



CITY PLAN COMMISSION

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

kcmo.gov/planning

September 23, 2022

Perla M Diosdado
Kimley-Horn
805 Pennsylvania Ave Suite 150 805 Pennsylvania Ave, 150
Kansas City, MO 64105

Re: **CD-CPC-2022-00132** - A request to approve a major amendment to an approved UR (Urban Redevelopment) Development Plan to construct two buildings and a fuel island on about 30.26 acres generally located at E. 87th Street and Interstate 435.

Dear Perla M Diosdado:

At its meeting on September 20, 2022, the City Plan Commission acted as follows on the above-referenced case.

Approved subject to conditions

The Commission's action is final. 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 the next step. Conditions recommended by the Commission cannot be waived or modified by staff.

If you have any questions, please contact me at Andrew.Clarke@kcmo.org or (816) 513-8821

Sincerely,

Andrew Clarke
Planner



Plan Conditions

Report Date: September 23, 2022

Case Number: CD-CPC-2022-00132

Project: Foley Equipment

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. All dumpster, mechanical and utility equipment shall be screened pursuant to 88-425-08.
2. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3. That Ordinance No. 210455, including all conditions provided therein, shall remain in full force and effect.
4. That 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.
5. The developer must include the approved landscape plan with revised plans prior to receiving a building permit.
6. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.

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

7. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
8. Fire hydrant distribution shall follow IFC-2018 Table C102.1 and 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)
9. 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 a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
10. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6).

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

11. The developer must submit water main extension drawings for new public fire hydrants along E 87th Street to meet 300' max spacing, 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.
(<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 Travis Kiefer at (816) 513-2139 / Travis.Kiefer@kcmo.org with questions.

12. 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.
13. 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.