

Docket 6.1 & 6.2

Case No. CD-CPC-2022-00028

**MO 152 & N. Platte Purchase Drive
Rezoning**

Case No. CD-CPC-2022-00029

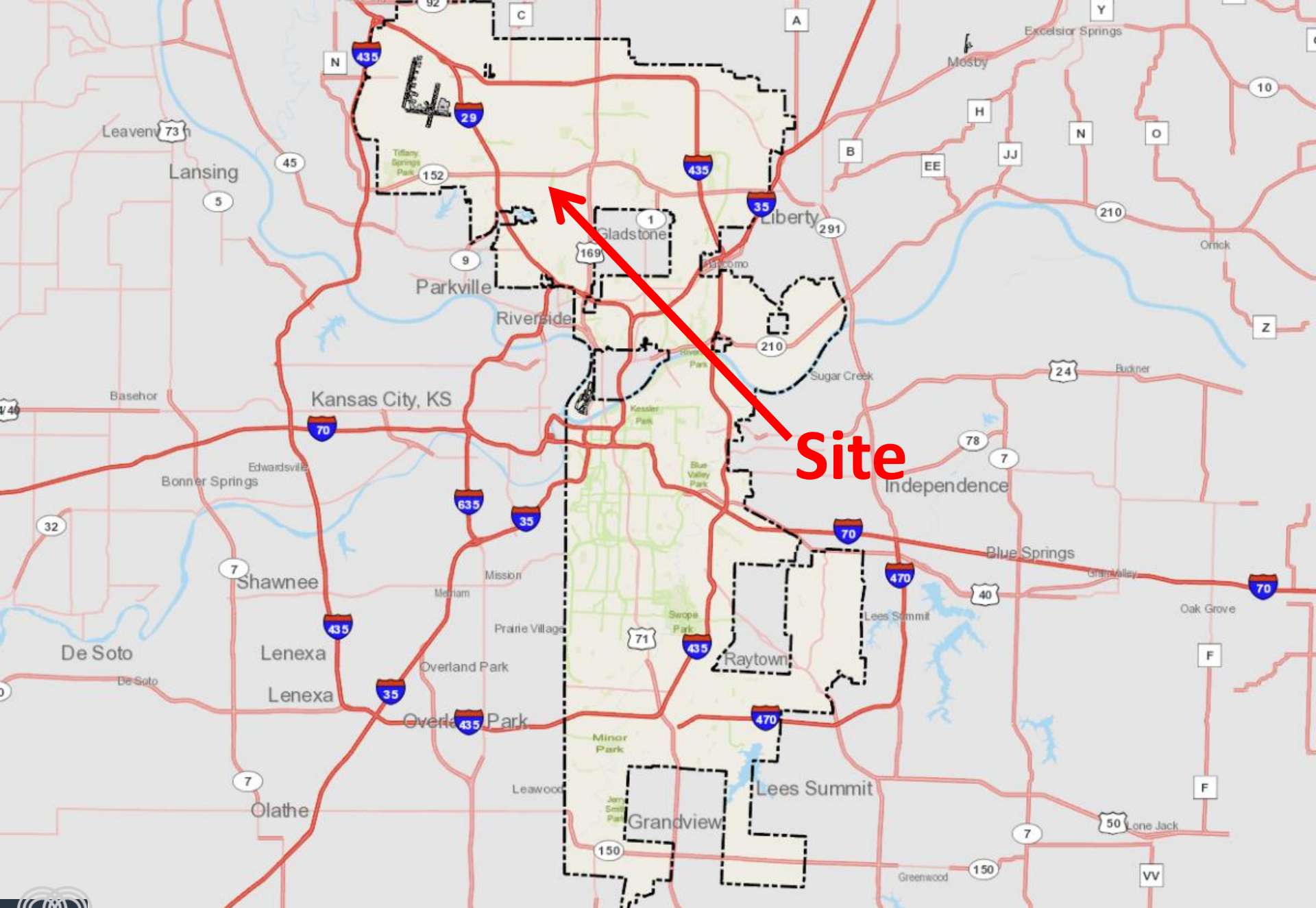
**MO 152 & N. Platte Purchase Drive
Development Plan (Residential) + Preliminary Plat**



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- **Rezone from AG-R and R-7.5 to R-1.5**
- **22.3 acres**
- **341 residential units**
- **28 buildings**
- **8 different building types**

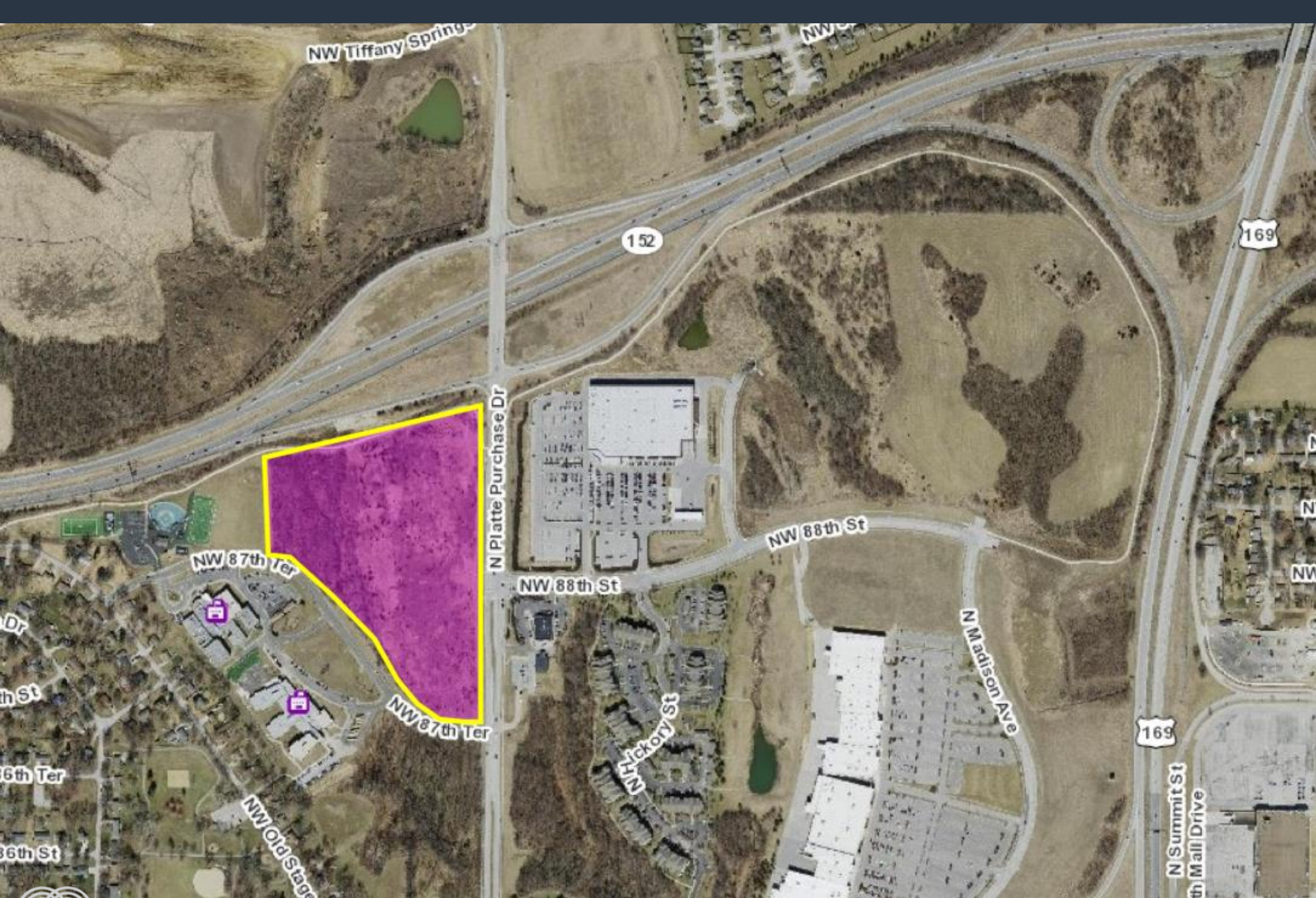




Site



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View looking west from NW 88th Street and N. Platte Purchase Drive



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View looking north from NW 87th Terrace and N. Platte Purchase Drive



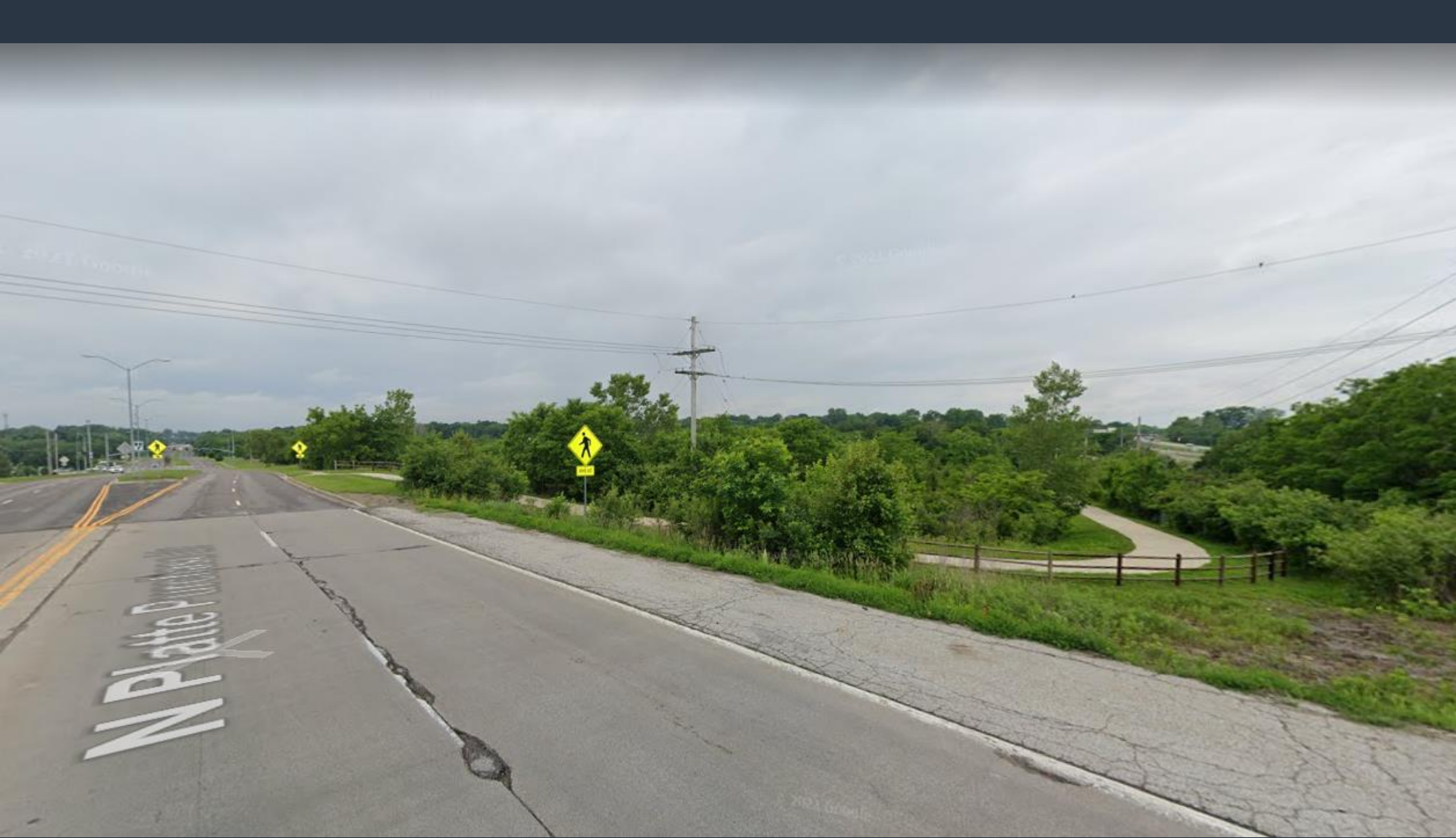
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View looking north from NW 87th Terrace



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View looking south from MO 152 and N. Platte Purchase Drive



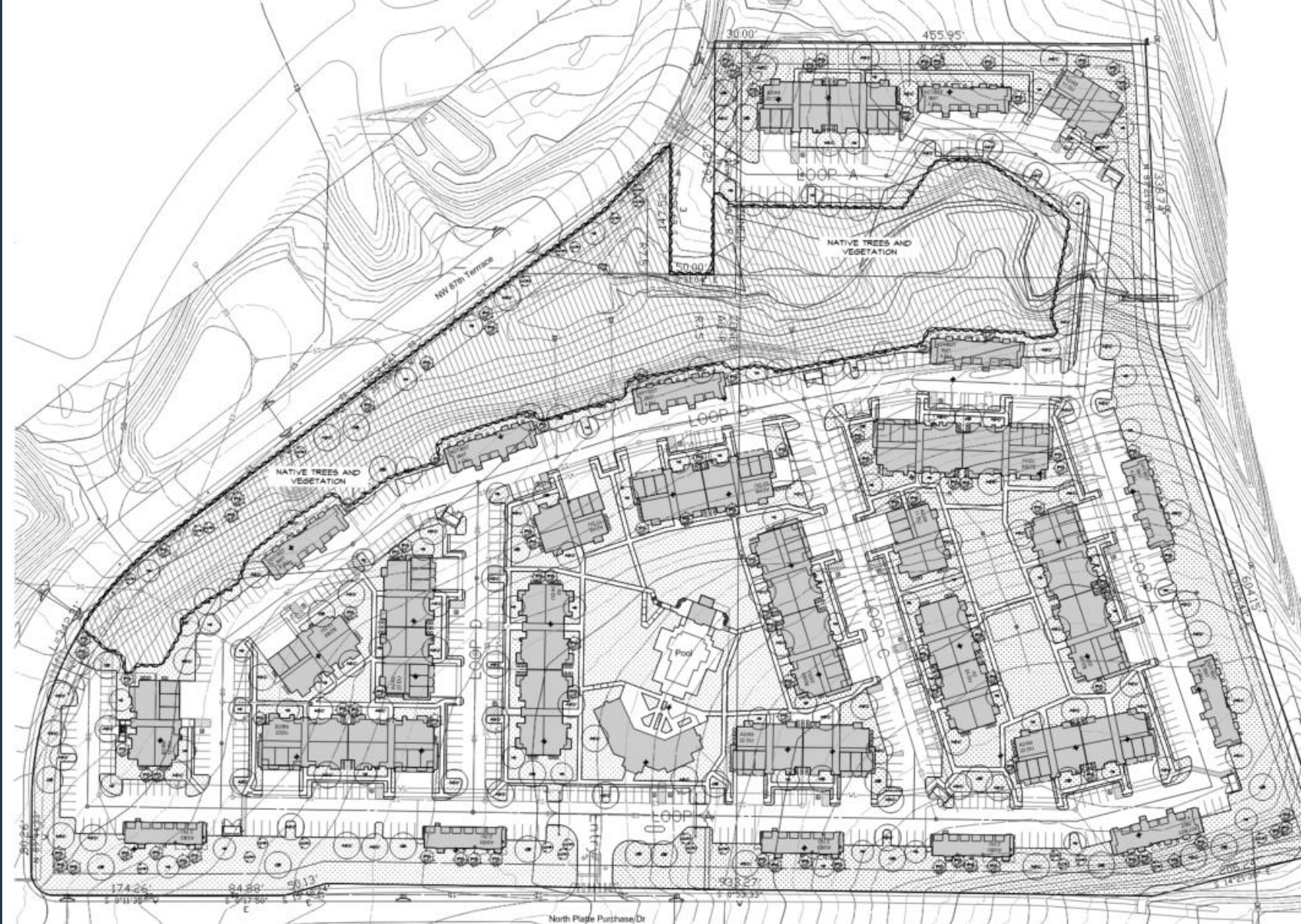
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Site Plan



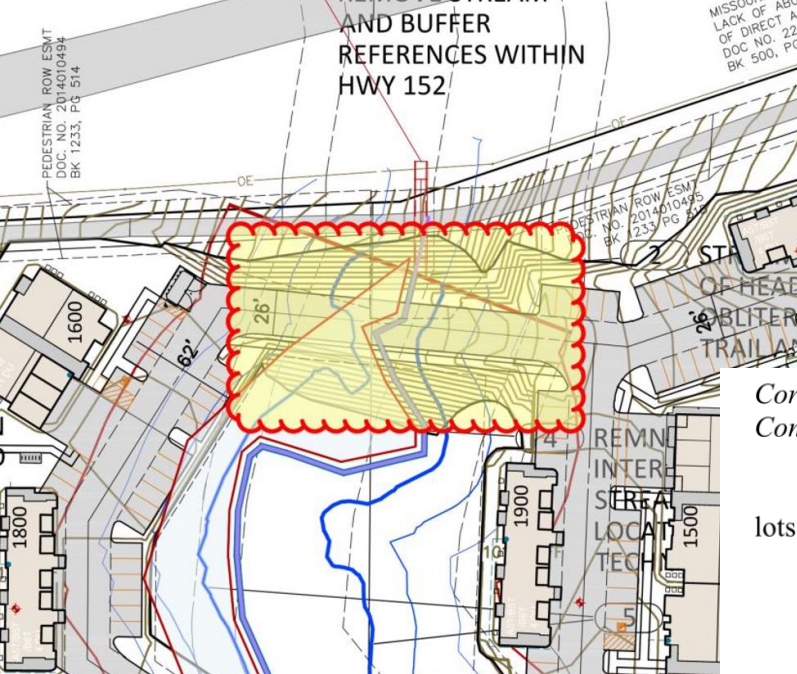
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Landscape Plan



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Corrections that were removed after first round of reviews:

1. 25' no build zone
2. Damming not allowed

Staff is waiting for approval from KC Water

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

1. The first 25' of the stream buffer outer zone is no build. Verify that the parking lots on the west side of the stream are outside of the 25' no build zone. (3/18/2022)

***Applicant's Response:* Acknowledged. Applicant would like to discuss this further with staff. The stream and buffers were removed at the north end of the site by the construction of the Highway 152 improvements and the construction of the bicycle and pedestrian trail along the south side of Highway 152. The stream and buffers were removed at the south of the site at the time of construction of Northwest 87th Terrace and Barry School. The map that is contained in the Stream Buffer Ordinance is incorrect and it should be corrected to reflect this. Stream threads through the area have been replaced by storm drains. The extent of the existing stream remnant was determined by field surveys in preparation of obtaining an Approved Jurisdictional Determination from the Corps of Engineers. The extent of the existing riparian buffer remnant was delineated by Terra Foundation.**

2. Damming of the creek is not an allowed method for detention. (3/18/2022)

***Applicant's Response:* See response to No. 1 above.**

9. The northern vehicular crossing at the stream shall be approved by KC Water prior to any site disturbance permit being issued. (4/19/2022)

LDD conditions to be removed: #12 and #26

12. The developer must dedicate additional right of way for N. Platte Purchase Dr. as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.

26. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.



Conditions – Detention is not allowed in stream side or middle zones of stream buffer.

40. The developer must provide documentation to KC Water, sealed by a registered engineer in the state of Missouri, showing that any stormwater detention facilities proposed within streamside or middle zone of stream buffer meet the requirements outlined in Ordinance Number 220322, Section 88-415-05-A.2., and will not induce flooding on properties not owned by developer or must obtain an exception from council per 88-415-08-B, prior to final council approval of the Development Plan.



Public works corrections – Traffic Impact Study is under review by MoDOT

7. That the developer shall provide an updated development plan reflecting the improvements required of the accepted traffic impact study to development management division staff prior to issuance of any temporary certificate of occupancy.
8. That the developer shall construct all improvements required of the traffic impact study accepted by MoDOT and public works department prior to issuance of any temporary certificate of occupancy.
9. That prior to ordinance request, the developer shall revise the traffic impact study as required by MoDOT and public works department.





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Bucks County Stone Veneer



SW Iron Ore
Doors and Railings



Glenwood Blend
Brick Veneer



SW Aurora Brown
Faux Beams



SW Coconut Husk
Siding



Thunderstorm Gray
Asphalt Shingles



SW Greek Villa
Siding

MATERIALS & COLORS LEGEND



Staff Recommendation:

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Approval without Conditions

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Approval with Conditions