



CITY PLAN COMMISSION

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

kcmo.gov/planning

June 21, 2022

Aaron R Moore
Kaw Valley Engineering
8040 N Oak Trfy
Kansas City, MO 64118

Re: **CD-CPC-2022-00071** - A request to approve a 2,000 square foot building addition for vehicle leasing and service in District M1-5 (Manufacturing) on about 5.437 acres generally located at Stadium Drive and Interstate 435.

Dear Aaron R Moore:

At its meeting on June 21, 2022, the City Plan Commission acted as follows on the above-referenced case.

Approved with 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

The following are recommended by Andrew Clarke. For questions, contact Andrew Clarke at (816) 513-8821 or Andrew.Clarke@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 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.
- 3) 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.
- 4) All dumpsters and mechanical equipment shall be screened and comply with 88-425-08.

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 have the existing fire and domestic service lines killed to bring up to code.
- 2) The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

The following are recommended by Joseph Ragsdale. For questions, contact Joseph Ragsdale at (816) 513-4643 or Joseph.Ragsdale@kcmo.org.

- 1) Installation of a fuel storage tank shall meet the requirements of IFC (2018) Chapters 23 and 57.

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

- 1) The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to building permit.
- 2) The developer shall install missing street trees along Stadium Drive in accordance with 88-425-03-C.

The following are recommended by Lucas Kaspar. For questions, contact Lucas Kaspar at (816) 513-2558 or Lucas.Kaspar@kcmo.org.

- 1) The developer shall submit a storm drainage letter for review and approval by Land Development Division prior to issuance of any building permits.