



## CITY PLAN COMMISSION

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

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

February 21, 2023

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

Re: **CD-CPC-2022-00197** - Shoemaker, Preliminary Plat – A request to approve a preliminary plat in District R-7.5 creating three (3) detached residential on about 15 acres generally located at the northwest corner of NE 88th Street and N. Highland Avenue.

Dear Rachelle Biondo:

At its meeting on February 21, 2023, 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 ordinance request. 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 ordinance request consideration.

If you have any questions, please contact me at [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org) or (816) 513-8815.

Sincerely,

Olofu Agbaji  
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for ordinance request.

***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.
- 2) Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.

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

- 3) 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.

***The following are recommended by Lucas Kaspar. For questions, contact Lucas Kaspar at (816) 513-2131 or Lucas.Kaspar@kcmo.org.***

- 4) The developer must convert the existing private sanitary service line for Lot 3 into a private sewer main to serve multiple lots. The private sewer main must be contained within a private sewer easement and be covered by a Covenant to Maintain Private Sanitary Sewer Main acceptable to KC Water. The covenant shall be approved and recorded prior to issuance of the Certificate of Occupancy for any building permits.
- 5) 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 the issuance of the Certificate of Occupancy for any building permits.
- 6) 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.

***The following are recommended by Terry Thomas. For questions, contact Terry Thomas at (816) 513-2510 or Terry.A.Thomas@kcmo.org.***

- 7) 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.