



## CITY PLAN COMMISSION

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

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

June 07, 2024

Nelson Willoughby  
Olsson  
1301 Burlington St, 100  
North Kansas City, MO 64116

Re: **CLD-FnPlat-2024-00007** - A request to approve a Final Plat in District MPD to allow for the creation of three industrial lots and two (2) tracts on about 209 acres generally located at the northeast corner of Mexico City Ave and St.

Dear Nelson Willoughby:

At its meeting on June 05, 2024, 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 Proceeding to next step. 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 Proceeding to next step consideration.

If you have any questions, please contact me at [justin.smith@kcmo.org](mailto:justin.smith@kcmo.org) or (816) 513-8823.

Sincerely,

A handwritten signature in cursive script that reads "Justin Smith".

Justin Smith  
Planner

*Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.*

1. Paid Tax Receipt - That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent year applicable.
2. Signature Block Update - That prior to submitting documents for final approval the applicant updates the plat to reflect the correct City Plan Commission date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert case No. CLD-FnPlat-2024-00007.
3. Title Report - That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated title report.
4. 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 Final MPD for each lot has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
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.

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

6. The developer shall 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. 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.
8. The developer shall 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.
9. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
10. The developer shall dedicate right of way for the applicable streets as required by the adopted Major Street Plan and/or Chapter 88, so as to provide sufficient right of way as measured from the centerline, along those areas being platted.
11. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to issuance of any building permits associated with an individual lot being developed.
12. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide verification that coordination has occurred with the Missouri Dept. of Natural Resources (MDNR) before securing a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
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.
14. 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.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

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15. 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.
16. The developer shall submit a final stream buffer plan 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.
17. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88, prior to issuance of any stream buffer permits.
18. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
19. 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.
20. The developer must submit covenants, conditions and restrictions 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 storm water detention area tracts, prior to recording the plat.



## Plan Conditions

Report Date: June 07, 2024

Case Number: CLD-FnPlat-2024-00007

Project: KCI 29 LOGISTICS PARK SECOND PLAT

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