



## CITY PLAN COMMISSION

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

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

October 21, 2021

Trevor Fox  
Anderson Engineering, Inc.  
941 W 141st Ter, A  
Kansas City, MO 64145

Re: **CD-CPC-2021-00100** - A request to approve a development plan which also serves as a preliminary plat, and in lieu of a Special Use Permit pursuant to Section 88-517-09-D, in Districts R-2.5 and B1-1 to allow for a 53-unit residential development within seven (7) "Multi-Unit House" buildings on about 3.8 acres generally located at northwest corner of E. 39th Street and Jackson Avenue.

Dear Trevor Fox:

At its meeting on October 19, 2021, the City Plan Commission acted as follows on the above-referenced case.

Approved with Modifications

*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 [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org) or 816-513-8815.

Sincerely,

Olofu Agbaji  
Lead Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission  
Recommended by Development Review Committee

Report Date: October 15, 2021  
Case Number: CD-CPC-2021-00100  
Project: Bodhi Residential Development

### Plan Corrections

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*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 any request for waiver, deviation and modification to the subdivision regulations. Revise Plans and Resubmit (10/15/2021)
2. Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements. Revise Plans and Resubmit (10/15/2021)
3. Remove all signature blocks on the cover sheet. Revise Plans and Resubmit (10/15/2021)
4. Update revised plan set to include all the plan sheets called out on the cover sheet. Revise Plans and Resubmit (10/15/2021)
5. Show all revision dates on the cover sheet. Revise Plans and Resubmit (10/15/2021)
6. All pertinent information on the building elevation sheet including architect and developer information. Revise Plans and Resubmit (10/15/2021)
7. Provide a preliminary plat sheet, showing all the information required on the checklist. Revise Plans and Resubmit (10/15/2021)
8. Clearly depict all POS tracts and amenities to be dedicated in lieu of parkland. This shall be shown on the preliminary plat sheet. Revise Plans and Resubmit (10/15/2021)
9. A signage plan for this development as required by Chapter 88-445-10. Revise Plans and Resubmit (10/15/2021)
10. Provide phasing information on the face of the plan. Revise Plans and Resubmit (10/15/2021)

*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.*

11. Submit a preliminary plat as part of the revised submittal package since platting will be required as part of this project. If no preliminary plat is included, apply for a separate development plan case using the Compass KC website to satisfy the platting requirements prior to the City Plan Commission hearing. UPDATED 10/7/21 - no preliminary plat included in the resubmittal and no additional cases have been applied for using the system. (7/07/2021)
12. Update the site plan to show the location of all of the proposed infrastructure improvements, including the improvements to 38th Street and Norton Avenue along the property's frontage. UPDATED 10/7/21 - no improvements shown along Norton Avenue and no vacation application has been filed. (7/09/2021)

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

13. Provide street tree plan for all street frontages the development is adjacent to. (7/12/2021)
14. Provide details on how parkland dedication standards of 88-408 are to be satisfied. Please note, if private open space is to be dedicated, said space much be platted into private open space tracts.

Update 10.08.21: Do not see any reference to how parkland dedication is to be satisfied on plans. Please note if private open space is to be platted, said areas shall provide amenities and recreational benefit to residents. Details will need to be provided identifying these amenities proposed. (7/12/2021)

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

15. The proposed radius at 38th Street will need to be revised (increased). It looks like some utility work will be needed to make this happen. (10/08/2021)

### Plan Conditions

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

16. That this development plan not proceed to the City Council without the accompanying request for street vacation. (10/15/2021)
17. That the developer file for the vacation of Norton Avenue from E. 38th Street to E. 39th Street prior to ordinance request. (10/15/2021)
18. That the developer provide detailed architectural information on the proposed building for review and approval by staff prior to ordinance request or submit a design guideline for the proposed development. The design guidelines shall call out how this plan incorporates the Heart of the City Area Plan design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials. (10/15/2021)
19. 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. (10/15/2021)
20. 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. (10/15/2021)

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

21. That the west half of Jackson 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. (6/30/2021)
22. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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. (6/30/2021)
23. 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. (6/30/2021)
24. **If the City Council does not approved the right of way vacation for Norton Avenue,** that Norton Avenue between 38th Street and 39th 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. (10/19/21 per CPC)
25. 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. (6/30/2021)
26. That 38th Street between Jackson Avenue and Norton Avenue 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. (6/30/2021)
27. 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. (7/07/2021)
28. 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. (7/07/2021)

29. 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. (7/07/2021)
30. 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. (7/07/2021)

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

31. 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. (7/07/2021)
32. 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. (7/07/2021)
33. 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. (7/07/2021)

*Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.*

34. • 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). (6/28/2021)
35. • The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (6/28/2021)
36. • 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) (6/28/2021)
37. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (6/28/2021)
38. • 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) (6/28/2021)

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

39. 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 (7/12/2021)
40. 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. This requirement shall be satisfied prior to recording the final plat (if platting open space tracts) or certificate of occupancy (if paying money-in-lieu). (7/12/2021)

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

41. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact –Sean Allen -816-513-0318  
North of River contact Dan Richardson – 816-513-4883 (7/09/2021)
42. 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>  
(7/09/2021)

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

43. The developer must submit water main extension drawings for new Fire Hydrants prepared by a registered professional Engineer in Missouri to the water 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>)

The public fire hydrants shall have a maximum spacing of 300' along Jackson Ave. (7/12/2021)