



## DEVELOPMENT REVIEW COMMITTEE

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

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

March 21, 2019

Brian Combs  
8500 NE 89th Pl  
Kansas City, MO 64157

Re: **CD-CPC-2018-00229** - A request to approve a development plan that also serves as a preliminary plat, on about 3.1 acres, generally located west of N Church Road in between NE 76th Street to the north and N Flintlock Road to the south, to allow for a self storage facility.

Dear Brian Combs:

At its meeting on March 20, 2019, the Development Review Committee reviewed the above-referenced case. The committee acted to Recommend Approval with Conditions. The committee requests your attendance at the next available Development Review Committee meeting, the location, date and time for which are located on CompassKC.

The Committee's action constitutes a recommendation to the City Plan Commission. All conditions imposed by the Committee, 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. If revised plans are required, the following two options are available:

1. Revise the plans prior to City Plan Commission. If you elect this option you must upload revised plans by April 05, 2019
2. Revise the plans after City Plan Commission but before final action. If you elect this option you may upload revised plans at any point after City Plan Commission takes action; however your project will not proceed to final action until you do so.

### **I HAVE QUESTIONS.**

If you have questions for or need to discuss the comments offered, please contact the committee member directly.

If you need to discuss the comments offered after having contacted committee members individually, you may request attendance at the next Development Review Committee meeting. To do so, please contact me.

If you have any questions, please contact me at 816-513-8822 or [Zachary.Nelson@kcmo.org](mailto:Zachary.Nelson@kcmo.org).

Sincerely,

Zach Nelson  
CPDM Planner

That plans, revised as noted below, are submitted and accepted by staff prior to Planning, Zoning and Economic Development Committee.

***The following are recommended by the Long Range Planning Department. For questions, contact Timothy Esparza at Timothy.Esparza@kcmo.org or (816) 513-3004.***

- 1) The applicant should add internal pedestrian circulation, showing sidewalk connections from all adjacent public right-of-way to building entrances and parking areas. Revise Plans and Resubmit
- 2) The proposed rezoning and development application will require an amendment to the Shoal Creek Valley Area Plan. Please apply for an area plan amendment.

***The following are recommended by Jeffrey Bryan. For questions, contact Jeffrey Bryan at 816-513-9865 or Jeffrey.Bryan@kcmo.org.***

- 1) Show the radii for the driveway access on NE 76th Street.

***The following are recommended by Jimmi Lossing. For questions, contact Jimmi Lossing at 816-513-7627 or Jimmi.Lossing@kcmo.org.***

- 1) 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 of NE 76th Streets, N. Flintrock Rd. and N. Church Rd. Forest Division's Planting Specs and Species Diversity requirements can be found at <https://kcparks.org/natural-resources-management/>

***The following are recommended by John Hastings. For questions, contact John Hastings at (816) 513-4643 or John.Hastings@kcmo.org.***

- 1) Fire hydrant(s) are required within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2012: § 507.5.1)
- 2) Existing private fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (IFC-2012 § C 104.1).
- 3) Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2012: § 3312.1; NFPA 241-2010: § 8.7.2)

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

- 1) 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.
- 2) The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontages of NE 76th Streets, and construct associated ADA ramps.
- 3) 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.
- 4) That the South half of NE 76th Street shall be improved as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
- 5) That the East half of NE 76th Street shall be improved as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
- 6) The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontages of NE 76th Streets, and construct associated ADA ramps.
- 7) 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
- 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) 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.
  - 10) The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by the Land Development Division prior to issuance of any certificate of occupancy.

***The following are recommended by Zach Nelson. For questions, contact Zach Nelson at 816-513-8822 or Zachary.Nelson@kcmo.org.***

- 1) If new signage is proposed, submit a signage plan with details that demonstrate compliance with 88-445 in its entirety.
- 2) 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.
- 3) State purpose and acreage for all proposed tracts, if any.