



CITY PLAN COMMISSION

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

kcmo.gov/planning

September 26, 2023

Mitchell Slutter
Renaissance Infrastructure Consulting
400 E 17th St
Kansas City, MO 64108

Re: **CLD-FnPlat-2023-00021** - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 1.6 acres generally located at the northeast corner of West 31st Street and Baltimore Avenue to allow for the creation of one (1) lot to allow for a parking structure.

Dear Mitchell Slutter:

At its meeting on September 19, 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 . 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 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 secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
- 2) Prior to recording of the plat submit an executed original (hard copy) of the covenants, conditions and restrictions document. The covenants will be recorded simultaneously with the final plat.
- 3) Prior to recording of the plat submit an ownership certificate from a title company, which has been signed by an authorized agent, is current within 90 days, includes all of the property being platted (which the surveyor has verified is accurate) and which shows fee ownership of the correct owners. (Please Note: This must be satisfied 90 days prior to the plat being released to the City Clerk's Office for recording. The City's Law Department has previously stated the words 'Fee Simple' when listed on ownership certificates, along with the owners' names, show fee ownership.)
- 4) Prior to recording of the plat please upload the most recent years paid tax receipt.
- 5) 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.
- 6) Prior to recording of the plat submit an executed original (hard copy) of the Covenant to Maintain Storm Water Detention and BMP Facilities. The covenants will be recorded simultaneously with the final plat.
- 7) Prior to recording of the plat add the City Plan Commission approval date, ordinance number, and date passed by the City Council within the Signature Block.

The following are recommended by Michael Schroeder. For questions, contact Michael Schroeder at (816) 513-4604 or michael.schroeder@kcmo.org.

- 1) Fire Water Flow
- 2) Hydrant

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 shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
- 2) 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.