**Use Case Name:** Kansas City, MO. Land Disturbance Permit Process ***DRAFT 11-3-14***

* Short name: Site Disturbance API
* Key source documents: KCMO Info. Bulletin 110.C (see <https://data.kcmo.org/Information-Bulletins/IB110-Part-C-Building-Permit-Checklist/ynax-nukp> ),Section 14, and KCMO Ordinances Ch. 63 (Erosion and Sediment Control) (see <https://www.municode.com/library/mo/kansas_city/codes/code_of_ordinances?nodeId=PTIICOOR_CH63ERSECO_ARTIIERSECORE_DIV1INGE_S63-21TIAU>)

**Actors/Roles:**

* Permit Applicant (e.g., as “agent” for “development community” which will include landowner and various professionals ); technically “applicant” as defined in Ord. 63-24
* Government (may implicate several City departments or agencies, and possibly state and federal agencies)

**What are they doing?:**

* Permit Applicant wants to build a multi-level building on a site in KCMO that would have residential apartments and (on the first floor) some retail establishments, which would include a restaurant that would have alcoholic beverages on its menu (the “Project”); contemplated that Project will likely (perhaps certainly) include land disturbance.
* Government conducts review and approval processes and administers permitted activity

**Nature of Issues (Business/Legal Technical):**

* Underlying issues primarily technical, but with legal underpinnings (in fact, we would like our “end product” to have hyperlinks to applicable law in it, even though we will also have the decision tree questions use language from the actual law in the questions). API sought facilitate doing business by streamlining management processes.

**Overview of decision tree architecture:**

* Confirm that land disturbance is involved (Ord. 63-24). If not STOP.
* Identify intended uses of property to determine if exempt from site disturbance permit requirement (Ord. 63-26). BRANCHES FROM THERE INCLUDE: Exempt/STOP; or proceed to next question.
* Confirm size of disturbed area to determine if site disturbance permit needed or if lesser regulation involved (Ord. 63-26). BRANCHES FROM THERE INCLUDE: If less than 300 square feet STOP; If 300 or more, but less than one acre, submit plans (checklists will be provided below), but no site disturbance permit necessary; if one acre or more, permit necessary/proceed to next question (also plan checklist will be provided below).
* Confirm whether performance bond or letter of credit has been obtained to financially secure the erosion control work (Ord. 63-33). BRANCHES FROM THERE INCLUDE: If yes, proceed to next question; if no, get such bond/letter of credit (but can proceed to next question to see what’s ahead).
* Determine if any of the work will be done at night 9:00PM-7:00AM and within 500 feet of a residential structure (Ord. 18-16.a.6[[1]](#footnote-1)). BRANCHES FROM THERE INCLUDE: If no, no need for special night work permit; if yes, need to obtain night work permit.
* If answered yes to 300 square feet or more, proceed to plan checklist questions. BRANCHES FROM THERE INCLUDE: Questions to determine whether or not in compliance with various plan requirements under I.B. 110.C, Section 14 and Ord. 63-29 and 63-30.

1. See

   <https://www.municode.com/library/mo/kansas_city/codes/code_of_ordinances?searchRequest=%7B%22searchText%22:%2218-17%22,%22pageNum%22:1,%22resultsPerPage%22:25,%22booleanSearch%22:false,%22stemming%22:true,%22fuzzy%22:false,%22synonym%22:false,%22contentTypes%22:%5B%22CODES%22%5D,%22productIds%22:%5B%5D%7D&nodeId=PTIICOOR_CH18BUBURE_ARTIINGE_S18-17APPEREPE> [↑](#footnote-ref-1)