



CITY PLAN COMMISSION

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

kcmo.gov/planning

April 04, 2024

Michael J Meier
Aristocrat Realty
12200 N Ambassador Dr #103, #103
Kansas City, MO 64163

Re: **CD-CPC-2023-00178** - A request to approve a major amendment to an approved development plan to allow for a drive-through facility in District UR (Urban Redevelopment) on about 1.5 acres generally located at NE Vivion Road and N Chouteau Trafficway.

Dear Michael J Meier:

At its meeting on April 02, 2024, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is final. All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step. If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to the next step. Conditions recommended by the Commission cannot be waived or modified by staff.

If you have any questions, please contact me at Andrew.Clarke@kcmo.org or (816) 513-8821

Sincerely,

A handwritten signature in black ink that reads "Andrew Clarke". The signature is written in a cursive style.

Andrew Clarke
Planner

That plans, revised as noted below, are submitted and accepted by staff prior to .

The following are recommended by the Parks Department. For questions, contact Richard Sanchez at Richard.Sanchez@kcmo.org or (816) 513-7678.

- 1) Please include a Street Tree Plan showing the locations of proposed street trees to meet the requirements of n 88-323-02-D and 88-425. Revise & Resubmit

The following are recommended by the Development Management Department. For questions, contact Andrew Clarke at Andrew.Clarke@kcmo.org or (816) 513-8821.

- 1) Please provide additional screening on southern perimeter of building Z to comply with 88-340 and 88-425

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. 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.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. 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.
6. The applicant is exempt from submitting a UR Final Plan for approval from the City Plan Commission for Building Z as long as there is no expansion that would trigger a major amendment to the approved UR preliminary development or demolition of the existing structures. All other properties will require a UR Final Plan.
7. All City Planning and Development and Park Department site plan corrections related to landscaping shall be resolved prior to the issuance of a final certificate of occupancy.
8. The Council shall grant a deviation from 88-430-02-B(3) to allow for drive-through functions and required vehicle stacking areas to be located in front and street side yard.

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

9. The developer shall submit plans to Parks & 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 & Recreation Department Standards
10. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. 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 Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits