



CITY PLAN COMMISSION

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

kcmo.gov/planning

February 22, 2023

Kellee R Madinger
Rouse Frets White Goss Gentile Rhodes, P.C.
4510 Belleview Ave, 300
Kansas City, MO 64111

Re: **CD-CPC-2022-00225** - A request to approve a residential development plan and preliminary plat in district B3-3 and R-1.5 on about 49.43 acres generally located at south of NW Barry Road and along the future extension of Line Creek Parkway.

Dear Kellee R Madinger:

At its meeting on February 21, 2023, the City Plan Commission acted as follows on the above-referenced case.

Approval 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 Larisa.Chambi@kcmo.org or (816) 513-8822.

Sincerely,

A handwritten signature in cursive script that reads "Larisa Chambi".

Larisa Chambi
Lead Planner



Plan Conditions

Report Date: February 22, 2023

Case Number: CD-CPC-2022-00225

Project: Kimpton Falls

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. The Developer shall revise the plans prior to ordinance request to satisfy the following corrections:
 - a) Provide the total acreage of mature riparian vegetation and steep slopes in the outer zone. 88-415-07-D-2.
 - b) Show the limits of the existing mature vegetation and slopes over 15%.
 - c) Revise the location of the buffer signs to be along the limits of the preserved outer zone. Show signs along the East side of the creek channel for the limits of the outer zone within the plat boundary. Signs shall also follow the east limits of the outer zone disturbance shown in red diagonal hatching. Signs are required on both sides of the creek within the plat boundary.
 - d) Future trail connection shall be made when Line Creek Parkway extends east across the stream.
2. 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.
3. 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.
4. 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.
5. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. The following language shall be placed on the final plat:
PRIVATE OPEN SPACE: Tract B contains 11.19 private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 420 multi-family units pursuant to Section 88-408-E of the Zoning and Development Code. A total of 5.04 acres are required to satisfy the parkland request for this final plat.
7. The developer shall be granted a waiver to Section 88-405-10-B-2, requiring streets in new subdivisions to connect with dedicated streets in adjacent subdivision and provide for future extensions of streets into adjacent areas that are likely to be developed in the future.
8. The developer shall be granted a waiver to Section 88-405-07 requiring that sidewalks be provided in accordance with the department of public works' Standards, Specifications, and Design Criteria.
9. The developer shall be granted a waiver to Section 88-405-25 to allow for a maximum grade of 8% on Line Creek Parkway.
10. That City Staff, KC ATA, and the Developer shall discuss future pedestrian access to the bus stop on the north side of Barry Road.

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

11. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) and 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 be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
12. 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)
13. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

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

14. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
15. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105).

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

17. 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.
18. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of the street and streetscape improvements (including but not limited to sidewalks, trails, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards
19. The developer shall be 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 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

20. As per the recommendation from the TIS, please modify the plans at Barry Rd and Line Creek Pkwy to construct a westbound left-turn lane with a storage length of 200 plus appropriate taper.

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

21. 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>

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

22. 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. Maintain 42" minimum cover over water main at Barry Road.
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>) {Fire Hydrants will be required at 300' max intervals on perimeter streets}

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

23. 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.
24. 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.
25. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
26. 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.