



CITY PLAN COMMISSION

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

kcmo.gov/planning

June 07, 2023

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

Re: **CLD-FnPlat-2022-00040** - Summit View 6th Plat – To consider approval of a final plat in District R-7.5 creating 23 lots and two (2) tracts on about 10 acres generally located at the southeast corner of E. 139th Street and Horridge Road.

Dear Rachelle Biondo:

At its meeting on June 06, 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 mylar approval 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 mylar approval of the Final Plat consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Planner

The following are recommended by Matthew Barnes. For questions, contact Matthew Barnes at (816) 513-8817 or matthew.barnes@kcmo.org.

- 1) 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.
- 2) 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.
- 3) That Summit View Farms 6th Plat cannot be released for recording until Summit View Farms 5th Plat has been recorded. The 5th plat shall be referenced by Book and Page Number on the face of Summit View Farms 6th Plat prior to submitting physical copies of the 6th plat for City Signature.
- 4) Prior to mylar approval or request of a building permit, whichever shall come first, the applicant must gain approval of the Street Name Plan and revise the Final Plat to reflect any changes prior to mylar approval or request of a building permit That the applicant submit a street name plan through a separate application through CompassKC by submitting a blank layout of the entire development. Staff will input the approved street name grid and take the case through the Street Name Committee.

The following are recommended by Richard Sanchez. For questions, contact Richard Sanchez at (816) 513-7678 or Richard.Sanchez@kcmo.org.

- 1) The developer shall pay the fee assessed under CLD-FnPlat-2022-00040 prior to recording of the Final Plat.

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

- 1) The developer must construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.
- 2) The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
- 3) The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
- 4) 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.
- 5) 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
- 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.
- 7) The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
- 8) 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.
- 9) 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.
- 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.