



## CITY PLAN COMMISSION

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

[kcmo.gov/planning](http://kcmo.gov/planning)

September 10, 2024

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

Re: **CD-CPC-2024-00096** - A request to approve a rezoning and preliminary development plan also serving as a preliminary plat from districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing) to district MPD (Master Planned Development) to allow for approximately 1084 units on about 30.68 acres generally located between Woodland Avenue on the West, East 18th Street on the South, Brooklyn Avenue on the East, and East Truman Road to the North.

Dear Rachelle Biondo:

At its meeting on September 04, 2024, 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 City Council. 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 City Council consideration.

If you have any questions, please contact me at [Larisa.Chambi@kcmo.org](mailto:Larisa.Chambi@kcmo.org) or (816) 513-8822.

Sincerely,

Larisa Chambi  
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for City Council.

***The following are recommended by the Development Management Department. For questions, contact Larisa Chambi at Larisa.Chambi@kcmo.org or (816) 513-8822.***

- 1) Add note to sheet MP001 that all buildings shall use the same design guidelines and level of architectural detail for mixed use and residential buildings of all affordability levels. Revised 08/23/24: the note has not been added to MP001. Revise Plans and Resubmit
- 2) Phase 1 includes buildings 1-7, elevations of all 4 sides need to be provided for all the buildings in phase 1. Elevations need to be clearly labelled for ease of review. Revised 08/23/24: The elevations provided for the affordable buildings need to be to scale with the grade change accurately shown. The heights need to be labelled and the same architectural articulation as shown on the other buildings in phase 1 added. Revise Plans and Resubmit
- 3) Show the crosswalks for the proposed development on the plan. Revised 08/23/24: crosswalks need to be added to parking areas as well (from the townhomes to the east connection of the sidewalk). Revise Plans and Resubmit
- 4) Provide a rendering of the bike racks in accordance with 88-420-09-B-2. Revise Plans and Resubmit
- 5) The elevations do not clearly show entrances to the buildings, they will need to be revised to show the locations of entrances. For example, are there entrances to each ground floor unit on Woodland or is there one main entrance for the whole building? Revised 08/23/24: The elevations provided still do not show locations of the entrances to the buildings. Is there one entrance for the entire building, one entrance for retail, multiple entrances on all sides of the building? Revise Plans and Resubmit
- 6) The short-term bicycle parking spaces need to be clearly identified, the data table will need to be revised to show the correct number of spaces. 88-420-09-B-1 requires spaces equal to at least 10% of the actual number of off street parking spaces provided. Revised 08/23/24: The data tables have not been updated to show the number of short term parking spaces. Revise Plans and Resubmit
- 7) The design guidelines reflect what the City is looking for, for this area than what is proposed on the elevations, specifically the “brick detailing with balconies & walk-up entries” example. The design guidelines will need to be updated to include: light fixtures, signage, entrances (any potential gateway features), landscaping boxes, patios/porches (for each building type). Revised 08/23/24: The design guidelines do not include proposed lighting fixtures, entrances, distinction between what the façade materials are for (what structure is Fiber Cement Siding and EIFS), signage materials are not addressed. Revise Plans and Resubmit
- 8) Consider mixing the income types in every building. Revised 08/23/24: At Applicant DRC we discussed changing labels for the buildings to more accurately reflect the mixed income. The labels do not need to say "mixed income" but do need to be adjusted. The labels need to be updated on all plan sheets and architectural drawings. Revise Plans and Resubmit
- 9) Submit a Developer’s Statement of Intent per 88-280-03. Revised 08/23/24: At Applicant DRC we discussed adding more to the MPD statement of intent instead of rephrasing the section of code. If you need an example please reach out to me. Revise Plans and Resubmit

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

1. 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.
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. The developer shall secure approval of an MPD Final Plan for each phase from the City Plan Commission prior to building permit.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. A detailed landscaping plan will be required with the MPD Final Plan of each phase. The final selection of landscaping species shall be of native variety and compliant with the landscaping requirements of the Zoning and Development Code.
6. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
7. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
8. The applicant shall revise plans with the following corrections prior to ordinance request:
  - The Developer's Statement of Intent will be revised per 88-280-03.
  - Shall add a note to MP001 that all buildings shall use the same- design guidelines and level of architectural detail for mixed use and residential buildings of all affordability levels.
  - Shall adjust the labels for the buildings on all plan sheets and architectural drawings.
  - Shall revise the elevations for the affordable building (building 5) to show accurate scale for the grade change, labelled building heights, and the same architectural articulation as shown on the other buildings added.
  - Shall provide elevations showing the entrances to the buildings.
  - Shall update the data tables for each phase to show the number of short term parking spaces.
  - Shall update the design guidelines to include proposed lighting fixtures, entrances, a distinction between what the façade materials are for, signage materials.
9. The applicant shall show the crosswalks for all the parking areas at the time of MPD Final Plan for each phase.
10. The applicant shall provide a rendering of the short-term bicycle parking racks at the time of the MPD Final Plan for each phase.

*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.*

11. That prior to recording of the Final Plat for each phase, any street located within the phase that is to be vacated receive approval of said vacation by City Council.
12. That each phase must be land platted by a Final Plat application prior to submitting application for a Condominium Plat.
13. That prior to recording the Final Plat for each phase the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

14. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
15. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.*

16. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
17. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Shall provide fire lane signage on fire access drives. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
18. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Buildings exceeding three (3) stories or 30 feet in height shall have at least two means of fire apparatus access. (IFC-2018: § D104.1)
19. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

*Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.*

20. Confirm addressing location on proposed structures prior to approval of MPD Final Plan.

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.*

21. The developer shall be 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
22. 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
23. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements prior to recording of the final plat for that phase.

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

24. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
25. The developer shall 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.
26. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
27. 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.
28. 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.

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

29. 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.
30. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage and to a tie-in point with the existing sidewalks. In addition, developer shall construct associated ADA ramps at the proposed entrance drives and street connections as necessary.
31. The developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established.
32. The developer must petition for the vacation of 15th Terr, 16th Street, 17th Street and Garfield Ave as shown on the development plan and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
33. 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.

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

34. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis 816-513-0423  
North of River contact - Todd Hawes 816-513-0296
35. 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/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
36. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.
37. No water service tap permits will be issued until the public water main is released for taps.

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

38. The developer shall submit public water main extension plans following the KC Water Rules and Regulations for Water Main Extensions for review, approval and contracting for all new public water mains and fire hydrants and appurtenances. The water mains shall be replaced and upsized to supply sufficient flows and pressures to serve the domestic and fire requirements of the proposed development. This may require some offsite improvements and may require some mains to be larger than 8" in diameter. Each phase of the proposed developments water distribution infrastructure will need to meet the flow and pressure requirements to support the new structures within their respective and future phases.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

39. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.
40. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
41. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
42. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

43. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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 disturbed area 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 KC Water prior to recording the plat.
44. 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.
45. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
46. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first.