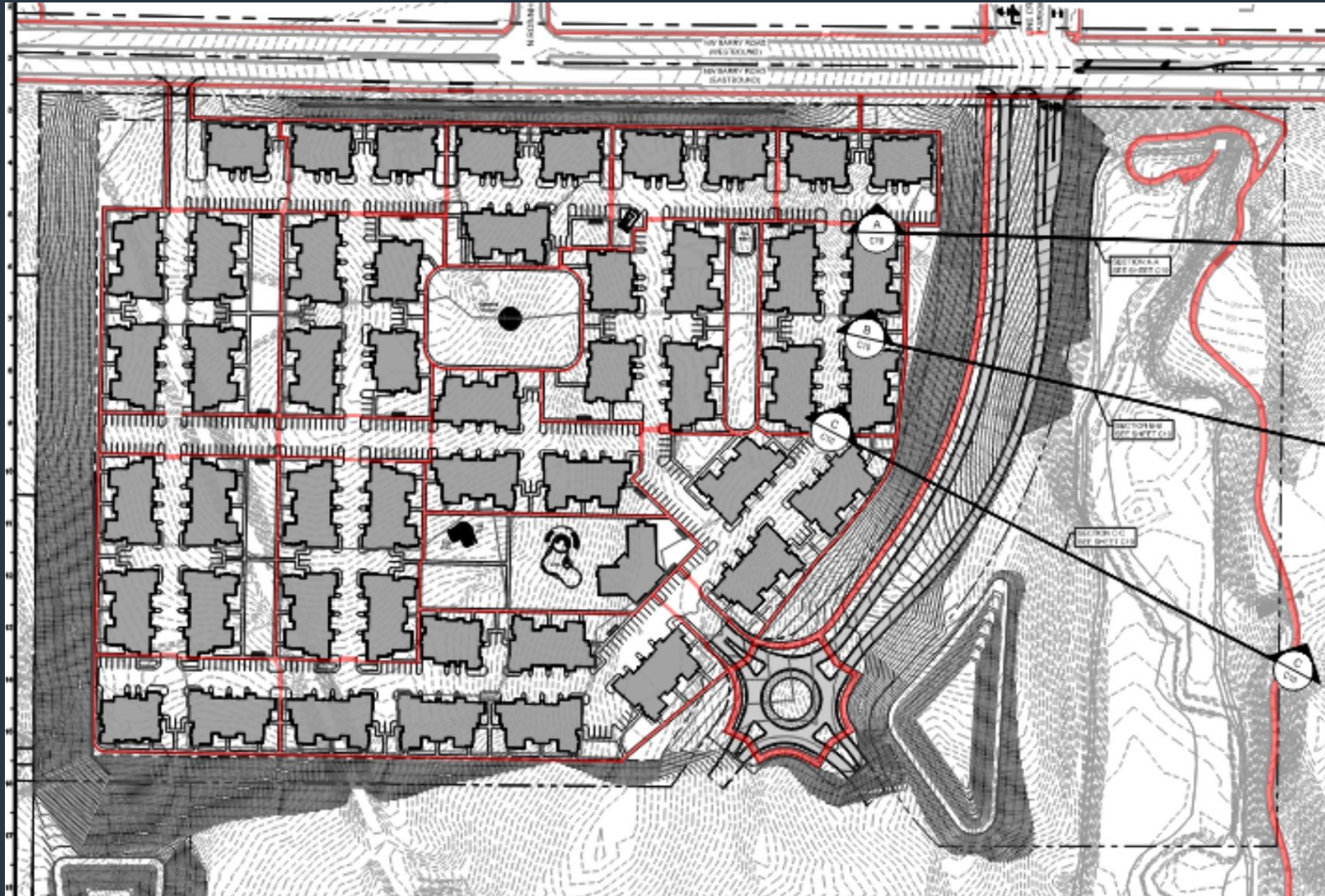
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FRONT ELEVATION

1ST FLOOR MASONRY 85%
2ND FLOOR MASONRY 84%

Front



REAR ELEVATION

1ST FLOOR MASONRY 81%
2ND FLOOR MASONRY 55%

Rear



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Side



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Conditions to Remove

- 1.h: The developer shall update the cover of the development plans to include the deviation found in the “Development Plan Deviation” as a waiver request.



Conditions to Revise:

- 21. The developer must submit water main extension 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. **Plans shall include lowering the Water main at Barry road, as needed, to meet the 42”** minimum cover. (<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>)
{Fire Hydrants will be required at 300' max intervals on perimeter streets



Conditions to Consider

- 1.d. The developer shall construct Line Creek Parkway per Parks Department Standards including a 6' wide sidewalk on the east side of the street. If Council shall decide to waive this requirement, the developer shall cause for the site to be graded such that a sidewalk can be added in this location at a later date by a different party.
- 1.e. Please update the plans to show a future 10' wide trail alignment which would directly connect the residential portion of the proposed development to the existing trail located within Tract B.
- 1.f. As per Park and Recreation Standards, please provide a 12' drive lane and 4' striped bike lane on both sides of Line Creek Parkway.
- 1.g. Provide a street connection to NW 82nd street per Section 88-405-10-B-2.
- 15. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105)
- 22. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.



Staff Recommendations:

Case No. CD-CPC-2022-00225

Approval with conditions

