

COMMUNITY PROJECT/REZONING

220246

Ordinance Fact Sheet

Case No. CD-CPC-2021-00240

Brief Title

A Development Plan, with associated Preliminary Plat, on an area of about 48 acres generally located at 15215 E US 40 Hwy in a District R-2.5 (Residential) to allow for duplexes to be sited on the subject site. (CD-CPC-2021-00240)

Ordinance Number

Details

Location: Generally located at 15215 E US 40 Hwy.

Reason for Legislation: Development Plans require City Council approval.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- None.

CITY PLAN COMMISSION RECOMMENDATION:

Approval Subject to Conditions

1.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.

2.Variances from 88-425-08 have not been requested. Mechanical equipment and utility cabinets shall comply with 88-425-08-B and 88-425-08-D.

3.Variances from 88-445 have not been requested. All proposed signage shall comply with 88-445 and are subject to sign permits.

4.A Final Plat will follow the development plan process in order to establish owner-occupied units.

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.

6.The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

7.The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	5 th District (Barnes, Parks-Shaw)
Applicants / Proponents	Applicant Kevin Rohner Anderson Engineering 941 W 141 st Ter Kansas City, MO 64145 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against –
Board or Commission Recommendation	City Plan Commission (7-0) 03-01-2022 By Nay: Baker, Beasley, Crawl, Enders, Hill, Rojas, Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

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.

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.

9.After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

10.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.The developer must show and label the final stream buffer zones on the subdivision plat within a private open space tract as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

12.The developer shall submit a final stream buffer plan

	<input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

Continued from page 2

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.

13.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.

14.The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

15.The developer must construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

16.The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

17.The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps as necessary.

18.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.

19.The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

20.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.

21.The developer shall submit proof of approved permits for any work along US Highway 40 in the MoDOT right

**Appropriation
Account Codes**

--

Continued from page 3

of way prior to the issuance of any Land Development permits for the construction of the proposed portion of Brentwood Avenue connecting to that roadway.

22.Fire Water Flow The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.

23.Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2)

24.Fire Department Access 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)

25.Fire Department Access Required fire department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

26.Fire Department Access The turning radius for fire department access roads is 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

27.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.

28.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. As indicated on plans, the developer shall construct an 8' wide concrete trail within tracts A,B and C to satisfy the parkland dedication requirements.

29.Prior to the certificate of occupancy for Phase 1, the developer shall modify the pavement markings on US-40 to include eastbound and westbound left turn lanes at Brentwood Avenue. This work shall be done in accordance with MoDOT requirements and permits.

--	--

Continued from page 4

30. When the traffic volumes and/or level of service dictate, but no later than prior to the certificate of occupancy for Phase 3, the developer shall construct channelizing islands at the intersection of US-40 and Brentwood Avenue to limit movements to 3/4 access (no left turns from Brentwood Avenue).

31. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.

South of River contact – Sean Allen -816-513-0318

North of River contact Todd Hawes – 816-513-0296 (1/12/2022)

32. 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.

(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

33. A Street Name Plan shall be approved before Final Plat is reviewed by the City Plan Commission.

Fact Sheet Prepared By: **Date:** 03-02-2022

Ahnna Nanoski, AICP
Lead Planner

Reviewed By:
Joe Rexwinkle, AICP
Division Manager
Development Management

Date:

Initial Application Filed: 12-22-2021
City Plan Commission Action: 03-01-2022
Revised Plans Filed: NA
Total Days in City Review: 22
Total Days in Applicant's Hand: 22

Reference Numbers:

Case No. CD-CPC-2021-00240