



Agenda

Neighborhood Planning and Development Committee

Lee Barnes Jr., Chair
Andrea Bough, Vice Chair
Dan Fowler
Brandon Ellington
Teresa Loar

Wednesday, February 16, 2022

1:30 PM

26th Floor, Council Chamber

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

Shields

[220155](#)

Approving a major amendment to a development plan to allow for adjusted building height, revised entry drive, and adjustments to the rooftop amenity space to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madison Avenue. (CD-CPC-2021-00203)

Attachments: [No Fact Sheet](#)

[220157](#)

Approving a development plan agency in District KCIA on about 423 acres generally located at the southwest corner of N.W. 112th Street and N.W. Prairie View Road to allow construction of General Service Administration regional field office of approximately 145,000 square feet with accessory structures for the exclusive use of a federal security. (CD-CPC-2021-00200)

Attachments: [CD-CPC-2021-00200 Fact Sheet](#)

[220158](#) Approving a rezoning to District MPD (Master Planned Development) and a development plan, which also serves as a preliminary plat on about 36.04 acres generally located at the south of N.W. Tiffany Springs Parkway, bounded by N. Ambassador Drive to the west and N.W. Skyview Avenue to the east to create one lot for construction of townhomes. (CD-CPC-2021-00231)

Attachments: [CD-CPC-2021-00231 Fact Sheet](#)

[220159](#) Approving a Council approved signage plan pursuant to Section 88-445-11, in District MPD (Master Planned Development) on about 80 acres generally bordered by the Missouri River on the north, I-29 to the east, railroad tracks (KCS/I&MRL/UP & BNSF) to the south, and Heart of America Bridge/Missouri Highway 9 to the west for the Berkley Riverfront MPD. (14462-MPD-3)

Attachments: [Fact Sheet](#)

[220160](#) Rezoning an area of about .186 acres located at 2628 Victor Street from R-1.5 to R-1.5/HO to designate the subject site as a Kansas City Landmark. (CD-CPC-2021-00236)

Attachments: [CD-CPC-2021-00236 FactSheet](#)

[220161](#) Approving an interjurisdictional preliminary plat for Brandom Acres within the cities of Gladstone, Missouri and Kansas City, Missouri in District R-80 (Residential 80) on about 8 acres (9.5 acres total) generally located at the northwest corner of N.W. 74th Street and N. Broadway, creating two residential lots. (CD-CPC-2021-00195)

Attachments: [CD-CPC-2021-00195 FACTSHT](#)

[220165](#) Rezoning an area of about .6 acres generally located at 2415 N.E. Vivion Rd from District B1-1 to District B2-1 to allow for the development of a drive-through facility. (CD-CPC-2021-00230)

Attachments: [CD-CPC-2021-00230 FactSheet](#)

Shields

[220167](#) Authorizing the Director of City Planning and Development to execute a termination and release of a covenant to maintain storm water detention facility for Plat of Executive Park Fifty-Seventh Plat; and directing the City Clerk to record the executed release in the Office of Recorder of Deeds for Jackson County, Missouri.

Attachments: [No Fact Sheet](#)

HELD IN COMMITTEE

Bough

211122

Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets.

Attachments: [CD-CPC-2021-00204 Fact Sheet](#)

220089

Approving the plat of Staley Corners West First Plat, an addition in Clay County, Missouri, on approximately 9.42 acres generally located at the northwest corner of N.E. Barry Road and N. Indiana Avenue, creating 3 lots and 1 tract for the purpose of creating a 3 lot commercial subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00043)

Attachments: [2021-00043 Ordinance Fact Sheet](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Neighborhood Planning and Development Committee issues.
2. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.



File #: 220155

ORDINANCE NO. 220155

Approving a major amendment to a development plan to allow for adjusted building height, revised entry drive, and adjustments to the rooftop amenity space to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madison Avenue. (CD-CPC-2021-00203)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a major amendment to a development plan to allow for adjusted building height, revised entry drive, and adjustments to the rooftop amenity space to a multi-unit residential development in District B4-5 on about 1.5 acres generally located at 4600 Madison Avenue, and more specifically described as follows:

All of Lots 2 and 3, Plaza West, a subdivision in Kansas City, Jackson County Missouri and that part of vacated Roanoke Parkway, Section 30, Township 49 North, range 33 West, all in Kansas City, Jackson County, Missouri, more particularly described as follows: Commencing at the northeast corner of Lot 2, said Plaza West; thence South 2 degrees 24 minutes 33 seconds West, along the east line of said Lot 2, a distance of 139.06 feet; thence South 87 degrees 35 minutes 28 seconds East, along said east line, a distance of 12.00 feet; thence South 2 degrees 24 minutes 33 seconds West, along the east line of said Lots 2 and 3, a distance of 255.69 feet, to the southeast corner of said Lot 3; thence North 87 degrees 24 minutes 31 seconds West, along the south line of said Lot 3, a distance of 30.73 feet, to the southwest corner of said Lot 3; thence North 33 degrees 40 minutes 34 seconds West, along the west line of said Lots 2 and 3, a distance of 402.36 feet, to the westerly corner of said Lot 2; thence North 2 degrees 23 minutes 40 seconds East, along the West line of said Lot 2, a distance of 3.28 feet, to the northwest corner of said Lot 2; thence North 56 degrees 19 minutes 27 seconds East, along the north line of said Lot 2, a distance of 134.48 feet; thence South 87 degrees 35 minutes 28 seconds East, along said north line, a distance of 134.04 feet; thence South 42 degrees 35 minutes 28 seconds East, along said north line, a distance of 18.38 feet, to the point of beginning.

is hereby approved, subject to the following conditions:

1. The developer shall comply with Section 88-430-05-C of the Zoning and Development Code, and not cause any spillover light to exceed 0.186 foot-candle onto R-zoned property or 1.0 foot-candle onto public rights-of-way.

2. The developer shall relocate the existing sanitary sewers as necessary to avoid conflict with the new construction.
3. All proposed signage shall comply with Section 88-445. The developer shall not permit electronic, digital or motorized signage.
4. 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 a certificate of occupancy.
5. The buildings shall comply with all requirements of wall rating and opening protection per 602 and 705.8 of the International Building Code 2018 edition with respect to property lines and lot lines.
6. 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. The developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
8. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
9. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.
10. The developer shall submit plans for grading, siltation, and erosion control to the 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.
11. The developer shall submit a letter to the Land Development Division and Parks and Recreation 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, Code of Ordinances, for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, and 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 of occupancy permits.

12. The developer shall 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.
13. 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.
14. 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 the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
15. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department 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.
16. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and the developer shall be responsible for all costs associated with subordination activities now and in the future.
17. The developer shall integrate into the existing streetlight system any relocated streetlights 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.
18. 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 a 1.5 inch depth over the entire site to simulate natural runoff

conditions and reduce small storm discharge to the combined sewer system and 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.

19. The developer shall 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.
20. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site.
21. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1).
22. Fire Department connection buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department connection.
23. The building's Fire Department connection shall be immediately recognizable from the street or nearest point of Fire Department access.
24. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
25. The developer shall submit plans to Parks and Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks and Recreation Department standards.
26. 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 a certificate of occupancy.
27. The developer shall comply with the parkway and boulevard standards as outlined in 88-323 of the Zoning and Development Code.

28. The developer shall revise fencing as proposed along Roanoke Parkway or seek approval of a variance from the Board of Zoning Adjustment.
29. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations.
30. An engineer will need to perform a water flow and pressure analysis in the area of the development. This analysis will need to confirm the adequacy of the water distribution system for the new fire and domestic demands. If the existing system is inadequate the developer will be required to make all improvements necessary to deliver adequate flows and pressures.
31. The developer shall work with the Development Management Division staff to verify placement and design of water features and art pieces in the pedestrian plaza area south of the building and the developer shall secure approval of a minor site plan for such prior to a certificate of occupancy for the building.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220155



File #: 220157

ORDINANCE NO. 220157

Approving a development plan agency in District KCIA on about 423 acres generally located at the southwest corner of N.W. 112th Street and N.W. Prairie View Road to allow construction of General Service Administration regional field office of approximately 145,000 square feet with accessory structures for the exclusive use of a federal security. (CD-CPC-2021-00200)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a development plan in District KCIA (Airport District) on about 423 acres generally located at the southwest corner of N.W. 112th Street and N.W. Prairie View Road, and more specifically described as follows:

Sec 26-52-34 W 1/2 & SE 1/4 all that part of Sec 26 lying south and west of sw row of I-29 except that in the nw cor & except that in the SE 1/4 SE 1/4.

is hereby approved, subject to the following conditions:

1. The proposed development is located on Kansas City International Airport (MCI) property. Per FAR Part 77, Objects Affecting Navigable Airspace, Section 77.9(d), the proponent/developer shall file a separate on-line Form 7460-1, Notice of Proposed Construction or Alteration, for temporary construction activities including the work site area, equipment parking, staging area, stockpiles, batch plant, haul roads, construction cranes, boom trucks and/or concrete pumps (max. height, max. radius and proposed location). 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The proponent/developer shall also conduct construction activities in accordance with FAA Advisory Circular (AC) 150/5370-2G, Operational Safety on Airports During Construction, as applicable.
2. 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.
3. 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.

4. 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.
5. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
6. The developer shall submit plans for grading, siltation, and erosion control to the 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.
7. The developer shall 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 a 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.
8. The developer shall design and construct all streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
9. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
10. The developer shall provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, while continuing to ensure individual service is provided to all proposed lots as required by the Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.

11. 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.
12. The developer shall 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.
13. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
14. The developer shall 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
15. The developer shall 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.
16. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
17. 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 a certificate of occupancy.
18. 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 a certificate of occupancy.
19. The project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
20. Hydrant distribution shall follow IFC-2018 Table C102.1.
21. 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 -2013 § 8.7.2)

22. Fire Department connection 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)
23. The building's Fire Department connection shall be immediately recognizable from the street or nearest point of Fire Department access. (IFC-2018 § 912.2.1).
23. 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)
24. The developer shall present the project to the Transportation Development Committee for a waiver of the sight distance requirement at Prairie View Avenue.
25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
26. The developer shall submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City water rules and regulations for water main extensions and relocations.
27. The new distribution main shall follow the new Vienna Road alignment about 4' from the back of curb on either the east or west side. The main should generally run from 112th Street to Amity and then turn and go south along N. Amity Avenue. The distribution main to connect to the 24" transmission main just south of 112th Street at the north end within the existing right-of-way, and tie into the 8" main in N. Amity Avenue at the south end to provide a looped connection. This looped layout provides both a reduced risk for water service interruptions via redundant connections and improved water quality via circulation. The service lines would likely connect about halfway down the distribution main in N. Vienna Road.
28. The developer shall provide the following per the Land Development Division's request:
 - a) Clarify as part of the resubmittal package if this case is also intended to serve as the preliminary plat for this project. Provide a preliminary plat sheet as part of the resubmittal or explain the process intended to be followed as part of this project if the road will be owned and maintained by the Public Works Department. Submit preliminary plat sheet.
 - b) Provide information supporting which City department will own and maintain Vienna Road to make sure the correct City processes are utilized for the development. UPDATED 1/6/22 documentation does not provide clear information on intended ownership.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00200

Rezoning

A request to approve a development plan to allow construction of General Service Administration regional field office of approximately 145,000 square feet with accessory structures for the exclusive use of a federal security agency in District KCIA (Airport District) on about 423 acres generally located at the southwest corner of NW 112th Street and NW Prairie View Road. (CD-CPC-2021-00200)

Details

Location: generally located at the southwest corner of NW 112th Street and NW Prairie View Road.

Reason for Legislation: Development Plan applications require City Council approval.

The Commission recommended that this application be approved with the following conditions:

1. The proposed development is located on Kansas City International Airport (MCI) property. Per FAR Part 77, Objects Affecting Navigable Airspace, Section 77.9(d), the proponent/developer shall file a separate on-line Form 7460-1, Notice of Proposed Construction or Alteration, for temporary construction activities including the work site area, equipment parking, staging area, stockpiles, batch plant, haul roads, construction cranes, boom trucks and/or concrete pumps (max. height, max. radius and proposed location). 7460s must be submitted a minimum of 45 days prior to the start date of the proposed construction or alteration. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The proponent/developer shall also conduct construction activities in accordance with FAA Advisory Circular (AC) 150/5370-2G, Operational Safety on Airports During Construction, as applicable.
2. 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. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	Applicant Hosam Habib Hoefer Welker City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (7-0) 1-18-2022 By Allender, Baker, Beasley, Enders, Hill, Rojas, Sadowski
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold

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.

4. 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.

5. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

6. 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.

7. 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.

8. The developer must design and construct all streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

9. The developer must subordinate to the City all private interest in the area of any right-of-way

Do not pass

dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

10. The developer provide acceptable easement and secure permits to relocated sanitary sewers out from under proposed buildings and structures, etc., while continuing to ensure individual service is provided to all proposed lots as required by Land Development Division prior to recording the plat or issuance of a building permit, whichever occurs first.

11. 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.

12. 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.

13. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.

14. 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

15. 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.

16. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.

17. 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.

18. 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.
19. Water Flow 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)
20. Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1
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 -2013 § 8.7.2)
21. Fire Department Connection 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)
22. Fire Department Connection The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
23. Access 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)
24. The developer shall present the project to the Transportation Development Committee for a waiver of the sight distance requirement at Prairie View Ave.
25. 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>
26. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the 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 new distribution main shall follow the new Vienna Road alignment about 4' from the back of

curb on either the east or west side. The main should generally run from 112th Street to Amity and then turn and go south along N. Amity Ave. We want the distribution main to connect to the 24" transmission main just south of 112th Street at the north end within the existing right-of-way, and tie into the 8" main in N. Amity Avenue at the south end to provide a looped connection. This looped layout provides both a reduced risk for water service interruptions via redundant connections and improved water quality via circulation. The service lines would likely connect about halfway down the distribution main in N. Vienna Road.

27. Provide the following per Land Development Division's request:

- a) Clarify as part of the resubmittal package if this case is also intended to serve as the preliminary plat for this project. Provide a preliminary plat sheet as part of the resubmittal or explain the process intended to be followed as part of this project if the road will be owned and maintained by the Public Works Department. Submit Preliminary Plat Sheet
- b) Provide information supporting which City department will own and maintain Vienna Road to make sure the correct City processes are utilized for the development. UPDATED 1/6/22 documentation does not provide clear information on intended ownership.

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
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Financial Impact	
Funding Source(s) and Appropriation Account Codes	

Continued from Page 2

Genevieve Kohn
Planner

Reviewed By:
Joe Rexwinkle, AICP
Division Manager
Development Management

Date: 1/19/2022

Initial Application Filed: 10/29/2021

City Plan Commission: 1/18/2022

Revised Plans Filed: N/A

Reference Numbers:
Case No. CD-CPC-2021-00200



File #: 220158

ORDINANCE NO. 220158

Approving a rezoning to District MPD (Master Planned Development) and a development plan, which also serves as a preliminary plat on about 36.04 acres generally located at the south of N.W. Tiffany Springs Parkway, bounded by N. Ambassador Drive to the west and N.W. Skyview Avenue to the east to create one lot for construction of townhomes. (CD-CPC-2021-00231)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a rezoning and to District MPD (Master Planned Development) and a development plan that also serve as a preliminary plat on approximately a 36.04 acre tract of land generally on about 36.04 acres generally located at the south of N.W. Tiffany Springs Parkway, bounded by N. Ambassador Drive to the west and N.W. Skyview Avenue to the east, and more specifically described as follows:

A tract of land being partially situated in the Northeast Quarter of Section 1, Township 51 North, Range 34 West, and being partially situated in the Northwest Quarter of Section 6, Township 51 North, Range 33 West, and being partially situated in the Southwest Quarter of Section 31, Township 52 North, Range 33 West, and being partially situated in the Southeast Quarter of Section 36, Township 52 North, Range 34 West, all being in Kansas City, Platte County, Missouri and being now more particularly described as follows:

Commencing at the corner common with the northeast corner of aforesaid Section 1, the northwest corner of aforesaid Section 6, the southwest corner of aforesaid Section 31 and the southeast corner of aforesaid Section 36; thence South 00°15'09" West (South 00°19'05" West, plat) along the east line of the Northeast Quarter of said Section 1, Township 51 North, Range 34 West, being also along the west line of said Section 6, Township 51 North, Range 33 West, a distance of 83.22 feet (83.32 feet, plat) to a point on the northerly line of Tract F of the final plat of Watermark at Tiffany Springs, a subdivision recorded February 26, 2019 in the Office of the Recorder of Deeds for the aforesaid county and state as Instrument No. 2019001846 in Plat Book 22 at page 34 and the point of beginning of the tract of land to be herein described; thence North 89°56'38" East (North 89°57'03" East, plat) along the northerly line of said Tract F and Lot 1 of the final plat of said Watermark at Tiffany Springs, a distance of 859.48 feet to the northeast corner of said Lot 1, being also a point on the westerly right-of-way line of N.W. Skyview Avenue as now established by the General Warranty Deed recorded November 17, 2009 in said Office of the Recorder of Deeds as

Document No. 016540 in Book 1149 at page 468; thence northeasterly and northerly along the westerly right-of-way line of N.W. Skyview Avenue established by said General Warranty Deed, the following courses and distances; thence North 23°59'50" East (North 24°00'36" East, deed), 278.40 feet; thence northeasterly and northerly along a curve to the left, tangent to the last described course, having a radius of 1,150.00 feet and a central angle of 19°00'56", an arc length of 381.67 feet; thence North 04°58'54" East (North 04°59'41" East, deed), tangent to the last described curve, a distance of 222.82 feet; thence South 90°00'00" West, departing from the westerly right-of-way line of N.W. Skyview Avenue as established by said General Warranty Deed, a distance of 1,749.41 feet; thence South 14°52'14" West, 111.23 feet; thence South 40°56'51" West, 267.39 feet to a point on the northeasterly right-of-way line of N. Ambassador Drive as now established 110 feet wide; thence South 28°19'29" East along the northeasterly right-of-way line of said n ambassador drive, a distance of 1,020.04 feet to the northwest corner of trail/landscape Tract B of said final plat of Watermark at Tiffany Springs; thence North 45°13'06" East (North 45°13'31" East, plat) along the northwesterly line of said Tract B, said Lot 1, and said Tract F, a distance of 514.45 feet (514.40 feet, plat); thence North 89°56'38" East (North 89°57'03" East, plat) along the northerly line of said Tract F, a distance of 16.95 feet to the point of beginning.

is hereby approved, subject to the following conditions:

1. Site plan does not clearly show which proposed utilities are public versus private, including storm water and sanitary sewer lines. Update the site plan to clearly indicate ownership and show easements where necessary for all public lines. No longer applicable
2. The developer shall clarify the preliminary plat sheet to clearly designate the proposed lot and tract boundaries for staff review. If any of the stormwater detention facilities are intended to serve more than a single lot, the facility needs to be located within its own tract.
3. The developer shall clearly indicate on the proposed site plan if any median modifications are intended as part of this project along either N. Ambassador Drive or N.W. Skyview Avenue. No longer applicable
4. 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.
5. 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.
6. The developer shall 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 a 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.

7. The developer shall construct cul-de-sacs and grant a City approved cul-de-sac easement, for street stubs longer than 150 feet, to the City as required by the Land Development Division, prior to recording the plat.
8. 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. 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.
10. The developer shall design and construct all interior public streets to City standards, as required by Chapter 88 and the Land Development Division, including curb, gutter, storm sewers, streetlights, and sidewalks.
11. 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. No longer applicable
12. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the street plans, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
13. 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.
14. The developer shall submit plans for grading, siltation, and erosion control to the 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.

15. The developer shall 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
16. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved executed and recorded easement prior to adding fill or constructing surface obstructions as required by the Land Development Division.
17. The developer shall grant a BMP and/or surface drainage easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
18. 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 the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
19. The developer shall 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.
20. 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.
21. The developer shall grant on City approved forms, a stream buffer easement to the City and show and label the final stream buffer zones on the subdivision plat, as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits and prior to recording the final plat.

22. The developer shall submit a preliminary stream buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
23. The developer shall obtain a floodplain certificate from Development Services prior to beginning any construction activities within the floodplain.
24. The developer shall show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year floodplain area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
25. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department 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.
26. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
27. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
28. 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 a certificate of occupancy.
29. The developer shall secure approval of a final development plan for each phase from the City Plan Commission prior to building permit.
30. 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 a certificate of occupancy.
31. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
32. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
33. 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 -2013 § 8.7.2) (12/29/2021)

34. 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)
35. Fire Department access roads are a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (Kansas City, Missouri Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
36. Dead end Fire Department access road(s) in excess of 150 feet shall be provided with an approved turnaround feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turnaround feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
37. 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 certificate of occupancy.
38. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks and Recreation Department’s Forestry Division prior to beginning work in the public right-of-way
39. Assume the internal streets are private. If not, further discussions will be needed.
40. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to a certificate of occupancy.
41. If public water mains are proposed the developer must submit water main extension drawings prepared by a registered professional engineer in Missouri to the main extension desk for review, acceptance and contracts per the Kansas City water rules and regulations for water main extensions and relocations.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00231

Rezoning

A request to approve a rezoning to MPD (Master Planning Development) District and a development plan, which also serves as a preliminary plat to create one (1) lot for construction of townhomes on about 36.04 acres generally located at the south of NW Tiffany Springs Pkwy, bounded by N Ambassador Dr to the west and NW Skyview Ave to the east. (CD-CPC-2021-00231)

Details

Location: generally located at the south of NW Tiffany Springs Pkwy, bounded by N Ambassador Dr to the west and NW Skyview Ave to the east.

Reason for Legislation: Rezoning applications require City Council approval.

The Commission recommended that this application be approved with the following conditions:

1. ~~Site plan does not clearly show which proposed utilities are public versus private, including storm water and sanitary sewer lines. Update the site plan to clearly indicate ownership and show easements where necessary for all public lines.~~ No longer applicable
2. Clarify the preliminary plat sheet to clearly designate the proposed lot and tract boundaries for staff review. If any of the stormwater detention facilities are intended to serve more than a single lot, the facility needs to be located within its own tract.
3. ~~Clearly indicate on the proposed site plan if any median modifications are intended as part of this project along either N Ambassador Drive or NW Skyview Avenue.~~ No longer applicable
4. 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.
5. 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

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	Applicant Adam DeGonia McClure City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (5-3) 2-1-2022 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

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.

6. The developer must construct cul-de-sacs and grant a city approved cul-de-sac easement, for street stubs longer than 150 feet, to the City as required by the Land Development Division, prior to recording the plat.

7. 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.

8. 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. 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.

~~10. 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. No longer applicable~~

11. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the street plans, and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.

12. The developer must 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.

13. 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.

14. 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

Do not pass

said document(s) within the public improvement applications submitted for permitting

15. The developer shall provide acceptable easements for any deep sewers where proposed fill is added or where the sewer will be further obstructed by surface improvements and that a structural analysis be provided to confirm adequate structural integrity for the proposed loading conditions of this plan, and secure permits and provide City approved executed and recorded easement prior to adding fill or constructing surface obstructions as required by Land Development Division.

16. The developer must grant a BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

17. 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.

18. 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.

19. 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.

20. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City and show and label the final stream buffer zones on the subdivision plat, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits and prior to recording the final plat.

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

22. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.

23. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone

area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

24. 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.

25. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.

26. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

27. 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.

28. The developer shall secure approval of a final development plan for each phase from the City Plan Commission prior to building permit.

29. 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.

30. Fire Water Flow. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

31. Hydrant Fire hydrant distribution shall follow IFC-2018 Table C102.1 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 -2013 § 8.7.2) (12/29/2021)

32. Fire Department Access. 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)

33. Fire Department Access. Required fire department access roads are 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)

34. Fire Department Access Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac,

hammerhead). Dead-end streets in excess of 150 feet in length resulting from a “phased” project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)

35. 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 certificate of occupancy.

36. 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

37. Assume the internal streets are private. If not, further discussions will be needed.

38. 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/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>

39. If public water mains are proposed the developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the 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>)

Continued from Page 1

<p>Policy or Program Change</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Operational Impact Assessment</p>	

Finances

<p>Cost & Revenue Projections –</p>	
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Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: **Date:** 2/7/2022

Genevieve Kohn
Planner

Reviewed By: **Date:** 2/7/2022

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 12/12/2021

City Plan Commission: 2/1/2022

Revised Plans Filed: N/A

Reference Numbers:

Case No. CD-CPC-2021-00231



File #: 220159

ORDINANCE NO. 220159

Approving a Council approved signage plan pursuant to Section 88-445-11, in District MPD (Master Planned Development) on about 80 acres generally bordered by the Missouri River on the north, I-29 to the east, railroad tracks (KCS/I&MRL/UP & BNSF) to the south, and Heart of America Bridge/Missouri Highway 9 to the west for the Berkley Riverfront MPD. (14462-MPD-3)

WHEREAS, the proposed signage plan is generally bordered by the Missouri River on the north, I-29 to the east, railroad tracks (KCS/ I&MRL/ UP & BNSF) to the south, and Heart of America Bridge/Missouri Highway 9 to the west; and

WHEREAS, Port KC has proposed a unified signage plan; and

WHEREAS, the City Plan Commission on March 20, 2018, recommended that the signage plan be approved; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That a Council approved signage plan is hereby for Port KC on approximately 80 acres, generally bordered by the Missouri River on the north, I-29 to the east, railroad tracks (KCS/ I&MRL/ UP & BNSF) to the south, and Heart of America Bridge/Missouri Highway 9 to the west, subject to the following conditions:

- 1. The developer shall submit a final MPD plan to the City Plan Commission for all primary signs, secondary signs, and vehicular wayfinding signs prior to issuance of a sign permit.*
- 2. All proposed signage for individual projects (lots) must be submitted as part of the MPD final plan approval prior to issuance of a sign permit.*

Section B. That a copy of the Council approved signage plan is on file in the City Clerk's office with this ordinance and is made a part hereof.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Number **220159**

Ordinance Fact Sheet

Case No. 14462-MPD-3

A request to approve a Council Approved Signage Plan pursuant to Chapter 88-445-11, in District MPD, to allow for a unified signage plan. (Case No. 14462-MPD-3)

Details

Location: Generally bounded by the Missouri River on the north, Interstate 29/35 on the east, KCS/IMRL Railroad on the south and Heart of America Bridge/MO Hwy 9 on the west.

Reason for Legislation: A request to approve a Council Approved Signage Plan pursuant to Chapter 88-445-11, in District MPD, to allow for a unified signage plan.

The Commission recommended that this application be approved with conditions:

1. That the developer submit a Final MPD plan to the City Plan Commission for all primary signs, secondary signs, and vehicular wayfinding signs prior to issuance of Sign Permit.
2. All proposed signage for individual projects (Lots) must be submitted as part of the MPD Final Plan approval prior to issuance of sign permit.

See staff report for details.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields & Bunch)
Applicants / Proponents	Applicant Joe Perry Port KC 110 Berkley Plaza Kansas City, MO 64120 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: spot zoning; not in compliance with the area plan recommendation, etc.
Board or Commission Recommendation	City Plan Commission (7-0) - 3-20-2018 By Archie, Burnette, Crawl, Dameron, Henderson, Macy, May Baker-Hughes (Absent) <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

Continued from Page 1

	<input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 1/24/2022		
Olofu Agbaji Planner			
Reviewed By:	Date: 1/24/2021	Initial Application Filed:	2/02/2018
Joe Rexwinkle, AICP Division Manager Development Management		City Plan Commission:	3/20/2018
		Revised Plans Filed:	11/23/2021
Reference Numbers:			
Case No. 14462-MPD-3			



File #: 220160

ORDINANCE NO. 220160

Rezoning an area of about .186 acres located at 2628 Victor Street from R-1.5 to R-1.5/HO to designate the subject site as a Kansas City Landmark. (CD-CPC-2021-00236)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1312 designating an area of about .186 acres located at 2628 Victor St from R-1.5 (Residential) to R-1.5/HO (Residential/Historic Overlay District) to designate the subject site as a Kansas City Landmark, said section to read as follows:

Section 88-20A-1312. That an area legally described as:

Lot 29 Block 3, Santa Fe Place

is hereby designated H/O, all as shown outlined on a map marked Section 88-20A-1312, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220160

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00236

Brief Title

An ordinance to approve a Kansas City Register Nomination (H/O Overlay) for the "Donahue House" on about .2 acres generally located at 2628 Victor St (CD-CPC-2021-00236).

Details

Location: Generally located 2628 Victor St.
Reason for Legislation: Overlay District designation requires City Council approval.
See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.
SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:
<ul style="list-style-type: none"> None.
CITY PLAN COMMISSION RECOMMENDATION:
Approval

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	3 rd District (Ellington, Robinson)
Applicants / Proponents	Applicant Kiva Miller 2628 Victor St Kansas City, MO 64128 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against –
Board or Commission Recommendation	City Plan Commission (8-0) 01-18-2022 By Nay: Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 02-07-2022		
Ahna Nanoski, AICP Lead Planner			
Reviewed By:	Date:	Initial Application Filed:	12-13-2021
Joe Rexwinkle, AICP		City Plan Commission Action:	02-01-2022
Division Manager		Revised Plans Filed:	NA
Development Management		Total Days in City Review:	9
		Total Days in Applicant's Hand:	0
Reference Numbers:			
Case No. CD-CPC-2021-00236			



File #: 220161

ORDINANCE NO. 220161

Approving an interjurisdictional preliminary plat for Brandom Acres within the cities of Gladstone, Missouri and Kansas City, Missouri in District R-80 (Residential 80) on about 8 acres (9.5 acres total) generally located at the northwest corner of N.W. 74th Street and N. Broadway, creating two residential lots. (CD-CPC-2021-00195)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That the preliminary plat for Brandom Acres on about 8 acres generally located at the northwest corner of N.W. 74th Street and N. Broadway, and more specifically described as follows:

A tract of land described in Deed of Personal Representative, Debra Claussen for the Estate of JoAnn Fox, recorded as Document R26987, in Book 3712, on Page 758, on August 5, 2002, in the office of the Clay County Recorder of Deeds, said tract originally described as follows: A tract of land containing 10 acres, more or less, known as 7400 N Broadway Avenue, Kansas City, Missouri and more fully described as: The South Ten (10) acres of the North one half (1/2) of the East Sixty (60) acres of the Southeast Quarter (1/4) of Section Fifteen (15), Township Fifty-one (51), Range Thirty-three (33), Clay County, Missouri, except that part conveyed to the State of Missouri for Right-of-way in Book 576, Page 45.

Said tract of land more particularly described by Phillip James Schnitz, PLS 2014020715, on October 15, 2021, as follows: A tract of land in the Southeast Quarter of Section 15, Township 51 North, Range 33 West, of the Fifth principal meridian, in Kansas City, Clay County, Missouri; (Basis of bearings being South 00° 27' 17" West, on the East line of the Southeast Quarter of Section 15, Township 51 North, Range 33 West) Commencing at the Northeast corner of the Southeast Quarter of said Section 15; thence South 00° 27' 17" West, 880.95 feet, on the East line of the Southeast Quarter of said Section 15; thence North 89° 36' 52" West, 30.00 feet, to a point on the West Right-of-Way line of N. Broadway Avenue, said point being the Northeast corner of the tract of land herein described and the point of beginning; thence South 00° 27' 17" West, 439.38 feet, on said West Right-of-Way line, being the East line of the tract of land herein described, to the Southeast corner of the tract of land herein described; thence North 89° 30' 08" West, 942.20 feet, on the North line of the plats of Willow Creek, Lots 1 thru 12 and Willow Creek, Lots 13 thru 73, both being recorded subdivision in Clay County, Missouri, and the westerly extension thereof, being the South line of the

tract of land herein described, to a point on the East Right-of-Way line of U.S Highway 169, said point being Southwest corner of said tract of land herein described; thence North 01' 07" 05" East, 437.54 feet, on said East line of U.S. highway 169, being the West line of the tract of land herein described, to the Northwest corner of said tract of land herein described; thence South 89° 36' 58" East, 937.13 feet; on the North line of the tract of land herein described, to the Northeast corner of said tract of land herein described, and the point of beginning. Said tract of land as herein described, contains 411,996 square feet or 9.46 acres more or less.

is hereby approved, subject to the following conditions:

1. That the developer submit a final plat to be approved by the City of Gladstone, Missouri prior to Mylar approval by the City of Kansas City, Missouri.
2. The developer shall 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.
4. 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.
5. The developer shall submit covenants, conditions and restrictions to the Land Development Division for approval by the Law Department 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.
6. 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. The developer shall grant on City approved forms a stream buffer easement to the City as required by Chapter 88 and the Land Development Division, prior to issuance of any stream buffer permits.
8. 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 the private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
9. The developer shall 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.
10. The developer shall 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 a 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.

11. The developer shall 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.
12. 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.
13. The developer shall 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.
14. 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.
15. Water & sewer connection letters from Gladstone, Missouri and Kansas City Water Services must be on file before the plat is recorded.

A copy of the preliminary plat is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section B. That the Council finds and declares that before taking any action on the proposed preliminary plat hereinabove, all public notices and hearings required by the Subdivision Regulations have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00195

Brief Title

To approve a Preliminary Plat for Bandom Acres

220161

Ordinance Number

Details

Location: 7400 N Broadway generally located at the northwest corner of Northwest 74th Street and North Broadway

Reason for Legislation: To Consider approval of an interjurisdictional preliminary plat within the cities of Gladstone, Missouri and Kansas City, Missouri in District R-80 (Residential 80) on about 8 acres (9.5 acres total), creating two lots

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

CITY PLAN COMMISSION RECOMMENDATION:

Approval subject to the following conditions:

1. That the developer submit a final plat to be approved by the City of Gladstone, MO prior to Mylar approval by the City of Kansas City, MO.
2. 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. 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.
4. 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.
5. 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.
6. The developer must grant on City approved forms a STREAM BUFFER Easement to the City as required by Chapter 88 and Land Development

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District (Loar, Fowler)
Applicants / Proponents	Applicant Martin Arling Kaw Valley Engineering City Department City Planning & Development Other
Opponents	Groups or Individuals (if there are opponents on the record you may list them here) Basis of Opposition (be very generic, such as "traffic")
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission 7-0 12-21-2021 By Baker, Beasley, Crowl, Enders Hill, Rojas and Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation

Division, prior to issuance of any stream buffer permits.

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. The developer is responsible for dedication of

Hold

Do not pass

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.

- 14. Water & Sewer Sewer connection letters from Gladstone, MO. & Kansas City Water Services must be on file before the Plat is recorded.

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Continued from Page 2

Delete if not needed

Fact Sheet Prepared By: **Date:** 02-04-22

Matthew Barnes
Staff Planner

Reviewed By: **Date:**

(insert supervisor name)
(insert title)

Initial Application Filed: 10-17-21
City Plan Commission 12-21-21
Action:
Revised Plans Filed: 01-04-22
Total Days in City Review: 73

Total Days in Applicant's 40
Hands:

Reference Numbers:

Case No. CD-CPC-2021-00195



File #: 220165

ORDINANCE NO. 220165

Rezoning an area of about .6 acres generally located at 2415 N.E. Vivion Rd from District B1-1 to District B2-1 to allow for the development of a drive-through facility. (CD-CPC-2021-00230)

BE IT ORDAINED BY THE CITY COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1310 rezoning an area of about .6 acres located at 2415 N.E. Vivion Road from District B1-1 (Neighborhood Business) to District B2-1 (Neighborhood Business), said section to read as follows:

Section 88-20A-1310. That an area legally described as:

TRACT I:

Lot 1, SUPER FOOD BARN NO. 4112, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof, recorded on July 16, 1985, as Document No. F10366 in Plat Book 20 at Page 95 and 96.

and

TRACT II:

All that part of Lot 16, Block 2, ANTIOCH ACRES, a subdivision of land in Kansas City, Clay County, Missouri, and any part lying outside of Lot 16, in Section 36, Township 51 North, Range 33 West, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northerly most corner of Lot 1, Super Food Barn No. 4112, a subdivision in Kansas City, Clay County, Missouri, said point also being on the Southeasterly right of way line of N.E. Vivion Road as described in Book 906 at Page 15 and in Book 897 at Page 172; thence South 62 degrees 48 minutes 10 seconds East (South 62 degrees 48 minutes 55 seconds East Plat), along the Northeasterly line of said Lot 1, a distance of 16.25 feet to the point of beginning of the tract of land to be herein described; thence North 49 degrees 41 minutes 43 seconds East, along the Southeasterly right of way line of said N.E. Vivion Road, a distance of 47.39 feet; thence North 40 degrees 18 minutes 17 seconds West, continuing along said line, a distance of 15.00 feet; thence North 49 degrees 42 minutes 27 seconds East, continuing along said line and along the Westerly right of way line of NE Antioch Road, a distance of 99.39 feet; thence South 00 degrees 58 minutes 58 seconds West, continuing along said Westerly right of way line, a distance of 97.91 feet to the Northeasterly corner of said Lot 1; thence North 62 degrees 48 minutes 10

seconds West (North 62 degrees 48 minutes 55 seconds West Plat), along the Northeasterly line of said Lot 1, a distance of 164.22 feet to the point of beginning. Said tract of land contain 176,755 square feet or 4.06 acres more or less.

is hereby rezoned from District B1-1 (Neighborhood Business) to District B2-1 (Neighborhood Business), all as shown outlined on a map marked Section 88-20A-1310, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

220165

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00230

Brief Title

An ordinance to approve a Zoning Map Amendment (Rezoning) to allow for the development of a drive-through facility on about .6 acres generally located at 2415 NE Vivion Rd. (CD-CPC-2021-00230)

Details

Location: Generally located 2415 NE Vivion Rd.

Reason for Legislation: Zoning Map Amendments (Rezoning) require City Council approval.

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- The applicant filed an application for a preliminary plat associated with the subject site on 2/02/2022.

CITY PLAN COMMISSION RECOMMENDATION:

Approval Subject to Conditions

1. A Preliminary Plat needs to be filed and under review prior to City Council Ordinance request.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments, or Groups Affected	1 st District (Hall, O’Neill)
Applicants / Proponents	<p>Applicant Martin Arling Kaw Valley Engineering 14700 W 114th Ter Lenexa, KS 66215</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <p>Reason Against –</p>
Board or Commission Recommendation	<p>City Plan Commission (7-0) 01-18-2022 By Nay: Allender, Baker, Beasley, Crawl, Enders, Hill, Sadowski</p> <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By:	Date: 02-02-2022		
Ahna Nanoski, AICP Lead Planner			
Reviewed By:	Date:	Initial Application Filed:	12-11-2021
Joe Rexwinkle, AICP		City Plan Commission Action:	01-18-2022
Division Manager		Revised Plans Filed:	NA
Development Management		Total Days in City Review:	12
		Total Days in Applicant's Hand:	25
Reference Numbers:			
Case No. CD-CPC-2021-00230			



File #: 220167

ORDINANCE NO. 220167

Authorizing the Director of City Planning and Development to execute a termination and release of a covenant to maintain storm water detention facility for Plat of Executive Park Fifty-Seventh Plat; and directing the City Clerk to record the executed release in the Office of Recorder of Deeds for Jackson County, Missouri.

WHEREAS, City is the grantee and beneficiary of that certain Covenant to Maintain Storm Water Detention Facility - Plat of Executive Park Fifty-Seventh Plat, dated June 1, 2004, granted by Universal Land Development Company, L.P., a Missouri limited liability company (“Universal”) and recorded on June 7, 2004 in the Office of the Director of records for Jackson County, Missouri, as Instrument Number 2004K0037347 (the “Covenant”), attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the Covenant obligates Universal and its successors in title to the real estate described in the Covenant to maintain, repair and replace certain temporary area-wide storm water detention facilities to be developed on real estate described in the Covenant (the “Temporary Detention Parcel”); and

WHEREAS, the anticipated temporary storm water detention facilities were not constructed on the Temporary Detention Parcel and are no longer necessary, which renders the Covenant moot; NOW, THEREFORE;

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of City Planning and Development is hereby authorized to execute a termination and release of a covenant to maintain storm water detention facility for Plat of Executive Park Fifty-Seventh Plat (the “Release”), to be in a form substantially as that attached hereto as Exhibit B and incorporated herein by reference.

Section 2. That the City Clerk is hereby directed to record the executed Release in the Office of the Recorder of Deeds of Jackson County, Missouri.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

**No Fact Sheet
Provided for
Ordinance No.**

220167



File #: 211122

ORDINANCE NO. 211122

Amending Chapter 88, Code of Ordinances, by repealing Section 88-605-03, Street Naming Committee, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring City Council approval for the renaming of streets.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88, Code of Ordinances, is hereby amended by repealing Section 88-605-03, Street Naming, and enacting in lieu thereof a new section of like number and subject matter, to read as follows:

88-605-03 - STREET NAMING COMMITTEE

88-605-03-A. ESTABLISHMENT AND PURPOSE

There is hereby established a street naming committee with the prime function of assigning names to the public and private streets.

88-605-03-B. MEMBERSHIP

The following individuals are members of the street naming committee:

1. city planning and development director;
2. public works director;
3. parks and recreation director;
4. fire chief;
5. police chief.

88-605-03-C. EX OFFICIO MEMBERS

The following are ex officio members of the street naming committee:

1. U.S. post office; and
2. other agencies as deemed necessary by the city planning and development director to render a complete and competent review of proposed street names.

88-605-03-D. PROCEDURES

The city planning and development director is the chairperson of the street naming committee. The chair's function is to coordinate committee activities. The committee shall review requests to rename streets and make recommendations to the city council when needed. The committee shall assign street names as part of the subdivision plat approval process. The chair must inform the developer of recommendations by the committee and must present recommendations to the city plan commission or the city council, as necessary.

88-605-03-E. HONORARY STREET NAMES

Honorary street names may be used to honor neighborhood and local leaders, community activists, and state and national figures. The following guidelines apply.

1. **CONSIDERATION OF NOMINEES**

The nominating person or organization must prepare an autobiography or historical statement of the proposed recipient of the honorary street name designation. The statement should outline the historical or cultural significance of the nominated person, place, or event to the community and to the city. Attached to the autobiography or historical statement should be a map indicating where the honorary street name is being requested and additional information as to why the identified section of street is appropriate.

2. **PETITION OF SUPPORT**

The nominating person or organization must include with the request package a petition of support for the proposed honorary street name. The petition must be signed by no fewer than 50 residents of the city, and must also include at least 75% of the property owners abutting that section of the street proposed to be honored. Special circumstances regarding street segment length or location, etc., will be considered by the city council on a case-by-case basis.

3. **CONSIDERATION BY THE STREET NAMING COMMITTEE**

The nomination request package must be referred to the street naming committee for review. After the street naming committee reviews the application, a report discussing the validity of the petition and the anticipated costs that will be incurred to carry out the request must be prepared and submitted to the city council. The city council may act to approve or deny the application. A simple majority vote is required by city council.

4. **FINANCIAL BURDEN**

The costs of fabrication and installation of the honorary signs as well as all future maintenance and replacement of the signs will be the responsibility of the nominating person or group.

5. **PLACEMENT AND DESIGN OF SIGNS**

Honorary street name signs may not exceed the regulatory size of a green guide street sign. The department of public works has sole authority for the fabrication and installation of honorary street name signs in the city.

6. **TERMINATION OF AN HONORARY STREET NAME DESIGNATION**
The city may choose at any time and for any reason to discontinue any honorary street name designation by approval of the city council. Should all of the signs become missing or vandalized and remain so for a period of one year with no remedy, the designation will be considered abandoned. The city will not replace or repair any honorary signs without compensation.

7. **HONORARY STREET NAME AS ALIAS FOR OFFICIAL STREET NAME**
The honorary street name must be logged as an alias in the city's emergency communications system and by the U.S. Postal Service for mail delivery purposes.

88-605-03-F. STREET RENAMING

Street renaming is a process to establish a new name for a street that has already been given a street name by an approved plat, by the street naming committee or by the city council.

1. **CONSIDERATION OF RE-NAMING**
The city council or the Parks Board in the case of streets under their jurisdiction may initiate renaming of a street. The city planning and development director may initiate renaming only in the instance of fixing an error. A statement outlining the need to rename a street and a map indicating where the street re-naming is being requested shall be provided.

2. **CONSIDERATION BY THE STREET NAMING COMMITTEE**
The application must be referred to the street naming committee for review. After the street naming committee reviews the application, a report discussing the impacts on the property owners, the anticipated costs that will be incurred to carry out the request and a recommendation must be prepared and submitted to the city council.

3. **NOTICE OF HEARING**
Notice of the city council public hearing must be sent by the initiator by U.S. mail, first class at least 13 days before the date of the hearing to all property owners adjacent to the section of street proposed to be renamed, any registered neighborhood organization and/or registered civic organization whose boundaries include the subject street, and all owners of property within 300 feet of the street to be renamed. Addresses must be based on the latest available, city-maintained property ownership information. The mailed notice shall indicate the date, time and place of the public hearing, describe the requested action to be taken, indicate where to obtain additional information, and provide contact or other information sufficient for those interested to determine when the city council will hold its hearing on the re-naming.

4. **HEARING AND FINAL ACTION**

Following the close of the public hearing, the city council may act to approve or deny the proposed renaming. A simple majority vote is required by city council.

Section 2. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by law have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney

COMMUNITY PROJECT/REZONING

211122

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00204

Brief Title

A request to amend Chapter 88, street naming to clarify the process for street renaming and approvals for honorary street naming allow for other types of signs to be relocated that are a part of an eminent domain action.

Details

Location: City Wide

Reason for Legislation: To amend Chapter 88, Street Naming to clarify the process for street re-naming and approvals for honorary street naming.

PLAN REVIEW

The proposed code amendment began based on direction from CS Resolution 200838, which directed staff to amend Chapter 88 to provide process for re-naming of streets and for approving authority for honorary street names. The proposed amendment provides a formal process for re-naming of streets including notification of all adjacent landowners and everyone within 300' of the street to be renamed. The city council and the parks board (when streets under their jurisdiction) can initiate renaming a street. City Planning Director has the authority to apply only if the change is to fix an error on a plat. The street naming committee shall review and make recommendation to the city council. Notice shall be made to all adjacent property owners and owners within 300' of the street. The council shall have a public hearing and then with a simple majority vote, choose to approve or deny. The other adjustment is requiring honorary street names be approved by the city council. This is to ensure those being honored meet the city council's desire for individuals that were leaders, community activist or state and national leaders.

CPC RECOMMENDATION

On December 7, 2021 the CPC recommended approval of CD-CPC-2021-00204 without conditions.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	City Wide
Applicants / Proponents	Applicant
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 12-07-2021 By Beasley, Crowl, Enders, Hill, Rojas, Allender
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes

Continued from Page 2

<p>Fact Sheet Prepared By: Diane Binckley Deputy Director</p>	<p>Date: 12-15-2021</p>	<p>Initial Application Filed:</p>
<p>Reviewed By: Diane Binckley Deputy Director</p>	<p>Date: 12-15-2021</p>	<p>City Plan Commission: 12-07-2021</p>
<p>Reference Numbers: Case No. CD-CPC-2021-00204</p>		<p>Revised Plans Filed: N/A</p>



File #: 220089

ORDINANCE NO. 220089

Approving the plat of Staley Corners West First Plat, an addition in Clay County, Missouri, on approximately 9.42 acres generally located at the northwest corner of N.E. Barry Road and N. Indiana Avenue, creating 3 lots and 1 tract for the purpose of creating a 3 lot commercial subdivision; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development to execute and/or accept certain agreements; and directing the City Clerk to record this ordinance and attached documents. (CLD-FnPlat-2021-00043)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Staley Corners West First Plat, a subdivision in Clay County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of City Planning and Development is hereby authorized to execute a Covenant to Maintain Storm Water Detention and BMP Facilities Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to record copies of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Clay County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on November 16, 2021.

..end

Approved as to form and legality:

Eluard Alegre
Assistant City Attorney

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220089

Ordinance Number

Brief Title

Approving the plat of Staley Corners West First Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 9.42 acres generally located at the NW corner of N.E. Barry Road and N. Indiana Ave, creating 3 lots and 1 tract.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Staley Corners LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a 3 lot commercial subdivision.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) O’Neill-Hall Other districts (school, etc.) North Kansas City 250</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>CONTROLLING CASE Committee Substitute No. 200183 on March 26, 2020 allowed for Rezoning and Development Plan/Preliminary Plat for the Staley Corners Development Plan. The proposed request is in substantial conformance to the controlling plan.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Staley Corners LLC City Department City Planning and Development Other</p>
<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>	
<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>	
<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission November 16, 2021 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>	
<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>	

Details

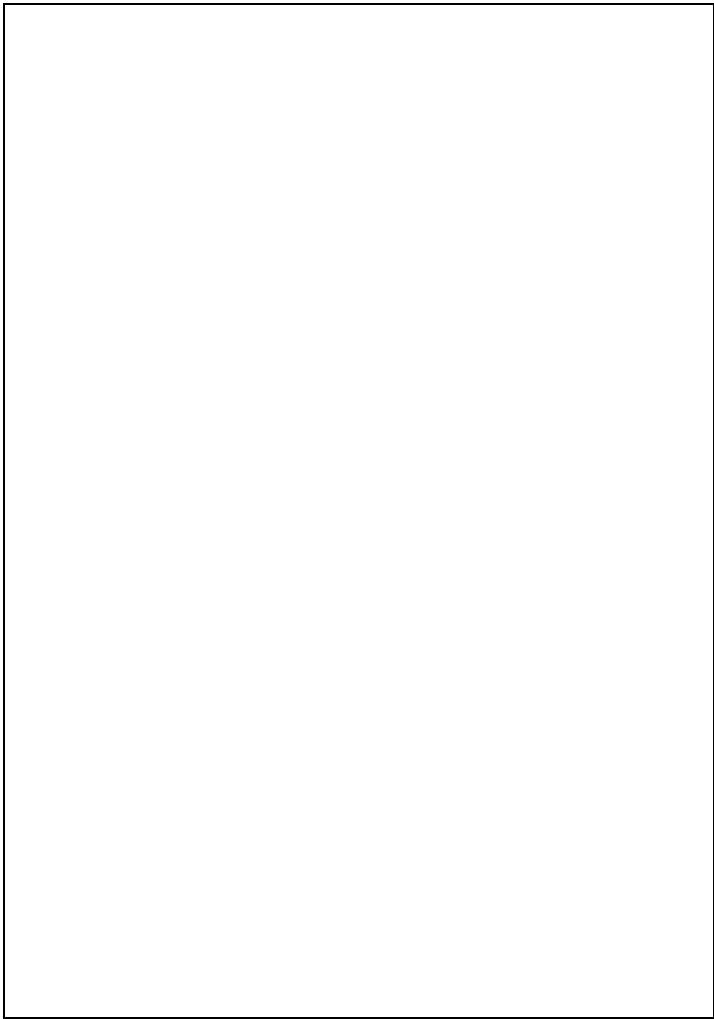
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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a 3 lot commercial development, one private open space/detention tract on 31 acres of previously undeveloped property. The storm water detention facilities will reduce the overall storm water volume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewers will be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Lucas Kaspar, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: January 24, 2022

Reviewed by:
Joe Rexwinkle
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2021-00043