



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

April 6, 2021

Project Name

Auburndale Manor – Final Plat

Docket

#C8

Request

FnPlat-2021-00006

Applicant

Rachel Biondo – Rouse Frets White Goss
Gentile Rhodes, P.C.

Owner

Tim Harris – Star Development Corporation

Location 7401 NE Cookingham
Drive

Area About 16.6 acres

Zoning R-7.5

Council District 1st

County Clay

School District Liberty 230 & North
KC 250

Surrounding Land Uses

North: zoned MPD, undeveloped land

South: zoned R-7.5, recent phases of
Single Family Residential development

East: zoned R-7.5, recent phases of
Single Family Residential development

West: zoned MPD, undeveloped land

Major Street Plan

The City's Major Street Plan does not
classify NE Cookingham Drive or N Eastern
Ave.

Land Use Plan

The Shoal Creek Valley Area Plan
recommends Mixed Use Community land
uses. While the proposed subdivision does
not encompass all the land uses allowed
in this category, it is discussed as a
possible use. Therefore, this request
conforms to this recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Neighborhood and civic organizations are not notified for Final
Plats.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to
this request.

EXISTING CONDITIONS

The subject site is currently undeveloped. It is located at the
southeast corner of the intersection of N Eastern Avenue and NE
Cookingham Drive

NEARBY DEVELOPMENTS

There are existing phases of single family residences to the south
and east of the property, known as Auburndale Patio Homes.
North Star United Methodist Church is to the west of the parcel.
The land to the north is undeveloped land, but has previously
been approved as part of the Eagle Valley Mixed Use
Development.

SUMMARY OF REQUEST

The applicant is seeking approval of a Final Plat.

KEY POINTS

- The final plat is intended to create 50 residential lots on
roughly 16.6 acres.

PROFESSIONAL STAFF RECOMMENDATION

Docket	Recommendation
C8	Approval with conditions

CONTROLLING CASE

Case No. CD-CPC-2020-00152 & 00161 – Ordinance No. 210075 passed by City Council on 2/04/2021, approved a rezoning from District B2-2 to R-7.5 and approved a development plan which also served as a preliminary plat for Auburndale Manor single family subdivision on about 16.75 acres generally located at the southeast corner of NE Cookingham Drive and N Eastern Avenue.

PLAN ANALYSIS

The subject parcel is vacant and generally located to the south of the intersection of N Eastern Avenue and NE Cookingham Dr. This final plat request the approval of 50 residential lots, ranging from approximately 7500 to 24000 square feet on roughly 16.6 acres. This final plat conforms to the development plan passed on February 4, 2021.

Vehicular access for this plat is provided by two connections onto N Eastern Avenue, 133th Street (southern) and 113th terrace (northern), which connect onto Auburndale Circle. All homes front onto either Auburndale Circle or the single cul-de-sac at the SE corner of the development.

Figure 1 – An overview of the subject site



Lot widths throughout this phase range from 50 to 70 feet, with most lots providing approximately 65 feet of width. Lot depths throughout the plat also vary, but all meet the lot design requirements set forth by the preliminary plat. Thirty foot front and fifteen foot (side on corner) building lines are shown per the preliminary plat requirements.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

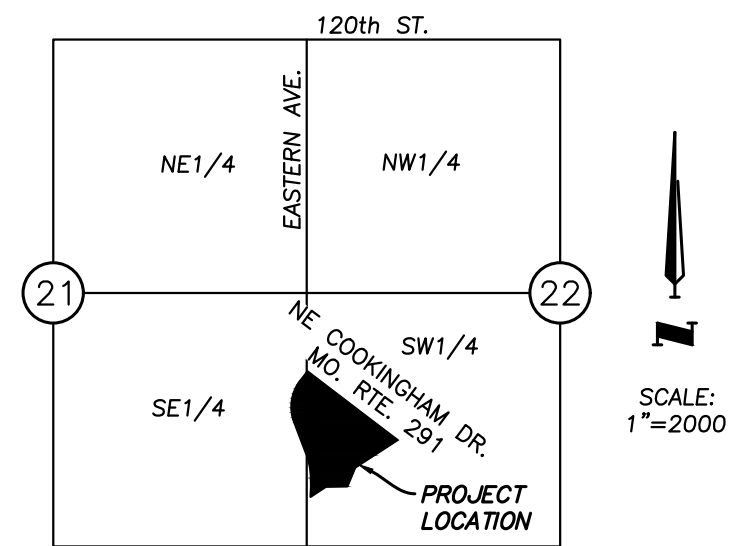
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jared Clements". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jared Clements
Planner

FINAL PLAT AUBURNDALE MANOR

**A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 52, RANGE 32
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 52, RANGE 32
CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI**



VICINITY MAP
Sec. 7-49-33

- ⊕ = CL-08
- = SET 3/8" IRON BAR w/ALUMINUM CAP
- ▲ = SECTION CORNER
- (M) = MEASURED DIMENSION
- (D) = DEED DIMENSION
- B/L = BUILDING SETBACK LINE
- D/E = DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- S/E = SANITARY SEWER EASEMENT
- W/E = WATER EASEMENT

DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 21 AND THE SOUTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 52, RANGE 32, KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER-SECTION; THENCE NORTH 0°17'59" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER-SECTION, 516.90 FEET; THENCE NORTH 0° EAST, 47.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. EASTERN AVENUE, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 0°26'11" EAST (THIS AND THE FOLLOWING 6 COURSES ARE ALONG SAID EAST RIGHT-OF-WAY LINE), 8.39 FEET; THENCE NORTH 3°52'12" EAST, 100.18 FEET; THENCE NORTH 0°26'11" EAST, 84.61 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 752.00 FEET, AN ARC DISTANCE OF 264.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 19°42'43" WEST, 347.06 FEET, TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 448.00 FEET, AN ARC DISTANCE OF 455.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°30'34" EAST, 124.10 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY ROUTE 291, AS NOW ESTABLISHED; THENCE SOUTH 51°29'26" EAST, ALONG SAID RIGHT-OF-WAY, 886.61 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY, HAVING A RADIUS OF 22,958.31 FEET, AN ARC DISTANCE OF 293.74 FEET TO THE MOST NORTHERLY CORNER OF AUBURNDALE PATIO HOMES, A SUBDIVISION OF LAND IN SAID CITY AND STATE; THENCE SOUTH 58°05'06" WEST, (THIS AND THE FOLLOWING 3 COURSES ARE ALONG THE NORTHWESTERLY BOUNDARY OF SAID PLAT), 526.99 FEET; THENCE SOUTH 24°02'03" WEST, 212.15 FEET; THENCE NORTH 89°42'19" WEST, 222.86 FEET; THENCE SOUTH 58°05'06" WEST, 192.04 (189.15 PLAT) FEET TO THE POINT OF BEGINNING.

This is a record description as filed in the Missouri Warranty Deed recorded February 5, 2002 in the Office of the Recorder of Deeds for Clay County, Missouri in Book 3541 at Page 614. Containing 722,957 square feet or 16.597 acres, more or less.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

5/8" Rebar W/ Aluminum Caps will be set at the property corners after construction is completed.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network. Having a Combined Grid Factor of 0.9998974.

TRAVERSE TABLE:

CL-08 being N55°30'56"E - 1147.62' of the Southwest corner of this plat (Point of Beginning).
CL-08 (State Plane, Feet)= North 1,140,553.49 East 2,791,924.745

FLOOD ZONE:

According to the Federal Emergency Management Agency Flood Map Service the subject property is located within FEMA's Flood Panel No. 290095c0086g, which has an effective date of January 20, 2017. The subject property is located in flood hazard zone X, which is areas determined to be outside the 0.2% annual chance floodplain.

DEDICATIONS:

PLAT DEDICATION:
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "AUBURNDALE MANOR".

RIGHT OF ENTRANCE:

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

STREET DEDICATION:

Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

BUILDING LINES:

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto. All side setbacks are 7.5' unless noted otherwise. All rear setbacks are 30.0' unless noted otherwise.

EASEMENT DEDICATION:

An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements. any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only: all of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements.

PRIVATE OPEN SPACE:

Tract A contains 0.14 acres of private open space and Tract B contains 0.83 acres of private open space with trail which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 50 lots pursuant to Section 88-408-E of the Zoning and Development Code. A total of 1.11 acres are required to satisfy the parkland request for this final plat.

PAYMENT IN LIEU OF PARKLAND:

The developer elects to pay the City of Kansas City, Missouri, a sum of \$6,832.19 in lieu of required parkland dedicating for 50 pursuant to Section 88-408-C of the Zoning and Development Code.

MAINTENANCE OF TRACTS:

Tract A is to be used as private open space. (Recreational space, Dog Park) and shall be maintained by the Homeowners Association.

Tract B is to be used for Detention and Private Open Space and shall be maintained by the owners of the Lots, Tracts and Parcels as shown within this plat pursuant to the Covenants, Conditions and Restrictions recorded simultaneously with this plat.

Tract C is to be used for Landscape Buffer and shall be maintained by the owners of the Lots, Tracts and Parcels as shown within this plat pursuant to the Covenants, Conditions and Restrictions recorded simultaneously with this plat.

STREET GRADES:		
113th TERRACE	ELEVATION	VCT
17.66' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th TERRACE	1010.05	
191.38' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th TERRACE	1010.83	
154.18' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th TERRACE = THE INTERSECTION OF 113th TERRACE & AUBURNDALE CIRCLE	1013.11	
113th ST.		
17.86' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th ST.	1023.12	
290.68' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th ST.	1033.91	PVI
739.41' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th ST.	1014.5	
AUBURNDALE CIRCLE		
289.76' EAST OF THE INTERSECTION OF N. EASTERN AVE. & 113th ST. AT THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1031.61	
AUBURNDALE CIRCLE RUNS NORTH FROM 113th ST. FOR APPROXIMATELY 818.75' THEN MAKES A BEND BACK TO THE SOUTH AND INTERSECTS WITH 113th ST. 246.86' EAST OF THE FIRST INTERSECTION.		
ALL DISTANCES ARE FROM THE INTERSECTION OF 113th ST. & AUBURNDALE ROAD THAT IS 289.76' EAST OF THE INTERSECTION OF N. EASTERN AVENUE & AUBURNDALE CIRCLE		
16.56' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1031.33	PI
451.42' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1012.47	PVI
818.75' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1017.12	PVI
1294.67' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1010.49	PVI
1564.87' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1023	PI
1578.37' FROM THE INTERSECTION OF 113th ST. & AUBURNDALE CIRCLE	1023.27	

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand. Timothy D. Harris, LLC, a Missouri limited liability company.

By: _____
Timothy D. Harris, Owner

County of)
)SS

State of)

BE IT REMEMBERED that on this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Timothy D. Harris, Member of the Timothy D. Harris, LLC, a Missouri limited liability company, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: _____

CITY PLAN COMMISSION PUBLIC WORKS

Approved: _____
Director: Sherri K. McIntyre, P.E.

COUNCIL
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 2021.

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

Jackson County GIS Department

Point Number	Northing (State Plane Feet)	Easting (State Plane Feet)	Northing (Meters)	Easting (Meters)
CL-08	1140553.49	2791924.745	347641.434	850980.451
1	1139904.531	2790979.443	347443.631	850692.322
2	1139912.92	2790979.504	347446.188	850692.34
3	1140012.864	2790986.231	347476.651	850694.391
4	1140097.463	2790986.847	347502.437	850694.579
5	1140356.79	2790942.72	347581.48	850681.129
6	1140683.44	2790825.563	347681.043	850645.419
7	1141113.472	2790896.599	347812.117	850667.071
8	1141210.596	2790973.829	347841.721	850690.611
9	1140658.512	2791668.127	347673.445	850902.233
10	1140477.513	2791898.757	347618.277	850972.53
11	1140198.793	2791451.57	347533.322	850836.227
12	1140005.026	2791365.239	347474.262	850809.913
13	1140006.098	2791142.405	347474.589	850741.993

DEVELOPER:
TIMOTHY D. HARRIS, LLC
TIMOTHY D. HARRIS
244 W. MILL STREET, SUITE 101
LIBERTY, MISSOURI 64068
(816)781-3322

SURVEYOR'S CERTIFICATION:

I hereby certify that the plat titled "AUBURNDALE MANOR", a subdivision, is based on an actual field survey performed by me and by those under my direct supervision and to the best of my professional knowledge and belief this survey has been prepared in accordance with the current Missouri Standards for Property Boundary Surveys and that it meets or exceeds the accuracy standards for an "Urban" type property boundary survey as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further state that I have complied with the statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

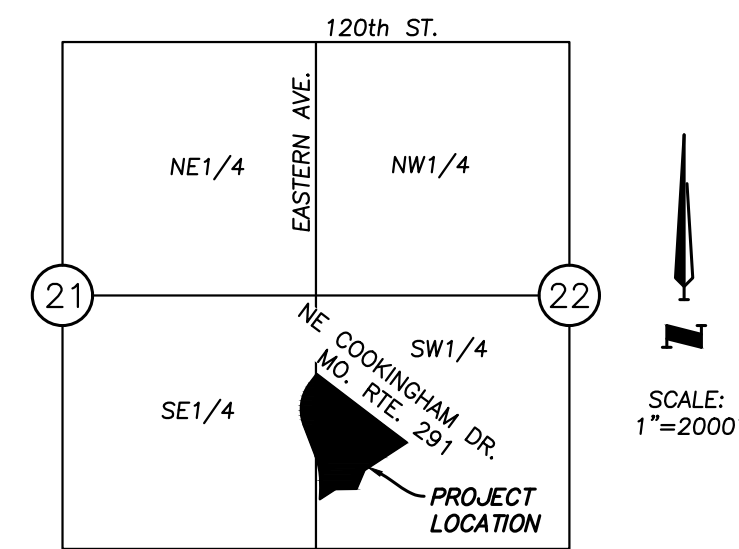
By: _____
Steven R. Whitaker, MO. PLS-2005019220
Steve.whitaker@mcclurevision.com
McClure Engineering Company Certificate/License No. 2012009395

	DRAWN BY J. BURNETTE	CHECKED BY S. WHITAKER	REVISIONS 1. KANSAS CITY, CLAY COUNTY, MISSOURI 201875-000 FEBRUARY 15, 2021	<p>making lives better. 1700 South Street, STE 100 North Kansas City, Missouri 64116 816-756-0444 fax 816-756-1763</p>
	PROJECT NO. 01/02	SHEET NO. 01/02	AUBURNDALE MANOR FINAL PLAT	

DRAWING DATE: 02/11/2021 11:19 AM PLOTTED BY: JDF, BURNETTE

FINAL PLAT AUBURNDALE MANOR

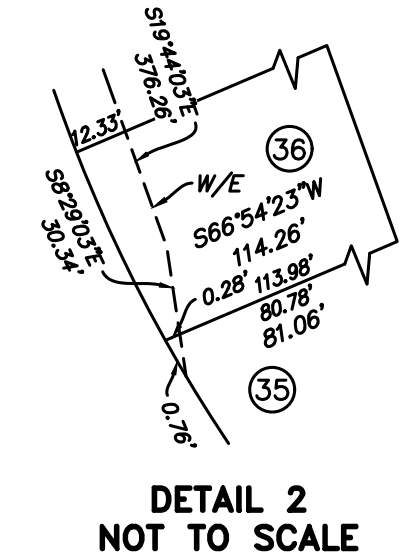
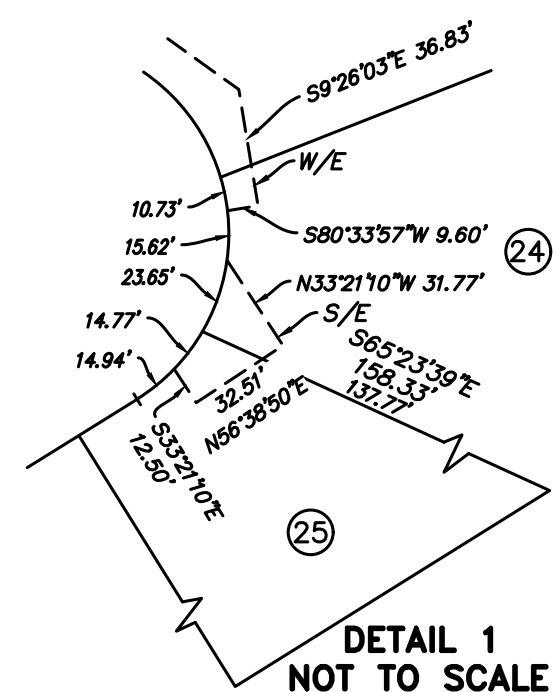
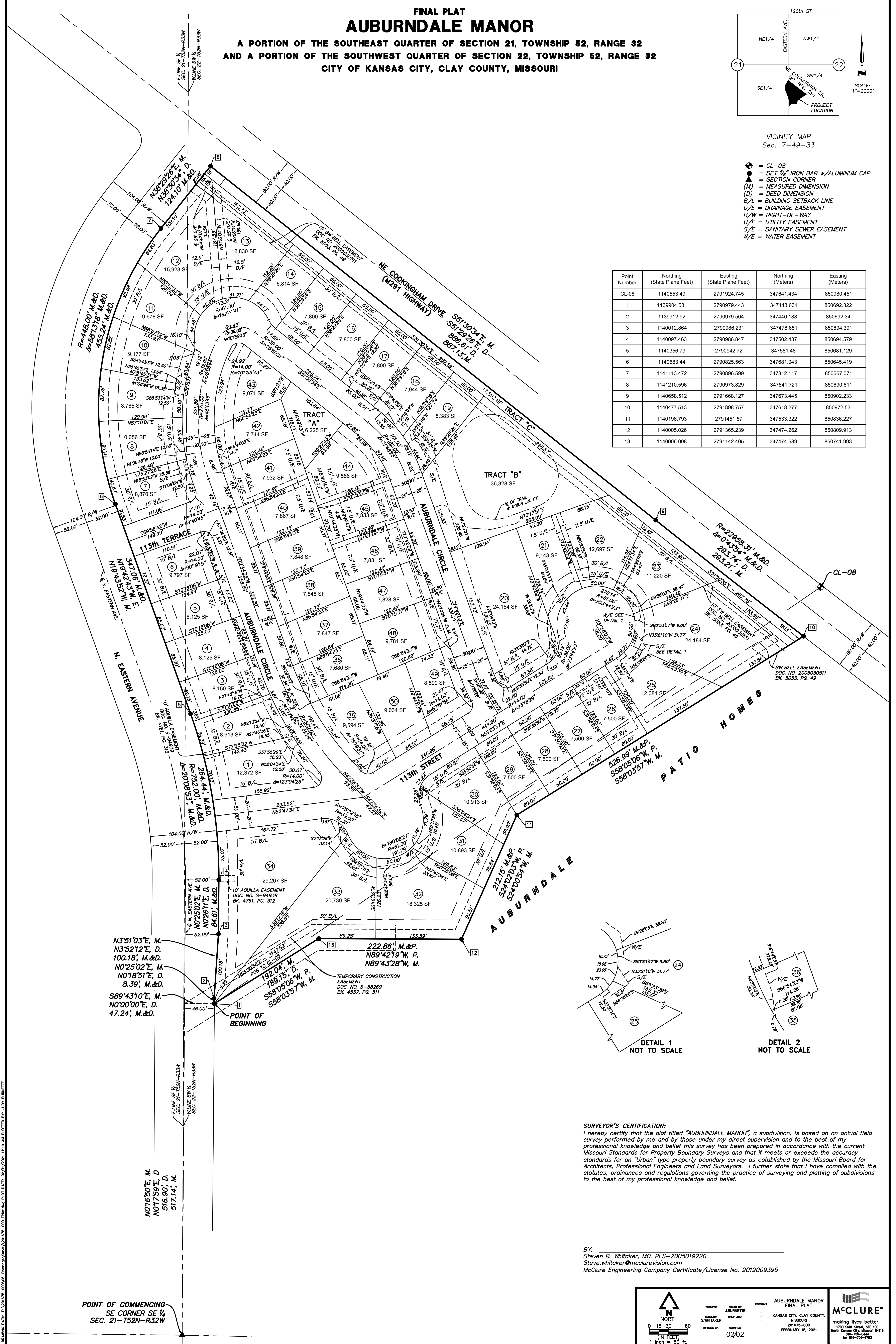
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CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



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Sec. 7-49-33

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6	1140683.44	2790825.563	347681.043	850645.419
7	1141113.472	2790896.599	347812.117	850667.071
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By: Steven R. Whitaker, MO. PLS-2005019220
Steve.whitaker@mcclurevision.com
McClure Engineering Company Certificate/License No. 2012009395

1" = 60 ft.

AUBURNDALE MANOR
FINAL PLAT

KANSAS CITY, CLAY COUNTY,
MISSOURI

201875-000
FEBRUARY 15, 2021

making lives better.
1700 Gaff Street, STE 100
North Kansas City, Missouri 64116
816-756-2444
for 816-756-1763

DRAWING DATE: P. 201875-000 (02-15-2021) 11:19 AM PLOTTED BY: ADY BURNETTE



Plan Conditions, Corrections, & Recommendations Report

Recommended to
Recommended by Development Review Committee

Report Date: March 31, 2021
Case Number: CLD-FnPlat-2021-00006
Project: Auburndale Manor

Plan Corrections

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

1. Provide clarity on Payment in Lieu of Parkland language as follows:

The developer elects to pay the City of Kansas City, Missouri a sum of \$6,832.19 for the remaining balance of 0.14 acres required to satisfy the parkland dedication for this final plat. Revise & Resubmit (3/18/2021)

2. Provide clarity within Private Open Space language to specify that the trail mentioned will be 8 feet in width and concrete in material. (3/18/2021)

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

3. Label and dimension easement lines on plan The water easements W/E's need to be exclusive and not overlap with the U/E's.
The plat may require revisions due to changes to the WME plans. (3/11/2021)

Plan Conditions

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

4. See the Pre-CPC Checklist in the Attachments. (3/18/2021)

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

5. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (3/16/2021)
6. 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. (3/16/2021)
7. 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. (3/16/2021)
8. 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. (3/16/2021)
9. 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. (3/16/2021)
10. 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. (3/16/2021)
11. 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. (3/16/2021)

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

12. The developer 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 (3/16/2021)
13. 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. (3/16/2021)
14. 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. (3/16/2021)
15. 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. (3/16/2021)
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. (3/16/2021)

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

17. The developer shall pay the remaining balance of \$6,832.19 for money-in-lieu of parkland dedication prior to recording plat. (3/18/2021)