



CITY PLAN COMMISSION

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

kcmo.gov/planning

July 18, 2024

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

Re: **CD-CPC-2024-00071** - A request to approve a development plan to allow two multi-unit residential buildings in district B2-2 on about 4.75 acres generally located at the northeast corner of N Wyandotte Street and NW 85th Terrace.

Dear Rachelle Biondo:

At its meeting on July 17, 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 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 Genevieve.Kohn@kcmo.org or (816) 513-8808.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Kohn".

Genevieve Kohn, AICP
Planner



Plan Conditions and Corrections Report

Report Date: July 18, 2024

Case Number: CD-CPC-2024-00071

Project: The Dotte at Metro North

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. Will the stormwater detention area be planted with native variety of grasses to enhance? Identify native seed mix for this area on the landscape plan. UPDATE 7/5/24: provide this label on the landscape plan drawing and seed mix specifications. (6/28/2024)
2. 40 long term bicycle spaces are required (1 space per 3 dwelling units). Individual garages can be counted towards this requirement. UPDATE 7/5/24: building and site data table was removed from the plans. Please revise the table and add it back to the plan set. (6/28/2024)
3. 18 short term bicycle spaces are required (10% of actual number of vehicle parking spaces provided). UPDATE 7/5/24: building and site data table was removed from the plans. Please revise the table and add it back to the plan set. (6/28/2024)
4. 88-425-12 requires the landscape plan to be sealed by a MO licensed landscape architect. (6/28/2024)

Correction(s) by DMD Tree Preservation Review of the City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

5. Add a note to the drawing of existing trees to be removed. UPDATE 7/1/24: The label on C.002 should be changed from "Ex. Tree Mass" to "Ex. Tree Mass to be Removed" (6/28/2024)
6. UPDATE 7/1/24: 12 trees are required for mitigation based on 2" caliper trees, not 8. Revise tree mitigation plan (C.002) and landscape plan (L.100). Additionally, landscape plan indicates 3" trees and all should be 2". (6/28/2024)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

7. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy. (6/10/2024)
8. The applicant shall revise plans to address all outstanding corrections prior to ordinance request. (7/09/2024)
9. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08. (7/09/2024)
10. 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. (7/09/2024)
11. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (7/09/2024)
12. 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. (7/09/2024)
13. 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. (7/09/2024)

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

14. That prior to the issuance of the Certificate of Occupancy, the property must be consolidated through a City approved process of either a consolidation by General Warranty Deed with the County or a Minor Subdivision Lot Consolidation with the City. (7/01/2024)

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

15. 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) Fire Water Flow (6/06/2024)
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) Fire Department Connection (6/06/2024)
17. 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 Hydrant (6/06/2024)
18. 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 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. Fire Department Access (6/06/2024)
19. 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) Fire Department Access (6/06/2024)
20. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4) Fire Department Access (6/06/2024)

Condition(s) by Parks & Recreation. Contact Kevin Lapointe at (816) 513-7776 / Kevin.Lapointe@kcmo.org with questions.

21. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first. (6/12/2024)
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 (6/12/2024)

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

23. 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. (7/03/2024)

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

24. 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. (7/05/2024)
25. 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. (7/05/2024)
26. 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. (7/05/2024)
27. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits. (7/05/2024)
28. 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. (7/05/2024)
29. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for N Main St and NW 85th Ter and to a tie-in point with the existing sidewalks at __N Wyandotte St__ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach. (7/05/2024)

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

30. 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 (5/31/2024)
31. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main. (5/31/2024)
32. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter. (5/31/2024)

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

33. The meter must come before the backflow. (5/31/2024)
34. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them. (5/31/2024)
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>
(5/31/2024)

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

36. The developer shall submit for review and contracts water main extension (WME) plans following KC Water Rules and Regulations for the extension of the 8" DIP water main along NW 85th Terrace approximately 450' from N Main to N Wyandotte. The water main extension plans shall also include any new fire hydrants that are required to meet a maximum 300' spacing along the public streets directly adjacent to the new development. The WME plans shall be under contract (permitted) prior to the building permit issuance. (6/10/2024)

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

37. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water. (6/10/2024)
38. 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. (6/10/2024)
39. 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. (6/10/2024)
40. 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. (6/10/2024)