



City Planning and Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

Phone: (816) 513-8801
Fax: (816) 513-2838

July 6, 2021

Heather Malone
8414 N Elmwood Ave 8414 N Elmwood Ave
Kansas City, MO 64156

RE: CD-CPC-2021-00090 - Preliminary Plat Harmon Acres - A request to approve a preliminary plat in District R-80 (Residential 80) creating two residential lots. on about 18 acres generally located at the northeast corner of NE 92nd Street and N. Brooklyn Avenue.

Dear Ms. Malone:

The City Plan Commission meeting in regular session on July 6, 2021, recommended approval of above cases based on the application, plans, and documents provided for review prior to the hearing and subject to the conditions and corrections in the attached report.

Once the revised plans are uploaded to Compass and approved a request for ordinance will be forwarded to the City Council for further processing of these applications. The City Clerk's Office will notify you as to when this case will be heard by the Neighborhood Planning and Development Committee of the City Council.

You are encouraged to contact your City Council representatives at (816) 513-1368 prior to the Neighborhood Planning and Development Committee meeting. If you have any questions or need any other information, please do not hesitate to call me at (816) 513-8815.

Respectfully submitted,
CITY PLAN COMMISSION

Olofu O. Agbaji
Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission
Recommended by Development Review Committee

Report Date: July 01, 2021

Case Number: CD-CPC-2021-00090

Project: Harmon Acres

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. Call out all requests for waiver, deviation and modification to the subdivision regulations on the face of the plat. (5/28/2021)
2. Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements on the face of the plat. (5/28/2021)
3. Provide the necessary zoning information on a table indicating the zoning, type and number of lots, gross acres and average lot area per dwelling based on total acreage minus area dedicated or reserved for streets and open area. This should be for both lots (entire plat). Revise Plans and Resubmit (7/01/2021)
4. List the specific conditions as outlined by Land Development Division that is being requested to be waived on the face of the plat. Revise Plans and Resubmit (7/01/2021)
5. Update preliminary plat to show all areas proposed to be disturbed within the outer zone. Revise Plans and Resubmit (7/01/2021)

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

6. Preliminary stream buffer plan was not submitted in accordance with the requirements of Section 88-415. Plan does not accurately show the impacts on the outer zone by the proposed construction on Lot 2. (5/24/2021)
7. Preliminary plat does not clearly identify how the land on the north side of the property is designated around the stream buffer (north of the possible boundary for Lots 1 and 2). Please clarify if it is intended to be included in one of the lots or a tract and label as appropriate. (5/24/2021)

Correction(s) by Parks Department of the Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

8. Provide the following language on the plat: PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$ _____ in lieu of required parkland dedicating for (# single family units, duplex units, multi-family units) pursuant to Section 88-408-C of the Zoning and Development Code. (5/26/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

9. That the public sanitary sewer system need not be extended, provided that the developer demonstrates that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, and MDNR requirements, prior to recording the Final Plat. (5/24/2021)
10. 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. (5/24/2021)
11. 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. (5/24/2021)
12. 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. (5/24/2021)
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. (5/24/2021)
14. 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. (5/24/2021)
15. 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. (5/24/2021)
16. That the east half of North Brooklyn Avenue shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (5/24/2021)
17. 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. (5/24/2021)
18. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements. (5/24/2021)
19. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (5/24/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

20. The developer is responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the (2021) acquisition rate of (\$48,801.37) per acre for one additional single family unit. This requirement shall be satisfied prior to recording the final plat. (5/26/2021)

Condition(s) by Water Services Department. Contact Heather Massey at / heather.massey@kcmo.org with questions.

21. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(5/19/2021)