



CITY PLAN COMMISSION

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

kcmo.gov/planning

June 13, 2023

Sam F Sahlfeld
Olsson
1301 N. Burlington
North Kansas City, MO 64116

Re: **CLD-FnPlat-2023-00012** - A request to approve a final plat in District MPD creating four (4) industrial lots and two (2) tracts on about 225 acres generally located at the terminus us of Mexico City Avenue north of I-29.

Dear Sam F Sahlfeld:

At its meeting on June 06, 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 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.

Resubmittal is required prior to ordinance request to satisfy all outstanding corrections.

If you have any questions, please contact me at Olofu.Agbaji@kcmo.org or (816) 513-8815.

Sincerely,

Olofu Agbaji
Lead Planner



Plan Conditions & Corrections Report

Recommended To applicant
Recommended By City Plan Commission

Report Date: June 13, 2023

Case Number: CLD-FnPlat-2023-00012

Project: KCI 29 Logistics Park

Plan Corrections

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

1. Correctly list NW Roanridge Road as part of the frontage road along the highway. Revise Plans and Resubmit (5/24/2023)

Correction(s) by Plat Review of the City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

2. Please update plat as requested by the attached DRC Checklist. Revise Plans and Resubmit (5/24/2023)

Plan Conditions

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

3. That the developer submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit for any phase/ lot. Street naming plan shall be approved prior to Mylar approval of the first final plat. (5/24/2023)

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

4. The developer shall 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. (5/17/2023)
5. The developer shall 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. (5/17/2023)
6. 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. (5/17/2023)
7. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (5/17/2023)
8. The developer shall 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. (5/17/2023)
9. The developer must dedicate right of way [and provide easements] for the realignment of NW Roanridge Rd/NW 132nd St as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 80 foot right of way corridor, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project. (5/17/2023)
10. 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. (5/17/2023)

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

11. Show and label water main easements per future approved water main extension plans. (5/12/2023)

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

12. 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. 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. (5/22/2023)
13. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (5/22/2023)
14. 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. 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. (5/22/2023)
15. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to issuance of any building permits. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to issuance of any building permits. (5/22/2023)
16. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to approval of the final plat. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to approval of the final plat. (6/02/2023)