



## CITY PLAN COMMISSION

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

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

July 20, 2023

Robert Young  
rl buford  
PO Box 14069 Fairway Dr  
Parkville, MO 64152

Re: **CD-CPC-2023-00083** - A request to approve a rezoning to District UR (Urban Redevelopment) from District R-1.5 (Residential) on about 1 acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street allowing for the creation of 12 lots.

Dear Robert Young:

At its meeting on July 18, 2023, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval with Conditions

*The Commission's action is only a recommendation.* Your request must receive final action from the . 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.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes  
Planner

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

***The following are recommended by Matthew Barnes. For questions, contact Matthew Barnes at (816) 513-8817 or [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org).***

- 1) That no driveway access shall come from Oak Street and must utilize the alley to the west as required by the Infill Residential Development Ordinance which prohibits vehicular access when an improved alley is present.
- 2) Terry Thomas (12-15-2022 08:58 AM)
- 3) Terry Thomas (12-15-2022 08:58 AM)
- 4) 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.
- 5) Terry Thomas (12-15-2022 08:58 AM)
- 6) The City Council grants a waiver of the requirement for a UR Final Plan to be submitted on each lot.
- 7) Terry Thomas (12-15-2022 08:58 AM)
- 8) Terry Thomas (12-15-2022 08:58 AM)
- 9) 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) Fire Water Flow  
Michael Schroeder (12-12-2022 03:55 PM)
- 11) Richard Sanchez (12-13-2022 08:33 AM)