



## CITY PLAN COMMISSION

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

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

June 08, 2022

Matt Murphy  
helix architecture + design  
1629 Walnut St  
Kansas City, MO 64108

Re: **CD-CPC-2021-00232** - A request to approve a rezoning from district R-1.5 (Residential) to UR (Urban Redevelopment), with associated Development Plan, to allow for the development of townhomes and duplexes on about .5 acres generally located at 1015 Pacific St.

Dear Matt Murphy:

At its meeting on June 07, 2022, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions, removing condition #17.

*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 [Ahnna.Nanoski@kcmo.org](mailto:Ahnna.Nanoski@kcmo.org) or (816) 513-8816.

Sincerely,

Ahnna Nanoski  
Lead Planner



## Plan Conditions

Report Date: June 08, 2022

Case Number: CD-CPC-2021-00232

Project: Pacific + Troost

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*Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / [Ahnna.Nanoski@kcmo.org](mailto:Ahnna.Nanoski@kcmo.org) with questions.*

1. To accommodate the owner-occupied townhomes and rental units on-site, a minor subdivision needs to be submitted.
2. Deviations with the associated project 1015 Pacific St (CD-CPC-2021-00232),
  1. Zero-lot lines will be established for the subject site.
3. Adjustments with the associated project 1015 Pacific St (CD-CPC-2021-00232),
  1. Nine (9) street trees plus the ornamental grass feature will be installed on the subject site.

*Condition(s) by City Planning and Development Department. Contact Kambiz Zoraghchi at (816) 513-1582 / [Kambiz.Zoraghchi@kcmo.org](mailto:Kambiz.Zoraghchi@kcmo.org) with questions.*

4. Buildings shall comply with all requirements of R302 Of International Residential code 2018 for exterior walls.

*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / [Lucas.Kaspar@kcmo.org](mailto:Lucas.Kaspar@kcmo.org) with questions.*

5. 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.
6. 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 total disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. 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 and issuance of any building permits.
7. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
8. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
9. The developer must 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.
10. The developer must secure permits to extend any public sanitary conveyance 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. Provide a cross access easement for the shared drive/Tract A.

*Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.*

12. The developer provide acceptable easement and secure permits to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.

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

13. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. 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)

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

15. 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
16. Money-in-lieu of parkland dedication in the amount of \$15,412.84 shall be paid prior to Certificate of Occupancy.

*Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-9865 / Jeffrey.Bryan@kcmo.org with questions.*

17. The proposed on-street parking will be reviewed separately.

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

18. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

*Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.*

19. The developer must submit plans detailing the 8" water main replacement as shown on the development plans in Pacific Street along the properties northern frontage. If the fire Department requires a fire hydrant along Troost Avenue then plans for this main extension south of Pacific shall also be submitted. The plans shall be 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>)