CITY PLAN COMMISSION

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

kcmo.gov/planning

October 21, 2021

Chris L Hafner
Davidson A+E
4301 Indian Creek Pkwy
Overland Park, KS 66207

Re: **CD-CPC-2021-00109** - A request to approve a development plan which also serves as a preliminary plat in Districts M2-2 and M3-5 to allow for 2.5 million square foot of office, commercial and warehouse development on 12 lots and two (2) tracts on about 256 acres generally located at the northeast corner of MO Route 150 and Botts Road.

Dear Chris L Hafner:

At its meeting on October 19, 2021, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the ordinance request. All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- See attached correction and condition report

If you have any questions, please contact me at Olofu.Agbaji@kcmo.org or 816-513-8815.

Sincerely,

Olofu Agbaji
Lead Planner

Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission

Recommended by Development Review Committee

Report Date: October 13, 2021

Case Number: CD-CPC-2021-00109

Project: I-49 Industrial Center North

Plan Corrections

Correction(s) by Development Management of the City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. Overall parking along MO Route 150 shall be properly screened with a significant berm. Extend screening and berming along the west side of Colorado Avenue north of MO Route 150 to ensure that the truck parking is properly screened. Revise Plans and Resubmit (10/13/2021)

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

2. Preliminary stream buffer plan was not submitted in accordance with the requirements of Section 88-415. Ensure that the plan includes the information regarding the floodplain limits for the property and all of the regulated streams present on the property. (7/27/2021)

3. Preliminary plat drawing needs to be revised to remove any proposed easements shown inside the City's right of way for the proposed east-west roadway. Any existing easements will need to be subordinated prior to recording of the plat. Revise Plat and Resubmit (10/07/2021)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

4. Not approved without stream buffer exception. (7/28/2021)

Correction(s) by Water Services - Water of the Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

5. Show and label the public and private water mains and fire hydrants. Label the sizes of the water mains. Show and label public street ROW and water main easements. Submit plans at 1”=100’ maximum scale.

   10-7-21 -- Please label & show size of the public & Private water mains, Fire hydrants, domestic water service lines and fire service lines. Please show location of Fire Hydrants (both public & private) existing & proposed - located every 300' feet or less. Please label/ name all street by name or proposed name, please label private drives. The drawings show fire lines(wtrf) in public R.O.W. and water mains (wtrm) in private R.O.W) & no domestic lines(wtrd) are shown entering any building. Some fire lines(wtrf) are not shown entering the buildings. Please update plan sheets to show proper water services to all buildings. Please email jerald.windsor@kcmo.org to get any further clarifications. (7/28/2021)

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at 816-513-8815 / Olofu.Agbaji@kcmo.org with questions.

6. The developer shall secure approval of a project plan from the City Plan Commission for each building or phase prior to issuance building permit. (10/13/2021)

7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (10/13/2021)

8. 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. (10/13/2021)

9. That the developer submit a design guideline for the proposed development per staff approval prior to ordinance request. The design guidelines shall incorporate the Martin City Area Plan design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials. (10/13/2021)

10. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri. (10/13/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

11. The developer must [grant on City approved forms, a STREAM BUFFER Easement to the City] or [show and label the final stream buffer zones on the subdivision plat within a private open space tract], as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits. (7/27/2021)

12. 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. (7/27/2021)

13. 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. (7/27/2021)

14. 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. (7/27/2021)

15. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards. (7/27/2021)

16. 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 (7/27/2021)

17. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat. (7/27/2021)

18. 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. (7/27/2021)

19. The developer must 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 owner/developer shall be responsible for all costs associated with subordination activities now and in the future. (7/27/2021)

20. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services. (7/27/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

21. 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. (7/27/2021)

22. The developer must show the limits of the 100-year floodplain 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. (7/27/2021)

23. 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. (7/27/2021)

24. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements. (7/27/2021)

25. 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. (7/27/2021)

26. 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. (7/27/2021)

27. 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. (7/27/2021)

28. 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. (7/27/2021)

29. 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. (7/27/2021)

30. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain. (7/27/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

31. • 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) (7/22/2021)

32. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (7/22/2021)

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 241-2013 § 8.7.2) (7/22/2021)

34. • 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) (7/22/2021)

35. • 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) (7/22/2021)

36. • Required fire department access roads are designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) (7/22/2021)

37. • Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). (7/22/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

38. • Buildings exceeding 62,000 square feet in area shall have at least two means of fire apparatus access (IFC-2018: § D104.2) (7/22/2021)

39. • Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D104.3) (7/22/2021)

Condition(s) by Public Works Department. Contact Jeffrey Bryan at 816-513-9865 / Jeffrey.Bryan@kcmo.org with questions.

40. Prior to certificate of occupancy for any building in the north phase of construction, the developer shall construct a southbound left turn lane with at least 140 feet of storage on Botts Road at the North NNSA Access Road. (10/07/2021)

41. Prior to certificate of occupancy for any building in the south phase of construction, the developer shall construct a southbound left turn lane with at least 140 feet of storage and 100 feet of taper on Botts Road at the South NNSA Access Road. (10/07/2021)

42. Prior to certificate of occupancy for any building in the south phase of construction, the developer shall construct a northbound right turn lane with at least 90 feet of storage and 100 feet of taper on Botts Road at the South NNSA Access Road. (10/07/2021)

43. Prior to certificate of occupancy for any building in the south phase of construction, the developer shall construct traffic signals at the intersection of Botts Road and the South NNSA Access Road. (10/07/2021)

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

44. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Dan Richardson – 816-513-4883 (7/28/2021)

45. 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
    (7/28/2021)

Condition(s) by Water Services Department. Contact Jerald Windsor at 816-513-2904 / Jerald.Windsor@kcmo.org with questions.

46. 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)
(7/28/2021)

Plan Recommendations

Recommendation(s) by Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

47. Note: Drainage studies are not reviewed or approved through this process. (10/01/2021)