



## CITY PLAN COMMISSION

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

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

December 06, 2022

Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes, a Professional Corporation  
4510 Belleview Ave  
Kansas City, MO 64111

Re: **CD-CPC-2022-00178** - Summit View Farms - A request to approve a Residential Development Plan in District R-7.5 to allow for 300 detached residential lots on about 145 acres generally located at the southeast corner of E. 139th Street and Horridge Road.

Dear Rachelle Biondo:

At its meeting on December 06, 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 City 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 City Council consideration.

If you have any questions, please contact me at [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes  
Planner



## Plan Conditions

Report Date: December 06, 2022

Case Number: CD-CPC-2022-00178

Project: Summit View Farms

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) with questions.*

1. As recommended by Water Services the plan shall be corrected to include the following prior to Ordinance Request:
  - a) Please provide utility plans showing and labeling the existing and proposed water mains and fire hydrants including designating size, type, as well as public or private. Show and label existing & proposed easements. (Fire Hydrants at 600' max. spacing).

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

2. That the developer submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit for any phase/ lot. Street naming plan shall be approved prior to Mylar approval of the first final plat.
3. 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.
4. That the developer submit a project plan to the City Plan Commission for all private open space indicating plans for landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing zero foot candles at the property lines prior to Mylar approval or issuance of building permit.
5. That the developer submit revised plat drawings and documents for CLD-FnPlat-2019-00041, Summit View 5th Plat to allow for submittal to City Council prior to ordinance request of this plan.
6. That the applicant revise the following prior Ordinance Request:
  - a) A preliminary landscape buffer plan sheet depicting the treatment of the 30-foot POS along Horridge Road as it relates to the existing water main transmission line. This should include a cross section to ensure that the rear yards are adequately buffered from the public rights of way.
  - b) Revise the plan to show a 30 foot Easement between Lots 286, 294-299 and 143rd/Kline Avenue and submit a preliminary landscape buffer plan. This should include a cross section to ensure that the rear yards are adequately buffered from the public rights of way.
  - c) Label each noncontiguous tract as a separate tract on the face of the plat. Try to number them to correspond with each phase to remain consistent.
  - d) Call out any request for waiver, deviation and modification to the subdivision regulations. This cannot be placed in the notes. Add proposed modifications to the 30 foot POS buffer to this section also.
  - e) Revise the 30' buffer along Horridge Road to be completely outside the 30" water transmission main or as worked out with Water Services.
  - f) Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements.
  - g) Clearly identify tracts by phase and show the Dog Park in a tract. Tracts cannot cross phases. Please additionally provide a table stating each tract with its corresponding phase and its area.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

7. 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.
8. 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.
9. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.*

10. 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. 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.
12. The developer must dedicate additional right of way [and provide easements] for E 139th Street as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
13. 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.
14. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage for Horridge Rd, as shown on the approved street plans and to a tie-in point with the existing sidewalks. In addition, developer shall construct associated ADA ramps at street intersections and the proposed entrance drives as necessary for the type of drive approach.
15. 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.
16. 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.
17. 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, and street lights.
18. 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.
19. 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
20. 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.

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

21. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
22. 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 Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

23. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
  - 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)
  - Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
  - Shall provide fire lane signage on fire access drives.
24. • Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
  - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

25. 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.
26. 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.

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

27. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O for any phases served by Kansas City Missouri Water.  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

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

28. 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 for any phases served by Kansas City Missouri Water.  
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>).
29. Unless otherwise approved. the existing water transmission main easement requirements such as limited grading ,no utility boxes, no structures, no tree planting etc. shall be followed.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816)513-2131 / Lucas.Kaspar@kcmo.org with questions.*

30. 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.
31. The Developer shall file a stream buffer waiver application for review by KC Water for the Southern portion of the regulated stream shown on the parcel viewer.