CITY PLAN COMMISSION

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

kcmo.gov/planning

June 21, 2022

Brad Sonner
Olsson
7301 133rd St W, 200
Overland Park, KS 66213

Re: **CD-CPC-2022-00075** - A request to approve a development plan and a preliminary plat for the construction of 86 townhomes in District R-1.5 (Residential 1.5) on about 14.88 acres generally located at Barry Road and North Granby Avenue.

Dear Brad Sonner:

At its meeting on June 21, 2022, 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,

Andrew Clarke
Planner

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

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

1) Provide number of trees that will be removed for construction pursuant to 88-516 prior to ordinance request.
2) That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
3) Provide a higher quality lap siding (not vinyl) for any structures visible from Barry Road.
4) That Ordinance No. 160472, including all conditions provided therein, shall remain in full force and effect.
5) 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.
6) That the developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
7) All dumpsters and mechanical equipment shall comply with 88-425-08.
8) 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.

The following are recommended by Heather Massey. For questions, contact Heather Massey at (816) 513-2111 or heather.massey@kcmo.org.

1) The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
   https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Fina
   l.pdf
2) 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 - Todd Hawes – 816-513-0296

The following are recommended by Justin Peterson. For questions, contact Justin Peterson at (816) 513-7599 or Justin.Peterson@kcmo.org.

1) The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.
2) The developer shall pay money-in-lieu of parkland in the amount of $66,275.22 for 86 residential units as noted on plans. Fee shall be paid prior to recording plat or certificate of occupancy, whichever occurs first.

The following are recommended by Lucas Kaspar. For questions, contact Lucas Kaspar at (816) 513-2558 or Lucas.Kaspar@kcmo.org.

1) 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.
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 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 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.
5) The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
6) The developer must grant any 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.
7) 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.

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, Missouri, as amended, commonly known as the Development Regulations.
9) 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.

The following are recommended by Michael Schroeder. For questions, contact Michael Schroeder at (816) 513-4604 or michael.schroeder@kcmo.org.

1) FIre Water Flow
2) Hydrant
3) Fire Department Access