



## CITY PLAN COMMISSION

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

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

December 21, 2021

Martin Arling  
Kaw Valley Engineering, Inc.  
14700 W 114th Ter  
Lenexa, KS 66215

Re: **CD-CPC-2021-00195** - Preliminary Plat Brandom Acres – To consider approval of an interjurisdictional preliminary plat within the cities of Gladstone, MO and Kansas City, MO in District R-80 (Residential 80) on about 8 acres (9.5 acres total) generally located at the northwest corner of NW 74th Street and N. Broadway, creating two residential lots.

Dear Mr. Arling:

At its meeting on December 21, 2021, the City Plan Commission acted as follows on the above-referenced case.

### **Recommend Approval with Conditions**

*The Commission's action is only a recommendation. Your request must receive final action from the 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 Ordinance Request consideration.

If you have any questions, please contact me at [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org) or 816-513-8815.

Sincerely,

Olofu Agbaji  
Lead Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to City Planning Commission

Recommended by Staff

Report Date: December 20, 2021

Case Number: CD-CPC-2021-00195

Project: Brandom Acres

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### Plan Corrections

*Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.*

1. That the existing sanitary sewer service line be relocated to serve Lot 1 directly from a public main prior to Mylar approval or issuance of building permit for Lot 2. Revise Plans and Resubmit (12/17/2021)
2. Show existing detached garage and mark as building to be demolished prior to Mylar approval. Revise Plans and Resubmit (12/17/2021)

*Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.*

3. Revise stream buffer plans to meet 88-415 requirements. See 88-415-07.D. requirements.  
Minimum width of outer zone is 75 feet unless including portion as allowable disturbance--plans do not reflect this.  
Outer zone appears mislabeled. (11/17/2021)

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### Plan Conditions

*Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.*

4. That the developer submit a final plat to be approved by the City of Gladstone, MO prior to Mylar approval by the City of Kansas City, MO. (11/23/2021)

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

5. 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. (11/10/2021)
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, as amended, commonly known as the Development Regulations. (11/10/2021)
7. The developer must 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. (11/10/2021)
8. 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. (11/10/2021)
9. The developer must grant on City approved forms a STREAM BUFFER Easement to the City as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (11/10/2021)
10. 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 may be required. (11/10/2021)
11. The owner/developer must 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. (11/10/2021)

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

12. 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. (11/10/2021)
13. The developer must 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 (11/10/2021)
14. The developer shall submit a final stream buffer plan to the Land Development Division 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. (11/10/2021)
15. 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. (11/10/2021)

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

16. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat. (11/12/2021)

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

17. Water & Sewer Sewer connection letters from Gladstone, MO. & Kansas City Water Services must be on file before the Plat is recorded (11/08/2021)