



## CITY PLAN COMMISSION

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

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

June 22, 2022

Alexis Wilson  
ARCO  
9136898553 5015 NW Canal ST  
Riverside, MO 64150

Re: **CD-CPC-2022-00074** - Price Brothers Expansion - A request to approve a development plan in District M2-3 (Manufacturing) to allow for 203,000 square foot building addition to the existing office and warehouse on about 36 acres generally located at the southeast corner at NW 106th Street and N. Congress Avenue.

Dear Alexis Wilson:

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 [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org) or (816) 513-8815

Sincerely,

Olofu Agbaji  
Lead Planner

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

- 1) When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.
- 2) 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>
- 3) 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
- 4) A full flow fire meter will be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

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

- 1) 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.
- 2) The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
- 3) 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.
- 4) The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

***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) Fire Department Access
- 3) Fire Department Access
- 4) Hydrant
- 5) Emergency responder radio coverage