



## CITY PLAN COMMISSION

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

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

September 26, 2023

Mitchell Slutter  
Renaissance Infrastructure Consulting  
400 E 17th St  
Kansas City, MO 64108

Re: **CLD-FnPlat-2023-00020** - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located at the northeast corner of West 31st Street and Wyandotte Avenue to create one (1) lot and two (2) tracts to allow for a multifamily structure

Dear Mitchell Slutter:

At its meeting on September 19, 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 . 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 consideration.

If you have any questions, please contact me at [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes  
Planner

***The following are recommended by Matthew Barnes. For questions, contact Matthew Barnes at (816) 513-8817 or matthew.barnes@kcmo.org.***

- 1) Prior to recording of the plat submit an executed original (hard copy) of the Covenant to Maintain Storm Water Detention and BMP Facilities. The covenants will be recorded simultaneously with the final plat.
- 2) 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.
- 3) Prior to recording of the plat submit an executed original (hard copy) of the covenants, conditions and restrictions document. The covenants will be recorded simultaneously with the final plat.
- 4) Prior to recording of the plat please upload the most recent years paid tax receipt.
- 5) Prior to recording of the plat submit an ownership certificate from a title company, which has been signed by an authorized agent, is current within 90 days, includes all of the property being platted (which the surveyor has verified is accurate) and which shows fee ownership of the correct owners. (Please Note: This must be satisfied 90 days prior to the plat being released to the City Clerk's Office for recording. The City's Law Department has previously stated the words 'Fee Simple' when listed on ownership certificates, along with the owners' names, show fee ownership.)
- 6) The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
- 7) Prior to recording of the plat add the City Plan Commission approval date, ordinance number, and date passed by the City Council within the Signature Block.

***The following are recommended by Michael Schroeder. For questions, contact Michael Schroeder at (816) 513-4604 or michael.schroeder@kcmo.org.***

- 1) Fire Water Flow
- 2) Hydrant

***The following are recommended by Terry Thomas. For questions, contact Terry Thomas at (816) 513-2510 or Terry.A.Thomas@kcmo.org.***

- 1) The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
- 2) 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.
- 3) 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.
- 4) The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
- 5) 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.
- 6) 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.
- 7) 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.
- 8) 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.

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- 9) The developer shall grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.