



## CITY PLAN COMMISSION

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

[kcmo.gov/planning](http://kcmo.gov/planning)

November 19, 2025

Angela Eley  
City of Kansas City, MO  
4600 E. 63rd Street  
Kansas City, MO 64130

Re: **CD-CPC-2025-00149** - A request to approve a Major Amendment to an existing Master Planned Development in District MPD on about 441 acres generally located at the south west corner of Eastern Avenue and Raytown Road, allowing for expanded uses, including Non-Accessory Parking.

Dear Angela Eley:

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](mailto:Larisa.Chambi@kcmo.org) or (816) 513-8822.

Sincerely,

A handwritten signature in black ink that reads "Larisa Chambi".

Larisa Chambi  
Planning Supervisor



## Plan Conditions

Report Date: November 19, 2025

Case Number: CD-CPC-2025-00149

Project: Municipal Farms Master Planned Development Major Amendment

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / [Larisa.Chambi@kcmo.org](mailto:Larisa.Chambi@kcmo.org) with questions.*

1. Parking, Non-accessory shall only be allowed on the existing pavement, any expansions of the parking area will require a major amendment and compliance with the landscaping and lighting standards of the Zoning and Development Code.
2. Non-Accessory Parking area shall be allowed to be a gravel surface only for the area currently bounded by the fence on the property.
3. The applicant shall receive a letter from the Missouri Department of Natural Resources (MODNR) allowing the proposed use on the cap. The letter shall include information regarding regular inspections of the cap as needed. This letter shall be included in the MPD Final Plan submittal documents.
4. Approving a waiver to Section 88-420-15-C-2, allowing the area highlighted on the site plan and encompassed by the existing fence line to remain gravel.
5. The proposed use of Parking, Non-accessory is only allowed in the highlighted area of the plan known as Area 20 that is currently developed with a gravel surface. Any requests to expand the size of the gravel surface for the proposed use will require a major amendment and compliance with the Zoning and Development Code.

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

6. 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)
7. 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)
8. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).