



## CITY PLAN COMMISSION

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

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

March 13, 2024

Marty Isabell  
Taliaferro & Browne  
1020 S 8th St  
Kansas City, MO 64106

Re: **CLD-FnPlat-2023-00036** - A request to approve a Final Plat in District MPD (Master Planned Development) on about 10 acres generally located at the northwest corner of Front Street and Interstate 35 creating one lot for the purposes of a multi-purpose sports stadium.

Dear Marty Isabell:

At its meeting on March 05, 2024, 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 Recording of the Final Plat. 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 Recording of the Final Plat 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

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

1. That prior to Ordinance Request of this Final Plat the applicant must submit application and receive approval for a revised Street Name Plan for the entire Berkley Riverfont Development.
2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2023-00036.
4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
5. That prior to recording the Final Plat the developer shall secure approval of a Street Tree Planting Plan from the City Forester.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

7. Submit hard copies of executed agreement document(s) to City Hall accompanied with a completed copy of the IB159 form. Executed copies must be signed by all parties outside of the City. Agreements must be received and processed prior to recording plat and the issuance of a Final Certificate of Occupancy. The IB159 form is available on the City's website: <https://www.kcmo.gov/home/showpublisheddocument?id=5972>
8. Obtain Major Infrastructure Permit, which shall be a Bonded permit to construct modify or connect to public infrastructure prior to starting recording plat. This work may include Sanitary, Storm, Street, Stream Buffer, and/or Street Lighting. An email will be sent with additional instructions on required items that must be submitted prior to obtaining the permit. The Land Development Permit Group can be found on the 5th floor, City Hall, 414 E. 12th Street, Kansas City Missouri, 64106 (816) 513-2551.