



## CITY PLAN COMMISSION

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

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

August 02, 2023

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

Re: **CLD-FnPlat-2023-00014** - A request to approve a Final Plat in District B3-3 on about 5.72 acres generally located at NW Tiffany Springs Parkway and N. Polo Drive creating two lots and five tracts for two multi-units buildings.

Dear Robert Young:

At its meeting on August 01, 2023, 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](mailto:Andrew.Clarke@kcmo.org) or (816) 513-8821

Sincerely,

A handwritten signature in black ink that reads "Andrew Clarke".

Andrew Clarke  
Planner



## Plan Conditions, Corrections, & Suggestions Report

Recommended To  
Recommended By Staff

Report Date: July 27, 2023

Case Number: CLD-FnPlat-2023-00014

Project: Congress Circle Apartments

### Plan Conditions

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.*

1. 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. (6/26/2023)
2. The developer shall secure approval of a street tree planting plan from the City Forester prior to recording the final plat. (6/26/2023)
3. Prior to recording of the Final Plat please update the date that the City Plan Commission approved the Final Plat, Date City Council approved the Final Plat, and the Ordinance Number. (6/26/2023)
4. Prior to mylar approval of this final plat please upload an updated Title Report (current within 90 days) and the most recent years paid tax receipt. (6/26/2023)
5. Prior to recording submit an executed original (hard copy) of the aviation and noise easement. The document will be recorded simultaneously with the final plat (6/26/2023)
6. Prior to recording of the final plat please submit five (5) executed originals (hard copy) of the covenants, conditions and restrictions document. The covenants will be recorded simultaneously with the final plat. (6/26/2023)

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.*

7. 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. (7/02/2023)
8. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. (7/02/2023)
9. The developer shall 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. (7/02/2023)

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

10. Utility easements Show and label all water, sewer and utility easements properly. (6/21/2023)