



CITY PLAN COMMISSION

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

kcmo.gov/planning

May 21, 2021

Kristine Sutherlin
Burns & McDonnell
9400 Ward Pkwy
Kansas City, MO 64111

Re: **CD-CPC-2020-00208** - A request to approve a rezoning from UR to UR, for an amendment to a previously approved plan on about 11 acres generally located at 315 E. 39th Street.

Dear Kristine Sutherlin:

At its meeting on March 02, 2021, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the Ordinance Request. 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 Ordinance Request consideration.

If you have any questions, please contact me at Joseph.Rexwinkle@kcmo.org or 816-513-8824.

Sincerely,

Joseph Rexwinkle
CPD Development Management Planner



Plan Conditions & Corrections Report

Recommended to
Recommended by City Plan Commission

Report Date: May 21, 2021

Case Number: CD-CPC-2020-00208

Project: Westport Commons II

Plan Corrections

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.

1. Submit a site plan showing the location of all of the proposed utilities, including storm water, sanitary sewer, and water lines across the entire plan area, as required by Section 88-410-1240. (2/03/2021)

Correction(s) by Public Works - Plan Review of the Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

2. Traffic study: The site plan in the TIS is for Phase 2. The Phase 1 site plan that was submitted doesn't match the description on page 8 in the TIS. Phase 1 site plan shows Oak St turning to tie into Locust St as a T-intersection. (2/04/2021)
3. Traffic study: On Oak Street what is the distance between 39th Street and the proposed connection from Locust Street? (2/04/2021)
4. Traffic study: What is the proposed mitigation for the PM LOS E at 39th & Oak St in the future scenario? (2/04/2021)
5. Traffic study: It is stated that there is a desire for a safe crossing from this development to the north side of 39th Street, but I didn't see how that is to be accomplished. Site plan shows a HAWK crosswalk on 39th, close to McGee. (2/04/2021)
6. Traffic study: Figures 10 & 11 show different alignments for Locust and Oak Street compared to the submitted plans. (2/04/2021)
7. Traffic study: I thought Phase 2 wanted to switch McGee to two-way operation (site plan shows a NB stop bar). Figures 14-17 don't show that. (2/04/2021)

Correction(s) by Water Services - Water of the Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

8. Show 15' Water Easement No. 2111 on the Plans.
Show 50' Water Easement No. 2352 on the Plans.
[Contact Rich Snedegar -- richard.snedegar@kcmo.org -- to get easement information]
[Email -- warer.gis@kcmo.org to get proper water maps of area] (2/03/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Brad Wolf at 816-513-2901 / Bradley.Wolf@kcmo.org with questions.

9. DRC Comments The building is not locally listed, so it will not require approval by the Historic Preservation Commission. The project will use the historic rehabilitation tax credit, so the rehabilitation will follow the historic guidelines. The proposed apartment buildings are appropriate to the size and scale of the historic high school. (1/25/2021)

Condition(s) by City Planning and Development Department. Contact Jamie Hickey at 816-513-8816 / Jamie.Hickey@kcmo.org with questions.

10. 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. (2/24/2021)
11. Final Plan approval will be required prior to future phase building construction. (2/24/2021)

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

12. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat. (2/02/2021)
13. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (2/02/2021)
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. (2/02/2021)
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. (2/02/2021)
16. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (2/02/2021)
17. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first. (2/02/2021)
18. 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. (2/02/2021)
19. Please note that any proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from Land Development for construction. Requests for on-street parking require review by Public Works staff during the plan review process. (2/02/2021)
20. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat. (2/02/2021)
21. 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. (2/02/2021)
22. 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. (2/02/2021)

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

23. 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 (2/02/2021)
24. 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. (2/02/2021)
25. 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. (2/02/2021)
26. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division. (2/02/2021)
27. That Oak Street between East 39th Street and East 40th Street shall be constructed 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. (2/02/2021)
28. That the west half of Locust Street 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. (2/02/2021)

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

29. 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 (2020) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to certificate of occupancy. (2/05/2021)
30. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way (2/05/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

31. The developer shall submit an analysis by a registered Professional Engineer in Missouri to verify adequate capacity of the existing water mains and verify fire flow capacity prior to the issuance of new water service permits. Depending on adequacy of the existing water mains systems, making other improvements may be required. (2/03/2021)
32. Follow the KCMO Rules and Regulations for domestic water and fire service lines.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>)
(2/03/2021)
33. The developer must submit water main extension drawings 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/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)
(Analysis of Mcgee may override this) (2/26/2021)