



## CITY PLAN COMMISSION

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

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

November 07, 2024

Trevor Fox  
Kimley-Horn  
805 Pennsylvania Ave.  
Kansas City, MO 64105

Re: **CD-CPC-2024-00134** - A request to approve a rezoning from district R-7.5 (Residential 7.5) to district MPD (Master Planned Development) and approving a preliminary development plan acting as a preliminary plat on about 17.24 acres generally located at the southeast corner of Holmes Road and East 115th Street.

Dear Trevor Fox:

At its meeting on November 06, 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 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.

- 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 City Council consideration.

If you have any questions, please contact me at [Larisa.Chambi@kcmo.org](mailto:Larisa.Chambi@kcmo.org) or (816) 513-8822.

Sincerely,

A handwritten signature in cursive script that reads "Larisa Chambi".

Larisa Chambi  
Planning Supervisor



## Plan Conditions & Corrections Report

Recommended To Applicant  
Recommended By City Plan Commission

Report Date: November 7, 2024

Case Number: CD-CPC-2024-00134

Project: 115th and Holmes Master Planned Development

### Plan Corrections

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*Correction(s) by DMD Tree Preservation Review of the City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

1. Per 88-424-06-B the tree preservation plan need to include a cloud showing all existing and continuous tree canopy cover of one acre or greater across the entire development area. The revision should be moved to the "existing conditions" sheet with the mitigation table to avoid cluttering or submitted as a separate sheet from the "landscaping sheet". UPDATE 10/24/2024: Remove trees to be preserved that are not on the subject property. Remove mitigation table from landscaping plan sheet to avoid confusion. (10/21/2024)
2. When staff completed the mitigation calculation the proposed caliper inches does not match the number being provided on the landscape plan. Recalculate the mitigation requirement and update the mitigation table. (10/24/2024)

*Correction(s) by Parks Department of the Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.*

3. Unit types B and C on sheet C2 are categorized as semi-attached and should be using a multiplier of 3 people per unit when calculating the Parkland Dedication requirements. 10/25/24 Update - Correction: Unit types A and B on sheet C2 are to be categorized as semi-attached and should be using a multiplier of 3 people per unit when calculating the Parkland Dedication. (10/21/2024)

*Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

4. Storm Sewers located in the private drives should be private mains. Callout or show the difference between the public storm (in public ROW) and the private storm mains (in private drives/utility and access easement) and update the legend on the utility plan. (10/24/2024)

## Plan Conditions

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*Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.*

5. 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. (10/03/2024)
6. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit. (10/03/2024)
7. 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. (10/03/2024)
8. 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. (10/03/2024)
9. 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. (10/03/2024)
10. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08. (10/03/2024)
11. All signage shall conform to 88-445 and shall require a sign permit prior to installation. (10/03/2024)
12. All remaining corrections shall be resolved prior to ordinance request. (10/31/2024)
13. The applicant shall continue working with the Public Works Department regarding the trash pick-up for the development. (10/31/2024)
14. Approving a waiver to the requirement for street improvements in accordance with Section 88-405-03-11 to exclude the requirement for curb and gutter on the North half of E 117th Street and to require no improvements on the West half of Campbell Street. (11/07/2024)
15. The applicant shall add the waiver request language to the plat sheet prior to ordinance request. (11/06/2024)
16. The applicant shall add additional landscaping around the east detention basin along Campbell Street prior to Ordinance Request. (11/07/2024)
17. The applicant shall add the location of pet disposal stations to the site plan prior to Ordinance Request. (11/07/2024)
18. The applicant shall receive approval from the TDC or other departments on the deviations for the listed on sheet C0 prior to the approval of the MPD Final Plan. (11/07/2024)

*Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.*

19. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1) Fire Department Access (9/30/2024)
20. 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 (10/15/2024)
21. Fire lane signage shall be provided on fire access drives. (IFC-2018 § 503.3) Fire Department Access (10/15/2024)

*Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.*

22. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5) Fire Department Access (10/15/2024)
23. 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 (10/15/2024)
24. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Fire Department Access (10/15/2024)
25. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed) Fire Department Access (10/15/2024)
26. 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) Fire Department Access (10/15/2024)
27. Security gates which span across a fire access road shall provide a means for emergency operation. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6). Fire Department Access (10/15/2024)
28. 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). Fire Department Access (10/15/2024)
29. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area. Water Supply (10/15/2024)
30. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.  
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) Water Supply (10/15/2024)
31. 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) Water Supply (10/15/2024)

*Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.*

32. Consider adding reinforcement to the exterior doors of the property for safety - Items such as Jamb Brace or metal door frames have been proven to lower the risk of crimes. KCPD (10/01/2024)
33. Address must be determined, and location should be identified/shown on plan elevations prior to approval of building permit. KCPD (10/25/2024)
34. Lighting plan should be submitted for review per city ordinance 88-430-06-A prior to ordinance request. This lighting plan should be reviewed and compared to the landscape plan to verify plantings within close proximity to lighting elements don't interfere and lessen the foot-candles on the photometric plan. KCPD (10/25/2024)
35. Show fencing on the plans around the pool and explain type of fencing to be used prior to approval of MPD final plan - consider rod iron, transparent fencing that has anti-climb spikes on top to deter climbing. If anti-climb spikes are not used, consider "hostile landscaping" around fence boundary. Show/explain on landscape plan. KCPD (10/25/2024)

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.*

36. 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 recording of final plat. (9/30/2024)

*Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.*

37. 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. (9/25/2024)

*Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.*

*Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.*

38. 1) Holmes Road & 115th Street - Construct a southbound left-turn lane with a minimum storage length of 150 feet plus an appropriate taper as per MUTCD.
- 2) Holmes Road & 115th Terrace/Drive B - Construct a southbound left-turn lane with a minimum storage length of 150 feet plus an appropriate taper as per MUTCD
- 3) Holmes Road & 117th Street - Construct a southbound left-turn lane with a minimum storage length of 150 feet plus an appropriate taper as per MUTCD. (10/01/2024)

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

39. 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. (9/30/2024)
40. The developer shall dedicate additional right of way [and provide easements] for Holmes Rd 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. (9/30/2024)
41. 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. (9/30/2024)
42. 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. (9/30/2024)
43. 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. (9/30/2024)
44. That the South half of E 115th Street be improved to Residential local 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. And that the West half of Campbell and the North side of 117th Street be improved as approved by the City Council waiver request. (11/07/2024)

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

45. No water service tap permits will be issued until the public water main is released for taps. (10/01/2024)
46. 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. (10/01/2024)
47. 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>  
(10/01/2024)
48. 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. (10/01/2024)

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

49. 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 - David Gilyard 816-513-4772 (10/01/2024)

50. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract. (10/01/2024)

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

51. Submit water main extension plans through Compass KC for the public water mains and fire hydrants for review and approval and contracts (permits). Follow the KC Water Rules and Regulations for water main extensions. (10/01/2024)

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

52. 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. 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. (9/26/2024)

53. 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. 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. (9/26/2024)

54. 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. 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. (9/26/2024)

55. 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. 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. (9/26/2024)

56. 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. 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. (9/26/2024)

57. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first. (9/26/2024)

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

58. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. The developer provide acceptable easement and secure permits to relocate sanitary sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. (9/26/2024)
59. 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. 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. (9/26/2024)
60. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat. (9/26/2024)
61. Utilities located within the private drives shall be private utility mains and be located within the private utility and access easement and covered by Covenants to Maintain Private Storm Sewer and Water Mains acceptable to KC Water. Utilities located within the private drives shall be private utility mains and be located within the private utility and access easement and covered by Covenants to Maintain Private Storm Sewer and Water Mains acceptable to KC Water. (9/26/2024)
62. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits. (10/24/2024)
63. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits. The developer shall provide Covenants to Maintain Private Water Mains acceptable to KC Water for any private water mains prior to the issuance of any building permits. (10/24/2024)