



CITY PLAN COMMISSION

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

kcmo.gov/planning

July 11, 2022

Lance W Scott
Cook, Flatt & Strobel Engineers, P.A.
1421 E 104th
Kansas City, MO 64131

Re: **CD-CPC-2022-00087** - A request to approve a rezoning to MPD (Master Planned Development District) and a preliminary development plan to allow for the construction of 8 townhomes on about .462 acres generally located at E. 36th Street and Walnut Street.

Dear Lance W Scott:

At its meeting on July 05, 2022, 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 Andrew.Clarke@kcmo.org or (816) 513-8821.

Sincerely,

Andrew Clarke
Planner

City Plan Commission Disposition Letter
CD-CPC-2022-00087
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That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for .

The following are recommended by Andrew Clarke. For questions, contact Andrew Clarke at (816) 513-8821 or Andrew.Clarke@kcmo.org.

- 1) That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
- 2) Mechanical equipment (roof or ground mounted) shall be screened and comply with 88-425-08.
- 3) That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
- 4) The applicant shall provide a raised pedestrian crossing, change in paving material or embossed striping, bollards, landscaping, or other approved method to avoid conflict between pedestrians and traffic at the driveway located on E. 36th Street (88-450) prior to the issuance of certificate of occupancy.
- 5) The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
- 6) 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.
- 7) The developer must receive a Certificate of Appropriateness from the Historic Preservation Commission prior to applying for an MPD Final Plan.
- 8) The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.

The following are recommended by Heather Massey. For questions, contact Heather Massey at (816) 513-2111 or heather.massey@kcmo.org.

- 1) 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/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
- 2) 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

The following are recommended by Justin Peterson. For questions, contact Justin Peterson at (816) 513-7599 or Justin.Peterson@kcmo.org.

- 1) 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever is applicable to the project).
- 2) The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

The following are recommended by Lucas Kaspar. For questions, contact Lucas Kaspar at (816) 513-2558 or Lucas.Kaspar@kcmo.org.

- 1) The developer must secure permits to provide sanitary sewers to serve all proposed units within the development prior to issuance of a building permit. Private easements and maintenance agreements may be required for the private sewer system as shown on the utility plan.
- 2) 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. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.

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- 3) 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.

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

- 1) The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
- 2) 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)