



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

February 15, 2022

PROJECT NAME

Better Wash Barry Road

DOCKET #C7

CLD-FnPlat-2022-00002 – Final Plat

REQUEST

APPLICANT

Patrick Cassity
Renaissance Infrastructure Consulting

OWNER

Dominic Cuccia
Better Wash at Barry Road, LLC

Location	8380 N Hickory St
Area	About 2 acres
Zoning	B3-2 (Business)
Council District	2nd
County	Clay
School District	Platte County

SURROUNDING LAND USES

North: zoned R-80, Barry Christian Church
South: zoned M2-2, Evergy Service Center
East: zoned B3-2, Quiktrip
West: zoned B3-2, Undeveloped

MAJOR STREET PLAN

The City's Major Street Plan identifies Northwest Barry Road as a Thoroughfare with 6 lanes at this location.

LAND USE PLAN

The Line Creek Valley Area Plan recommends Mixed Use Community and Institutional uses for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for final plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The site is currently undeveloped and is heavily wooded. The property is adjacent to an existing Quiktrip. South of the proposed final plat is the Evergy (KCP&L) Northland Service Center. The site is served by water along Barry Road. Currently there is no sewer access, with the nearest sewer main terminating south of Quiktrip.

SUMMARY OF REQUEST

The applicant is seeking approval of a Final Plat in District B3-2 (Business) on about 2 acres generally located at the southwest corner of Northwest Barry Road and North Hickory Street.

KEY POINTS

- Applicant is proposing 1 lot
- Created lot will be the future site of Better Wash Car Wash

PROFESSIONAL STAFF RECOMMENDATION

Docket #C7 Recommendation: Approval with Conditions.

CONTROLLING CASE

Case No. CD-CPC-2021-00028 – A request to approve a project plan in District B3-1 (Community Business) to allow for a car wash facility on about 2 acres generally located at the southwest corner of NW Barry Road and N. Hickory Street.

PLAT LOCATION



PLAT REVIEW

The subject site is located at the southwest corner of Northwest Barry Road and North Hickory Lane. The parcel is currently undeveloped and heavily wooded. There are no stream buffers associated with the property and the final plat conforms to all B3-1 zoning regulations. The site is served with water from a main which runs along Northwest Barry Road. Sewer will be served by extension of the main currently terminating behind Quiktrip.

PLAT ANALYSIS: Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	NO		
Parkland Dedication (88-408)	NO		
Parking and Loading Standards (88-420)	NO		
Landscape and Screening Standards (88-425)	NO		
Outdoor Lighting Standards (88-430)	NO		
Sign Standards (88-445)	NO		
Pedestrian Standards (88-450)	NO		

REQUESTED DEVIATIONS

None

COMMENT

Proposed plan and plat are in substantial conformance with the current approved plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval Subject to the Corrections and Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Planning Commission

Recommended by Staff

Report Date: February 10, 2022

Case Number: CLD-FnPlat-2022-00002

Project: Better Wash Car Wash

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at / matthew.barnes@kcmo.org with questions.

1. 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. (1/06/2022)
2. 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. (1/06/2022)
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. (1/06/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

4. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (1/18/2022)
5. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (1/18/2022)
6. 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. (1/18/2022)
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. (1/18/2022)
8. 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. (1/18/2022)
9. 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. (1/18/2022)
10. 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. (1/18/2022)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at (816) 513-2552 / stacey.lowe@kcmo.org with questions.

11. 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. (1/18/2022)
12. 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. (1/18/2022)
13. 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 (1/18/2022)
14. 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. (1/18/2022)
15. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (1/18/2022)
16. 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. (1/18/2022)

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

17. Install fire hydrants on perimeter streets at 300' max. spacing. Developer must submit water main extension drawings for new perimeter fire hydrant to meet the 300' max. spacing requirement. The plans must be prepared by a registered professional Engineer in Missouri. Plans must be submitted to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations. (<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>) (1/10/2022)

