CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

April 16, 2025

Project Name
Jadan Hills Residential Development

Docket #4

Request
4.1 (CD-CPC-2025-00038): Area Plan Amendment
4.2 (CD-CPC-2025-00034): Rezoning
4.3 (CD-CPC-2025-00033):Development Plan

Applicant
Qiyamah Muhammad
Olsson

Owner
Jacie Lieber

Location	6717 N Holly St.
Area	About 20 acres
Zoning	R-80
Council District	2nd
County	Clay
School District	North Kansas City

Surrounding Land Uses
North: Residential, Zoned R-80 & R-7.5
South: Residential, Zoned R-80 & R-7.5
East: Residential, Zoned R-7.5
West: Residential, Zoned R-7.5

KC Spirit Playbook Alignment
Case Number CD-CPC-2025-00033
LRP determination: Medium Alignment

Land Use Plan
The Line Creek Area Plan recommends Residential Low Density Land Use for this location. The proposed plan does not align with this designation and an associated Area Plan Amendment was submitted . See Criteria X for more information.

Major Street Plan
Northwest 68th Street is identified on the City's Major Street Plan as a thoroughfare. North Holly Street is not identified in the Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a Rezoning from District R-80 to District R-6, an Area Plan Amendment to the Line Creek Parkway Area Plan from Residential Low Density to Residential Medium Density and approval of a Development Plan on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue allowing for the creation of 57 lots and 5 tracts for the purpose of a single unit home development.

PROJECT TIMELINE
The application for the subject request was filed on February 21, 2025. No scheduling deviations from 2025 Cycle 4.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on April 3, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject site is currently undeveloped and has been mostly cleared of trees. There is no associated regulated stream with the subject site.

CONTROLLING CASE
There is no controlling case for the subject site.

PROFESSIONAL STAFF RECOMMENDATION
Docket #4.1 Recommendation: **Approval**
Docket #4.2 Recommendation: **Approval**
Docket #4.3 Recommendation: **Approval Subject to Conditions**

VICINITY MAP

REZONING REVIEW

The applicant is proposing to rezone 20.51 acres from District R-80 to District R-6. This rezoning will allow for a medium density residential development. The project site is a vacant parcel made up of 2 unplatted parcels. The proposed rezoning is associated with an accompanying Development Plan.

The future land use as identified in the Line Creek Area Plan for this site is residential low density. This future land use corresponds with the R-7.5 and R-10 zoning districts. The Community Planning Division identified the need for an Area Plan Amendment to update these parcels to Residential Medium Density.

SPECIFIC REVIEW CRITERIA- REZONING

Zoning and Development Code Map Amendments, REZONINGS (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The Line Creek Area Plan recommends Residential Low Density land use for this location. This proposal is not consistent with the future land use plan and an Area Plan Amendment is required to Residential Medium Density.

B. Zoning and use of nearby property;

Nearby properties to the east, south, and west are zoned R-7.5 which is compatible with the proposed zoning district. To the north are two R-80 properties.

C. Physical character of the area in which the subject property is located;

Adjacent properties consist mainly of single unit residential development. There is no commercial development existing west of Highway 169. The proposed rezoning is not expected to change the physical character of the area.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

There is existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards with the proposed development.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The current zoning designation is R-80. The proposed rezoning will change the zoning to R-6, The R-6 zoning district permits single unit homes on lots of at least 6,000 square feet. This lot size and density is suitable for this area and is not permitted under the current zoning district of R-80, which requires at least 80,000 square feet of area per lot.

F. Length of time the subject property has remained vacant as zoned;

The subject site has been vacant since 2019, when one single unit home was demolished.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning is not expected to detrimentally affect nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application will not provide any gain to the public health, safety, and welfare as the property would most likely remain undeveloped.

DEVELOPMENT PLAN REVIEW

The applicant is seeking approval of a Development Plan in proposed District R-6 on approximately 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue allowing for the creation of 57 lots and 5 tracts for the purpose of a single unit home development.

The proposed subdivision will divide the existing unplatted parcel into 57 lots. In accordance with R-6 Zoning District requirements, all lots must be a minimum of 6,000 square feet. Proposed lot sizes range from 7,146 to 15,474 square feet, with an average lot size of approximately 8,000 square feet. While the R-6 district mandates a minimum lot width of 50 feet, the developer is proposing a minimum width of 54 feet. No deviations from the standard R-6 setback requirements are being requested.

Access to the site will come from the new vehicular entrances from the north on Northwest 68th Street and the west on North Holly Street. In addition, the development will improve and utilize an existing paper street to the

east, connecting to N. Madison Avenue. A stub street is also included at the southern boundary, allowing for future connection to adjacent properties when developed.

In response to staff recommendations, the applicant has incorporated additional pedestrian connections, including a trail through Tract D to promote connectivity and safe pedestrian access across the site. These trails allow movement from east to west within the tracts, separated from vehicular traffic. A pedestrian trail has also been included in Tract A, which is planned to feature a dog park.

Landscaping details will be finalized with the Project Plan, which must be approved prior to the Final Plat. Preliminary landscape plans include a variety of deciduous shade trees, evergreens, and street trees, in compliance with Section 88-445 of the Zoning and Development Code.

There are no architectural standards proposed with this Development Plan. Each residential house will be individually designed.

DEVELOPMENT PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes, Subject to Conditions	Each lot will be individually reviewed for a site plan in conformance with 88-110 with building permit review.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	To be satisfied prior to recording of the Final Plat either by dedication or payment in lieu of.
Tree Preservation and Protection (88-424)	Yes	Yes, Subject to Conditions	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, Subject to Conditions	To be satisfied prior to recording of the Final Plat with approval of a Project Plan.
Outdoor Lighting Standards (88-430)	Yes	Yes	
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN

DEVELOPMENT PLANS, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

The proposed Development Plan complies with all standards of the Zoning and Development Code. This project advances some goals outlined in the Line Creek Area Plan and KC Spirit Playbook. The development plan and rezoning require an area plan amendment to residential medium density which staff is supportive of. Additionally, the applicant has added a trail system throughout the site for additional connectivity.

B. The proposed use must be allowed in the district in which it is located;

The proposed Development Plan is allowed within the R-6 Zoning District which permits single unit detached residential.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. Access is provided of NW 68th Street and N Holly Street.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The proposed Development Plan does not inhibit pedestrian circulation and safety. Additional Pedestrian Connections were asked for by City Staff and the applicant provided pedestrian only paths though the middle of the neighborhood and throughout Tract A, the dog park amenity.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Adequate utilities are proposed with the Development Plan.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

There are no proposed buildings or structures with this Development Plan. Each individual single unit home will obtain its own individual building permit. Staff does not review architectural details on single unit homes.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Proposed landscaping will be reviewed with a separate Project Plan to ensure that it is in conformance with the requirements as set forth in Section 88-425 of the Zoning and Development Code.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

Excess impervious area is not proposed with this Development Plan.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The Project Plan identifies trees to remain and new trees to be planted.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

Matthew Barnes, AICP
Lead Planner

Plan Conditions

Report Date: April 10, 2025

Case Number: CD-CPC-2025-00033

Project: Jadan Hills Residential Development

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

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

2. 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 plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

3. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

4. That prior to issuance of the Certificate of Occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."

5. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.

6. That prior to submitting an application, for a Final Plat please submit and gain approval of a Street Name Plan by the Street Name Committee for the entire site. Please coordinate with Justin Smith at Justin.Smith@kcmo.org if you have any questions.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

7. A required fire department access roads shall be an all-weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

8. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2) Fire hydrant distribution shall follow IFC-2018 Table C102.1

9. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

10. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

11. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

12. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

13. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)

14. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to recording of the Final Plat.

16. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to recording of the Final Plat.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

17. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

18. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

19. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

20. That the east half of N Holly St shall be improved to residential collector street standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

21. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

22. 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.

23. 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.

24. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

25. 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.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

26. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis (816) 513-0423
    North of River contact - David Gilyard (816) 513-4772

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

27. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. https://www.kcwater.us/projects/rulesandregulations/

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

28. The developer must submit water main extension plans prepared by a Missouri PE to the water main extension desk for review, acceptance per the KC Water Rules and Regulations for Water main extensions and Relocations and generally following the size and location as shown on the development plans utility plan sheet. The water main extension plans shall be under contract (permitted) prior to final plat recording or building permit issuance. (https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf).

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

29. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.

30. 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.

31. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.

32. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

33. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

34. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

35. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

36. The developer shall submit a final stream buffer plan to KC Water 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.

37. 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, as amended, commonly known as the Development Regulations.

38. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

39. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by KC Water.

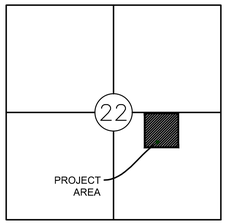
40. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain (Re-establishment of basin outlet).

41. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

42. The developer must submit covenants, conditions and restrictions to KC Water 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 stormwater detention area tracts, prior to recording the plat.

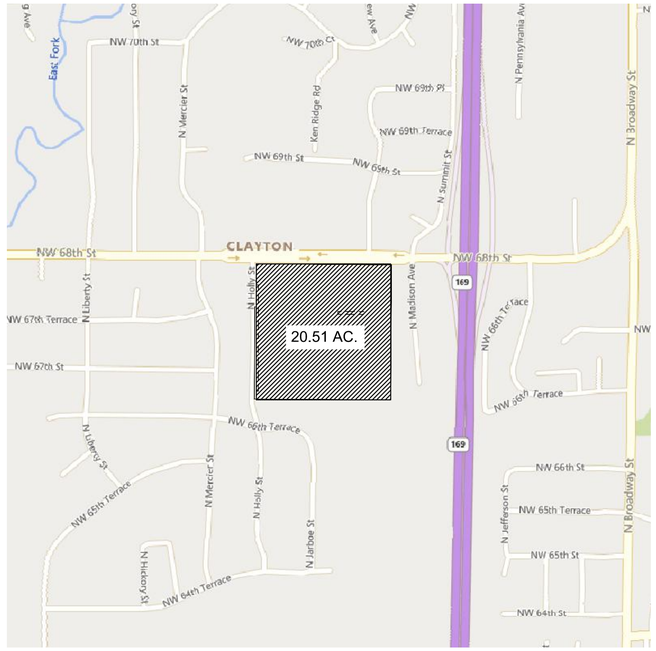
JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

SECTION 22, TOWNSHIP 51 N, RANGE 33 W
IN KANSAS CITY, CLAY COUNTY, MO



VICINITY MAP
S 03 T 52 N, R 31 W
SCALE 1"=2000'

PROJECT TEAM
OWNER / DEVELOPER L&L BUILDING COMPANY, LLC 7004 N COVENTRY AVE KANSAS CITY, MO 64151 CONTACT: JACIE LIEBER PHONE: 816.935.6078 EMAIL: JACIELIEBER@YAHOO.COM
ENGINEER OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: STEPHEN SAYLOR, P.E. PHONE: 816.361.1177 EMAIL: SSAYLOR@OLSSON.COM
LANDSCAPE ARCHITECT OLSSON, INC. 1301 BURLINGTON, SUITE 100 NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON, P.L.A. PHONE: 816.361.1177 EMAIL: JHODSON@OLSSON.COM



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SCALE IN FEET

SHEET LIST	
Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT
04	SITE DEVELOPMENT PLAN
05	GRADING & UTILITY PLAN
06	TREE PRESERVATION PLAN
07	STREAM BUFFER PLAN
08	OVERALL LANDSCAPE PLAN
09	PUBLIC STREET LIGHTING PLAN

PROPOERTY DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 51, RANGE 33 IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 44 MINUTES 44 SECONDS EAST
ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 39.89 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 47.27 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW. 68TH STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 36 MINUTES 06 SECONDS EAST.
ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 925.67 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 942.97 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 949.31 FEET; THENCE NORTH 00 DEGREES 24 MINUTES
07 SECONDS EAST, A DISTANCE OF 645.44 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 13 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 205.43 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 45 SECONDS WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 79.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARE DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 20.51 ACRES, MORE OR LESS.

olsson
1301 Burlington Street
North Kansas City, MO 64116
olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

REVISIONS DESCRIPTION | DATE | NO. REV.

TITLE SHEET

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI
2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET
01

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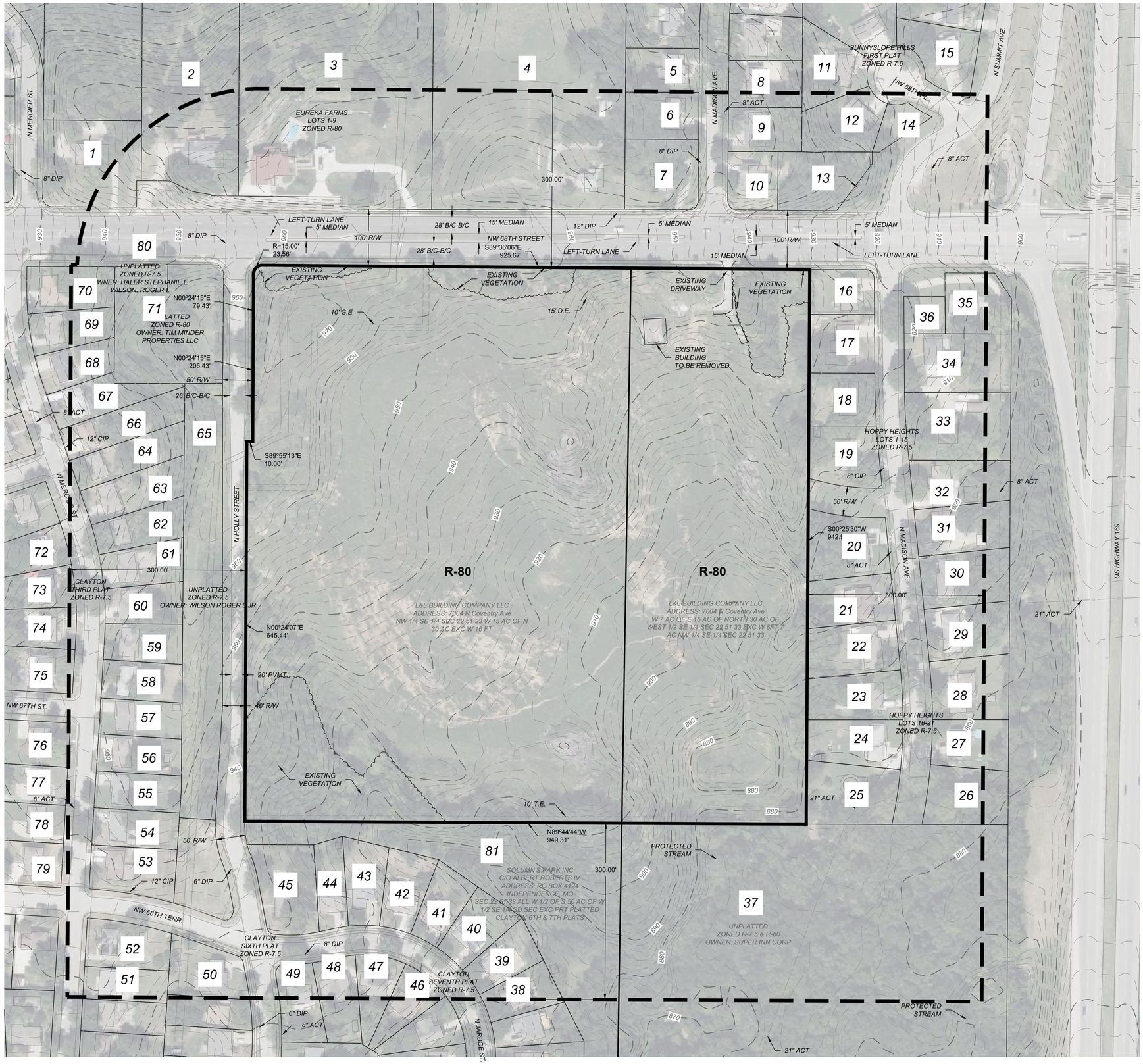

1	KENYON CURTIS E & ELINOR A 2818 NW 66TH ST KANSAS CITY, MO 64154
2	JONES DARRON & ALECIA MICHELLE TRUST 1250 NW 68TH ST KANSAS CITY, MO 64118
3	EARLENBAUGH JOHN P & SHARON R1112 NW 68TH ST KANSAS CITY, MO 64118
4	BOWMAN JEFFERY SCOTT BOWMAN, JAY LEX & ANDERSON, ROBIN 6555 NW 72ND ST KANSAS CITY, MO 64118
5	SILVEY KARA E 6812 N MADISON AVE KANSAS CITY, MO 64118
6	PERRIN GREGORY MICHAEL & DEBRA SUE 6908 N MADISON AVE KANSAS CITY, MO 64118
7	BOWMAN JEFFERY SCOTT BOWMAN, JAY LEX & ANDERSON, ROBIN 6555 NW 72ND ST KANSAS CITY, MO 64118
8	MINDRUP JAMES M JR 6812 N MADISON AVE KANSAS CITY, MO 64118
9	1STOPY LLC 10800 LYNDALE AVE S STE 232 MINNEAPOLIS, MN 55420
10	BARR HOLLY 6805 N MADISON AVE KANSAS CITY, MO 64118
11	CASTILLO ANDRES 816 NW 68TH PL KANSAS CITY, MO 64118
12	LASALLE MICHAEL K SCARCHIO, ANNETTE M ETAL 811 NW 68TH PL KANSAS CITY, MO 64118
13	LIBERTY ASSETS LLC PO BOX 885 LIBERTY, MO 64069
14	HART JAMES B 2251 NE 122ND ST LIBERTY, MO 64068
15	SKY HOMES 2 LLC 3495 PIEDMONT RD NE BLDG 11-900 ATLANTA, GA 30305
16	HOUSING AUTHORITY OF KC MO 920 MAIN ST STE 701 KANSAS CITY, MO 64105
17	GUEVARA SHARON L & DAVID ETAL; JERRY A GUEVARA 6789 N MADISON AVE KANSAS CITY, MO 64118
18	MELTON FRANKIE G ETAL 1510 RICHFIELD RD LIBERTY, MO 64068
19	MCRAY LAURA L MCRAY, JACK L. 6728 N MADISON AVE KANSAS CITY, MO 64118
20	JUDDS KRYSTIN 6720 N MADISON AVE KANSAS CITY, MO 64118
21	WILBERGER CHARLES W & LINDA S 6710 N MADISON AVE KANSAS CITY, MO 64118
22	PAULSEEN STEVE 6704 N MADISON AVE KANSAS CITY, MO 64118
23	VANDEPUTTE MASON & ADRIANA 6700 N MADISON AVE KANSAS CITY, MO 64118
24	TRICARICO LOUIS V JR ETAL 6644 N MADISON AVE KANSAS CITY, MO 64118
25	TRICARICO LOUIS V JR ETAL 6644 N MADISON AVE KANSAS CITY, MO 64118
26	MESH MICHAEL A & TAMARA L 6643 N MADISON AVE KANSAS CITY, MO 64118
27	MESH MICHAEL A & TAMARA L 6643 N MADISON AVE KANSAS CITY, MO 64118
28	HEISER DANIEL L 6701 N MADISON AVE KANSAS CITY, MO 64118
29	MINTHORN GEORGE E & LINDA L TRUST 109 PINE ST SMITHVILLE, MO 64089
30	BLOOD KIMBERLY 1001 CHISAM RD KEARNEY, MO 64060
31	DAVIS NORMAN & DRMA ETAL 6719 N MADISON AVE KANSAS CITY, MO 64118
32	LILES BARBARA H TRUST 6723 N MADISON AVE KANSAS CITY, MO 64118
33	CURRY DAVID L & SHIRLEY A 6727 N MADISON AVE KANSAS CITY, MO 64118
34	REED DAVID F & STEPHANIE L 6733 N MADISON AVE KANSAS CITY, MO 64118
35	GOODRICH BRANDON R 801 NW 68TH ST KANSAS CITY, MO 64118
36	KANSAS CITY CITY OF 414 E 12TH ST KANSAS CITY, MO 64106
37	SUPER INN CORP 5001 NE PAVILION RD KANSAS CITY, MO 64116
38	YOCHUN JENNIFER & ROBERT 1102 NW 68TH TER KANSAS CITY, MO 64118
39	MILLER CHARLES STEVEN & PATRICIA ETAL 1104 NW 68TH TER KANSAS CITY, MO 64118
40	STEINKOPFF KARL O & TAMMY S 1106 NW 68TH TER KANSAS CITY, MO 64118
41	STAVEY EMMA 1108 NW 68TH TER KANSAS CITY, MO 64118
42	UNDERHILL J D & JUNE P ETAL 1110 NW 68TH TER KANSAS CITY, MO 64118
43	JACKSON ROBERTA D 1112 NW 68TH TER KANSAS CITY, MO 64118
44	MATUNNK PETER A & DIANNA K ETAL 1114 NW 68TH TER KANSAS CITY, MO 64118
45	JRB PROPERTIES LLC C/O JAMES R BATTERSON 1032 W 90TH ST KANSAS CITY, MO 64113
46	PXH SFR PROPCO 2 LP C/O FIRSTKEY HOMES LLC 600 GALLERIA PKWY SE STE 1500 ATLANTA, GA 30339
47	CLARKE CHRISTINA L 1109 NW 66TH TER KANSAS CITY, MO 64118
48	JONES RALPH D & LINDA M 1115 NW 66TH TER KANSAS CITY, MO 64118
49	BAYLISS ADRIAN A & CHRISTINA M 1119 NW 66TH TER KANSAS CITY, MO 64118
50	YORK JOSHUA & VEER ALISON 6315 N HOLLY ST KANSAS CITY, MO 64118
51	JENKINS DAVID L & GINA M 6607 N MERCIER ST KANSAS CITY, MO 64118
52	MARSH CODY 6611 N MERCIER ST KANSAS CITY, MO 64118
53	PAYNE SONJA L & WILLARD W III 6621 N MERCIER ST KANSAS CITY, MO 64118
54	YEPEZ ADOLFO THATSAPHONE MICHELLE 6623 N MERCIER ST KANSAS CITY, MO 64118
55	MESTER JOHN E 6629 N MERCIER ST KANSAS CITY, MO 64118
56	TROUT JUSTIN & LINDSAY JO 6633 N MERCIER ST KANSAS CITY, MO 64118
57	MORALES YVETTE BAEZA ODIVALDO PIZANO 6639 N MERCIER ST KANSAS CITY, MO 64118
58	LEWIS MA 6701 N MERCIER ST KANSAS CITY, MO 64118
59	BARNES DONNA KAY ETAL 6707 N MERCIER ST KANSAS CITY, MO 64118
60	LEWIS MIKE K 6709 N MERCIER ST KANSAS CITY, MO 64118
61	HOLLINGSWORTH STEVEN J 6711 N MERCIER ST KANSAS CITY, MO 64118
62	ALLEN ANDREW ROADY GINNY 6715 N MERCIER ST KANSAS CITY, MO 64118
63	BERGMAN KYLE L & SUSANNE B BOLSTAD 6717 N MERCIER ST KANSAS CITY, MO 64118
64	BERGMAN KYLE L & SUSANNE B BOLSTAD 6717 N MERCIER ST KANSAS CITY, MO 64118
65	WILSON ROGER L JR 1026 N JARBOE ST KANSAS CITY, MO 64118
66	BAF ASSETS II LLC 5501 PLAZA ON THE LK STE 200 AUSTIN, TX 78746
67	WILSON DAVID & SHARON 6721 N MERCIER ST KANSAS CITY, MO 64118
68	SHAFFER AARON M & MICHELLE A 6725 N MERCIER ST KANSAS CITY, MO 64118
69	WRIGHT JAMES & TH OMPSON-WRIGHT SUSANNE ETAL 6727 N MERCIER ST KANSAS CITY, MO 64118
70	THOPEN SONDRA K & DON T 6731 N MERCIER ST KANSAS CITY, MO 64118
71	TIM MINDER PROPERTIES LLC PO BOX 729 SMITHVILLE, MO 64089
72	LOPEZ ELIAS JR & BRENDA KAY 6737 N MERCIER ST KANSAS CITY, MO 64118
73	MAKSIUTA SHAWN 6739 N MERCIER ST KANSAS CITY, MO 64118
74	OMAZRUZ AMY & FREDY 6744 N MERCIER ST KANSAS CITY, MO 64118
75	LEWIS ABZAN & LANCYE 6750 N MERCIER ST KANSAS CITY, MO 64118
76	SULUBAN REGINULD & GAILA E 6628 N MERCIER ST KANSAS CITY, MO 64118
77	PERKINS BRENDA 6626 N MERCIER ST KANSAS CITY, MO 64118
78	MARCHENA CARLOS HERNANDEZ 6624 N MERCIER ST KANSAS CITY, MO 64118
79	DALE PATRICK M DALE ZLATICA PERUSIC 6620 N MERCIER ST KANSAS CITY, MO 64118
80	HALER STEPHANIE E WILSON, ROGER L 1026 NO. 68TH STR. KANSAS CITY, MO 64118
81	COLUMN'S PARK INC C/O ALBERT ROBERTS IV PO BOX 4124 INDEPENDENCE, MO 64051

LEGEND

- PROJECT PROPERTY BOUNDARY
- 300' ADJACENT PROPERTY OWNER BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STREAM CENTERLINE

N

0' 40' 80' 160'
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REVISIONS DESCRIPTION

NO. REV.	DATE	REVISIONS

EXISTING CONDITIONS

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET
02

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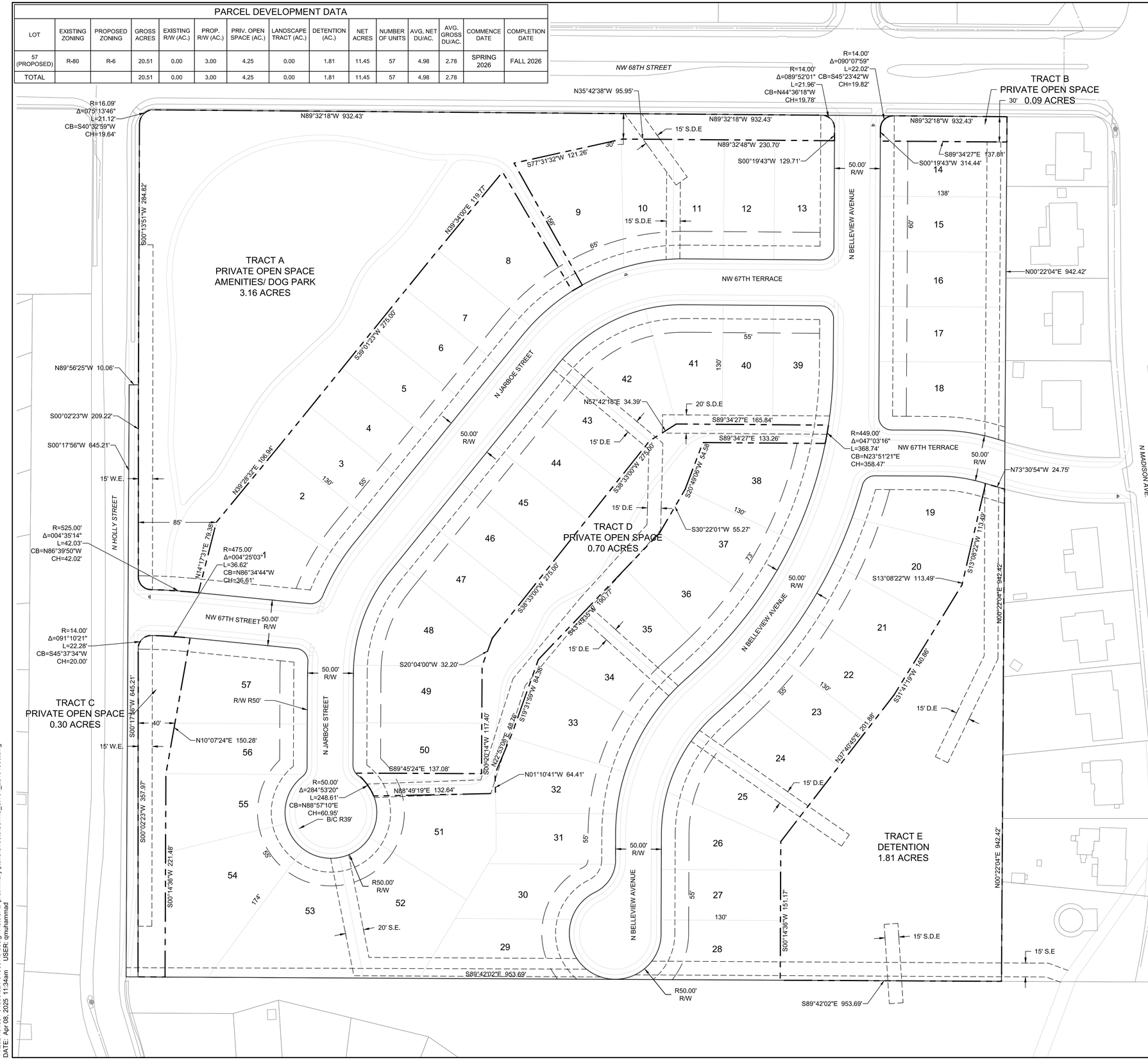
DATE: Apr 08, 2025 11:33am USER: qmuhammad

PARCEL DEVELOPMENT DATA

LOT	EXISTING ZONING	PROPOSED ZONING	GROSS ACRES	EXISTING R/W (AC.)	PROP. R/W (AC.)	PRIV. OPEN SPACE (AC.)	LANDSCAPE TRACT (AC.)	DETENTION (AC.)	NET ACRES	NUMBER OF UNITS	AVG. NET DU/AC.	AVG. GROSS DU/AC.	COMMENCE DATE	COMPLETION DATE
57 (PROPOSED)	R-80	R-6	20.51	0.00	3.00	4.25	0.00	1.81	11.45	57	4.98	2.78	SPRING 2026	FALL 2026
TOTAL			20.51	0.00	3.00	4.25	0.00	1.81	11.45	57	4.98	2.78		



LOT AREA TABLE

LOT #	AREA (SF)	LOT WIDTH
LOT 1	12150.30	71.75'
LOT 2	7245.74	55.00'
LOT 3	7149.54	55.00'
LOT 4	7148.61	55.00'
LOT 5	7147.69	55.00'
LOT 6	7146.76	55.00'
LOT 7	7147.74	55.00'
LOT 8	11521.84	70.73'
LOT 9	12071.99	65.11'
LOT 10	7231.25	55.00'
LOT 11	7151.50	55.00'
LOT 12	7150.00	55.00'
LOT 13	8422.07	65.17'
LOT 14	8282.16	60.25'
LOT 15	8265.08	60.00'
LOT 16	8262.62	60.00'
LOT 17	8260.15	60.00'
LOT 18	10506.80	74.57
LOT 19	8120.34	55.22'
LOT 20	9677.90	61.80'

PARCEL AREA TABLE

LOT #	AREA (SF)	LOT WIDTH
LOT 21	8789.81	64.64'
LOT 22	7716.03	56.91'
LOT 23	7221.18	54.74'
LOT 24	9250.46	69.32'
LOT 25	7780.97	62.38'
LOT 26	7597.47	72.67'
LOT 27	7150.00	55.00'
LOT 28	8988.92	65.00'
LOT 29	9929.77	65.11'
LOT 30	8060.68	60.37'
LOT 31	7226.44	55.00'
LOT 32	8859.12	55.45'
LOT 33	7958.51	63.84'
LOT 34	9673.38	55.09'
LOT 35	7775.18	56.95'
LOT 36	8635.89	71.38'
LOT 37	8692.10	72.53'
LOT 38	10879.05	98.62'
LOT 39	8359.07	65.36'
LOT 40	7152.07	55.00'

PARCEL AREA TABLE

LOT #	AREA (SF)	LOT WIDTH
LOT 41	8791.00	76.90'
LOT 42	9769.18	94.19'
LOT 43	7305.45	56.70'
LOT 44	7187.46	55.00'
LOT 45	7212.44	55.00'
LOT 46	7237.41	55.00'
LOT 47	7262.39	55.00'
LOT 48	10811.91	102.93'
LOT 49	8741.32	62.40'
LOT 50	7692.06	56.59'
LOT 51	11032.65	66.84'
LOT 52	13214.67	67.72'
LOT 53	14287.38	71.47'
LOT 54	15474.78	57.51'
LOT 55	9374.63	61.42'
LOT 56	8209.26	56.61'
LOT 57	11854.92	83.83'

LEGEND
- PROJECT PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT

0' 25' 50' 100'
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REVISIONS DESCRIPTION | DATE | NO. REV.

REVISIONS

PRELIMINARY PLAT

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET 03

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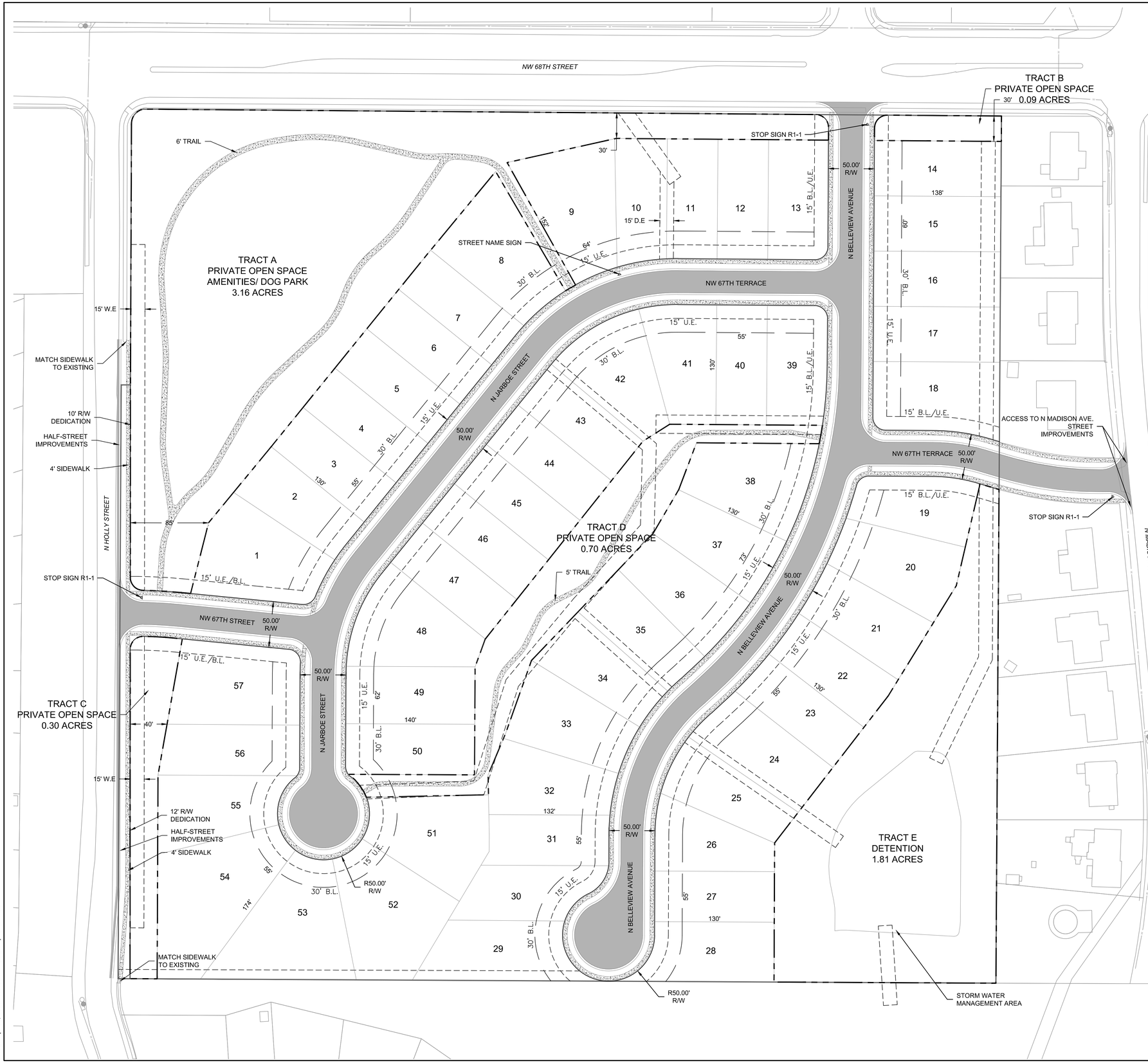

RESIDENTIAL LOCAL
N.T.S.
2" TYPE 3-01 ASPHALTIC CONCRETE SURFACE
6" TYPE 1-01 ASPHALTIC CONCRETE BASE COURSE
6" MIN. COMPACTED AGGREGATE
6" MIN. COMPACTED SUBGRADE, 95% OF STANDARD MAX. DENSITY
CG-2 CURB & GUTTER

TABLE 1: SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-80	R-6	NO	
GROSS LAND AREA			NO	
IN SQ.FT.	893,415.6	893,415.6		
IN ACRES	20.51	20.51		
RIGHT-OF-WAY			NO	
IN SQ. FT.	0	127,076.46		
IN ACRES	0	2.92		
BUILDING AREA (SF)	N/A	N/A	NO	
FLOOR AREA RATIO	N/A	N/A	NO	
RESIDENTIAL USE INFO				
TOTAL DWELLING UNITS				
DETACHED HOUSE		57	NO	
ZERO LOT LINE HOUSE				
COTTAGE HOUSE				
SEMI-ATTACHED HOUSE				
TOWNHOUSE				
TWO-UNIT HOUSE				
MULTI-UNIT HOUSE				
COLONNADE				
MULTIPLEX				
MULTI-UNIT BUILDING				
TOTAL LOTS				
RESIDENTIAL	2	57	NO	
PUBLIC/CIVIC				
COMMERCIAL				
INDUSTRIAL				
OTHER				

TABLE 2: BUILDING DATA

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	0	30'	NO	
FRONT SETBACK	0	30'	NO	
SIDE SETBACK	0	10% OF LOT WIDTH, 8' MAX	NO	
SIDE SETBACK (ABUTTING STREET)	0	15'	NO	
HEIGHT	0	35' MAX.	NO	

TABLE 4: PARKING DATA

88-420 PARKING	VEHICLE SPACES		BICYCLE SPACES		ALTERNATIVEP ROPOSED?
	REQUIRED	PROPOSED	REQUIRED (LONG/SHORT)	PROPOSED (LONG/SHORT)	
1 STALL PER UNIT	57	57	N/A	N/A	NO

TABLE 5: OTHER DEVELOPMENT STANDARDS

88-425 OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 PARKLAND DEDICATION	SEE TABLE BELOW
88-415 STREAM BUFFERS	SEE SHEET 07
88-430 OUTDOOR LIGHTING	N/A
88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS	N/A
88-445 SIGNS	PROPOSED MONUMENT SIGNS SHALL MEET 88-445 REQUIREMENTS
88-450 PEDESTRIAN STANDARDS	PUBLIC SIDEWALKS

PARKLAND REQUIREMENTS

RESIDENTIAL UNIT TYPE	UNIT COUNT	PEOPLE PER UNIT	ACRES PER PERSON	REQUIRED ACREAGE
DETACHED HOUSES	57	3.7	0.006	1.27
SEMI-ATTACHED HOUSES	0	3	0.006	0
MULTI-UNIT BUILDINGS	0	3	0.006	0
TOTAL	57			1.27 AC.

LEGEND

ASPHALT PAVEMENT

CONCRETE SIDEWALK

N

0' 25' 50' 100'
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SITE DEVELOPMENT PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI
2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET 04

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12" DIP
NW 68TH STREET
8" DIP
CONNECT STORM SEWER TO EXISTING
12" DIP
TRACT B
PRIVATE OPEN SPACE
0.09 ACRES
8" CIP
CONNECT WATER TO EXISTING
TRACT A
PRIVATE OPEN SPACE
AMENITIES/ DOG PARK
3.16 ACRES
8" DIP
N BELLEVIEW AVENUE
NW 67TH TERRACE
PROPOSED FIRE HYDRANT
8" ACT
N JARBOE STREET
PROPOSED FIRE HYDRANT
8" DIP
NW 67TH TERRACE
CONNECT WATER TO EXISTING
N MADISON AVE.
N HOLLY STREET
TRACT D
PRIVATE OPEN SPACE
0.70 ACRES
PROPOSED FIRE HYDRANT
8" DIP
NW 67TH STREET
N BELLEVIEW AVENUE
8" CIP
6" DIP
TRACT C
PRIVATE OPEN SPACE
0.30 ACRES
N JARBOE STREET
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
TRACT E
DETENTION
1.81 ACRES
N BELLEVIEW AVENUE
PROPOSED FIRE HYDRANT
21" ACT
CONNECT SANITARY TO EXISTING
21" ACT
CONNECT WATER TO EXISTING
6" DIP
EXISTING FIRE HYDRANT

LEGEND
- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- MAJOR CONTOUR (PROPOSED)
- MINOR CONTOUR (PROPOSED)
- GAS (EXISTING)
- SANITARY SEWER (EXISTING)
- SANITARY SEWER (PROPOSED)
- STORM SEWER (EXISTING)
- STORM SEWER (PROPOSED)
- WATER (EXISTING)
- WATER (PROPOSED)

N

0' 25' 50' 100'
SCALE IN FEET

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GRADING & UTILITY PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

2025

KANSAS CITY, MISSOURI

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
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SHEET
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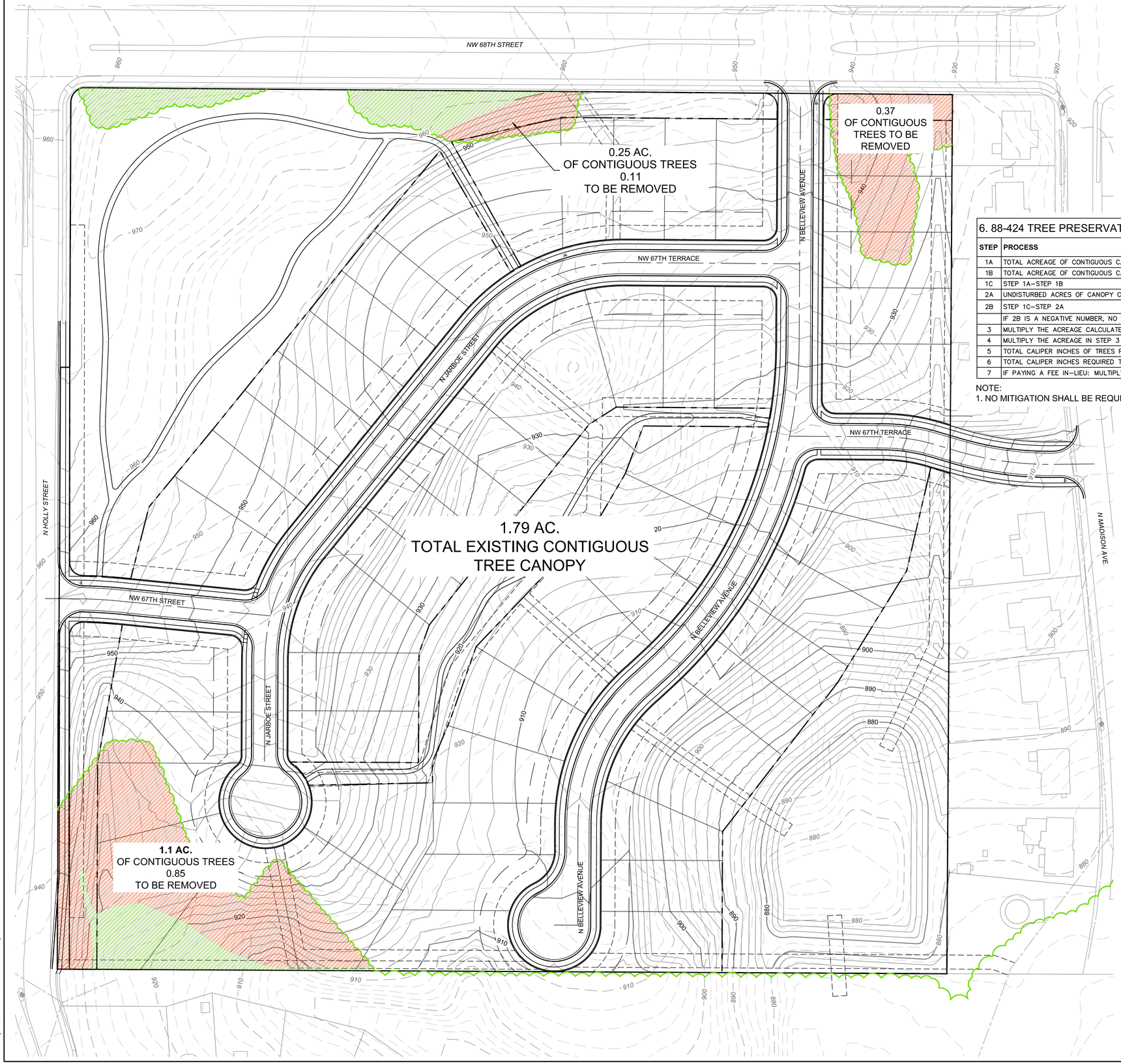

6. 88-424 TREE PRESERVATION AND PROTECTION

STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED	1.1	ACRES
1B	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER	0.46	ACRES
1C	STEP 1A–STEP 1B	0.64	ACRES
2A	UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS	0.00	ACRES
2B	STEP 1C–STEP 2A	0.64	ACRES
	IF 2B IS A NEGATIVE NUMBER, NO MITIGATION IS REQUIRED, IF 2B IS POSITIVE, PROCEED TO STEP 3		
3	MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35	0.2	
4	MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES	33.6	INCHES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88–425	536	INCHES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4– STEP 5	–502.4	INCHES
7	IF PAYING A FEE IN–LIEU: MULTIPLY STEP 6 BY $185		DOLLARS

NOTE:
1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

LEGEND

- PROJECT PROPERTY BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED

N

0' 25' 50' 100'
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TREE PRESERVATION PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI

2025

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SHEET
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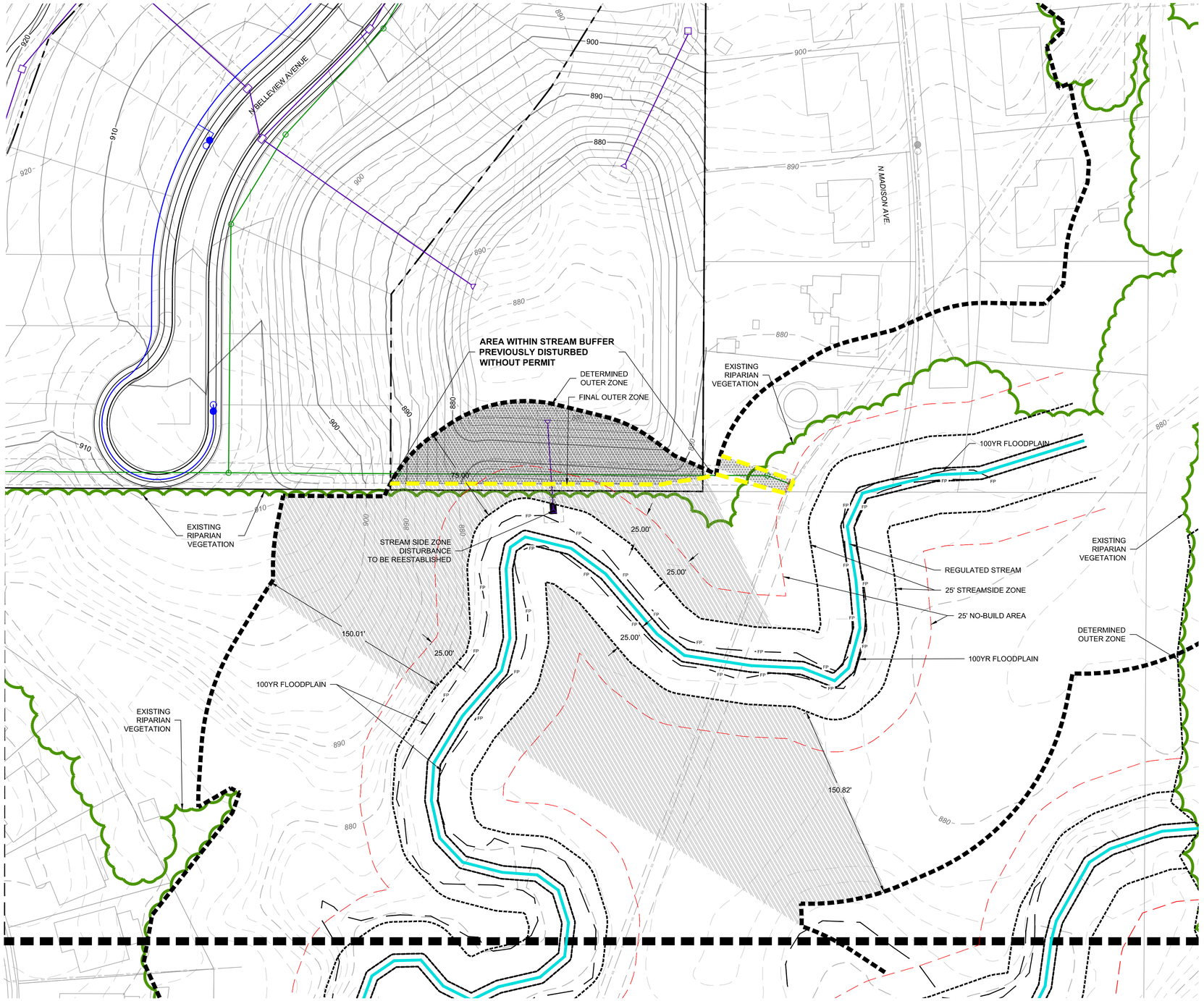

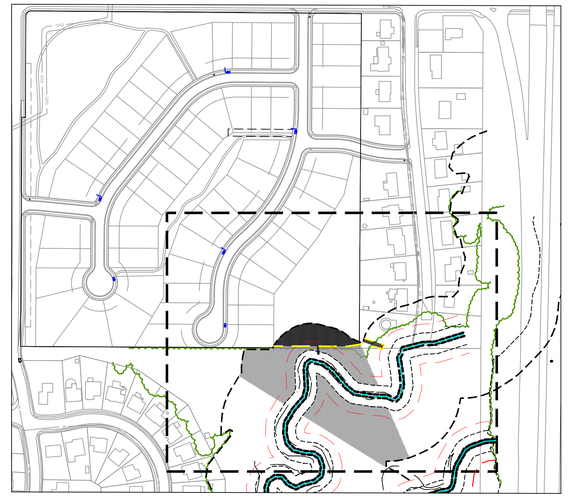

KEY MAP
N.T.S

LEGEND

- OUTER ZONE
- STREAMSIDE ZONE
- EDGE OF STREAM
- FINAL OUTER ZONE
- PROJECT PROPERTY BOUNDARY
- NO BUILD ZONE
- DETERMINED OUTER ZONE
- OUTER ZONE DISTURBANCE
- 999 EXISTING MAJOR CONTOUR
- 999 EXISTING MINOR CONTOUR
- 999 PROPOSED MAJOR CONTOUR
- 999 PROPOSED MINOR CONTOUR
- FP 100 YEAR FLOODPLAIN

LEGEND

- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- MAJOR CONTOUR (PROPOSED)
- MINOR CONTOUR (PROPOSED)
- GAS (EXISTING)
- SANITARY SEWER (EXISTING)
- SANITARY SEWER (PROPOSED)
- STORM SEWER (EXISTING)
- STORM SEWER (PROPOSED)
- WATER (EXISTING)
- WATER (PROPOSED)

STREAM BUFFER CALCULATIONS

ZONE	TOTAL AREA (ACRES)	DISTURBED AREA (ACRES)	TOTAL DISTURBED AREA (ACRES)	PERCENT OF DISTURBANCE (%)	REQUIRED AREA OF MITIGATION (4:1) (ACRES)	PROVIDED AREA OF MITIGATION (ACRES)
OUTER ZONE	1.69	0.26	0.26	15.38%	0.00	0.00
MIDDLE ZONE	0	0.00	0.00		0.00	
STREAMSIDE ZONE	0.54	0.00	0.00	0.16%	0.00	
FINAL OUTER ZONE	1.43					

STREAM BUFFER NOTES:

1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.

N

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STREAM BUFFER PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

2025

KANSAS CITY, MISSOURI

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SHEET
07

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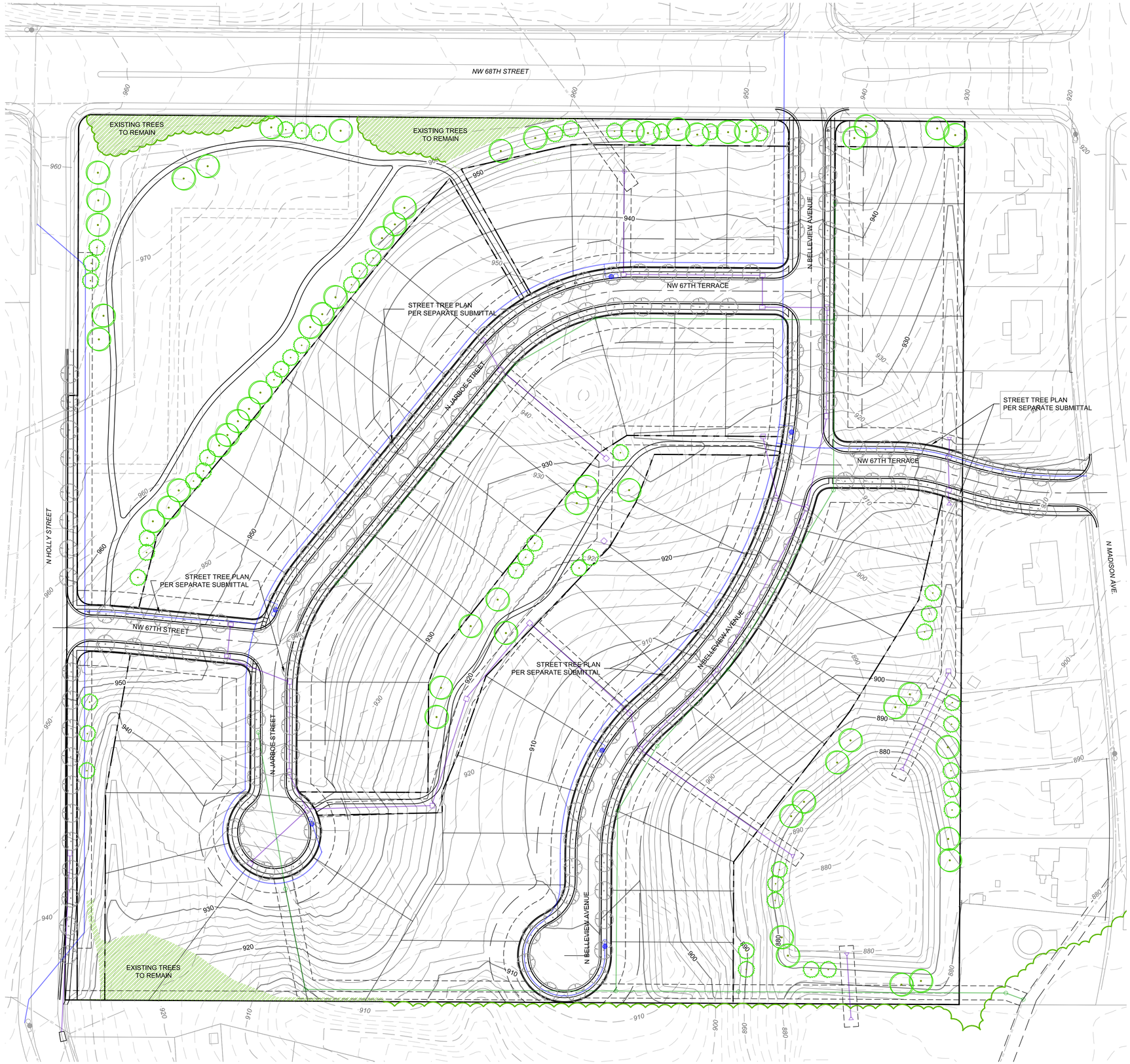

TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	163	163	NO	N/A
88-425-04 GENERAL	0	30+	NO	
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH	10'+	10'+	NO	N/A
TREES	14	14	NO	N/A
SHRUBS/WALL/BERM	SHRUBS	TREES AND SHRUBS	NO	N/A
-ADJACENT TO RES. ZONES				
BUFFER WIDTH	N/A	N/A	NO	N/A
SHRUBS/BERM/FENCE/WALL	N/A	N/A	NO	N/A
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA	N/A	N/A	NO	N/A
TREES	N/A	N/A	NO	N/A
SHRUBS	N/A	N/A	NO	N/A
88-425-07 PARKING GARAGE SCREENING	N/A			
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	ALL PROPOSED MECHANICAL/ UTILITY EQUIPMENTS SHALL BE SCREENED.			
88-425-09 OUTDOOR USE SCREENING	N/A			

TABLE 3B - LANDSCAPE SCHEDULE				
88-425 LANDSCAPE REQUIREMENTS	SYMBOL			
88-425-03 STREET TREES				
88-425-04 GENERAL				
88-425-05 PERIMETER VEHICULAR USE AREA				
- ADJACENT TO STREETS				
BUFFER WIDTH				
TREES				
SHRUBS/WALL/BERM				
-ADJACENT TO RES. ZONES				
BUFFER WIDTH				
SHRUBS/BERM/FENCE/WALL				
88-425-06 INTERIOR VEHICULAR USE AREA				
INTERIOR AREA				
TREES				
SHRUBS				
88-425-07 PARKING GARAGE SCREENING	N/A			
88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING	ALL PROPOSED MECHANICAL/ UTILITY EQUIPMENTS SHALL BE SCREENED.			
88-425-09 OUTDOOR USE SCREENING	N/A			

PLANT SCHEDULE

	DECIDUOUS SHADE TREE (2.0 CAL.)	56
	EVERGREEN TREE	49
	STREET TREES (2.0 CAL.)	163

FINAL PLANT CULTIVARS WILL BE IDENTIFIED ON THE PROJECT PLAN.

olsson

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888

Olsson - Engineering
Missouri COA #001592

NO. REV.	DATE	REVISIONS DESCRIPTION
		REVISIONS

OVERALL LANDSCAPE PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET 08

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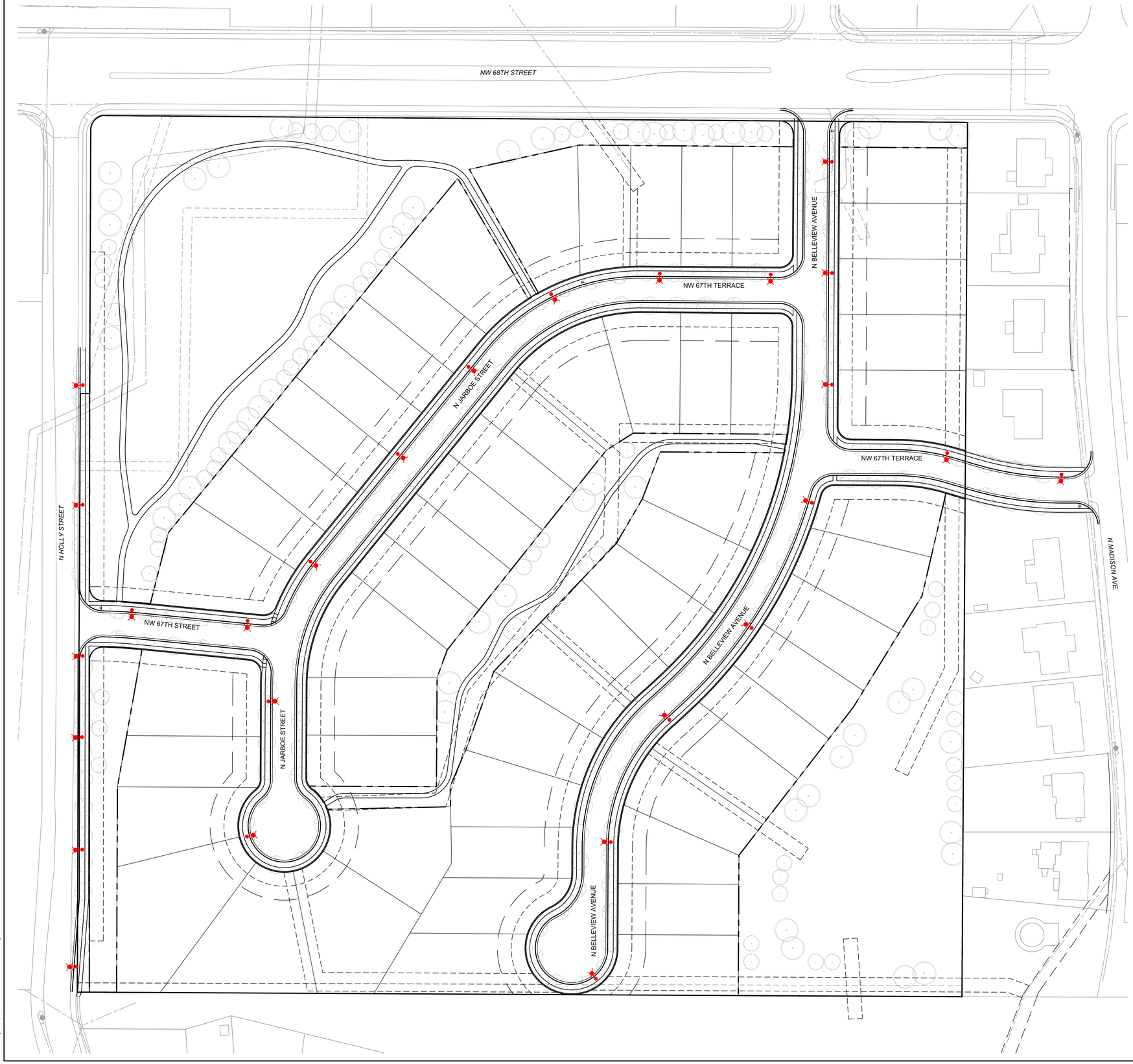
DATE: Apr 08, 2025 11:37am USER: qmuhammad



LEGEND

PROJECT PROPERTY BOUNDARY

PROPOSED STREET LIGHT

NOTES:

STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS SECTION 2800 STREET LIGHTING.

N

0' 25' 50' 100'

SCALE IN FEET

olsson

1301 Burlington Street
North Kansas City, MO 64116

olsson.com
TEL 816.361.1177
FAX 816.361.1888

Olsson - Engineering
Missouri COA #001592

REVISIONS

NO. REV.	DESCRIPTION	DATE

PUBLIC STREET LIGHTING PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET
09

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DATE: Apr 08, 2025 11:38am USER: qmuhammad

Meeting title	Jadan Hills Neighborhood Meeting
Attended participants	6
Start time	4/03/25, 4:59:35 PM
End time	4/03/25, 6:10:01 PM
Meeting duration	1h 10m 26s
Average attendance time	24m 42s

Participants

Name	First Join	Last Leave
Qiyamah Muhammad	4/03/25, 5:43:40 PM	4/03/25, 6:10:01 PM
Stephen Saylor	4/03/25, 5:18:55 PM	4/03/25, 6:09:57 PM
Jacie (Unverified)	4/03/25, 5:19:02 PM	4/03/25, 6:09:56 PM
Patty Miller (Unverified)(+1)	4/03/25, 5:21:59 PM	4/03/25, 6:09:54 PM
Robert (Unverified)(+1)	4/03/25, 5:30:52 PM	4/03/25, 5:30:54 PM
Robbi (Unverified)	4/03/25, 5:36:15 PM	4/03/25, 6:09:56 PM
GB (Unverified)	4/03/25, 5:57:33 PM	4/03/25, 6:09:59 PM

MEETING MINUTES

Jadan Hills Neighborhood Meeting

Date:	04/03/25
Note Taker	Qiyamah Muhammad
Project #	024-04366

Meeting notes:

- **Project Overview:** Stephen presented the site plan, detailing the location of the project, which is bordered by 68th Street to the north, Holly Street to the west, Madison to the east, and 169 to the east. The project includes 57 single-family lots, detention areas, trails, and street improvements.
    - **Street Improvements:** Stephen explained that the project includes street improvements to Holly Street, such as adding curb and gutter, and extending the sidewalk to connect with the existing sidewalk, ensuring continuous pedestrian access.
    - **Detention and Trails:** Stephen highlighted that the project includes detention areas on the southeast side of the site and trails throughout the development, enhancing the neighborhood's amenities.
- **Concerns About Development:** Patty and Robert expressed concerns about the development, including the removal of trees, potential fire hazards, and the impact on their properties. Jacie assured them that the project aims to minimize tree removal and improve the area. Especially in the southeast corner and maintain a setback of at least 30 feet.
    - **Fire Hazards:** Patty raised concerns about potential fire hazards due to dead trees left from previous development attempts. Jacie assured her that once permitted by the city, they would grind up and remove the dead trees to mitigate fire risks**.**
    - **Homeless Issue:** Patty mentioned issues with homeless individuals living in the area since the last development attempt. Jacie acknowledged the problem and stated that they are working to clear the area as quickly as possible to prevent such issues.
    - **Stormwater Management:** Robbie raised concerns about stormwater management and the potential impact on their property. Stephen explained they plans to add storm sewer inlets to mitigate the issue and ensure proper drainage. Stephen also explained that the project plans to add additional storm sewer inlets to manage stormwater more effectively. This includes a new inlet to help distribute stormwater and prevent pooling, directing it to the detention basin.
    - **Existing Inlet Issues:** Robbie mentioned issues with the existing storm sewer inlet. Stephen acknowledged this and explained that the new inlet would help alleviate the burden on the existing system by redirecting some of the stormwater and reducing the risk of flooding and erosion**.**
- **Construction Timeline:** Jacie and Stephen estimated that the construction of the infrastructure would take about six months, starting in mid to late summer, assuming city approval.

- **Impact on Home Values:** Jacie mentioned that the new development would likely increase the home values of the surrounding areas, as the new homes would be valued at around $500,000.

- **Street Lighting:** Patty asked about street lighting on Holly Street. Stephen confirmed that streetlights would be required and would be installed as part of the street improvement plan.

- **Fencing and HOA:** Jacie mention that the development wouldn't be gated, but discussed the potential fencing options for the development, mentioning that the HOA would likely require modern wrought iron fences and prohibit chain-link fences.

Follow-up tasks:

- **Contact with Superior Bowen:** Get in contact with Superior Bowen to discuss the grading details for the project.
- **Stormwater Issue Investigation:** Investigate the stormwater issue mentioned by Robbi and determine if additional measures are needed to address the water pooling and drainage concerns.

SUMMARY

Area Plan Alignment:
***High**, Medium, Low*

KC Spirit Playbook Alignment:
*High, **Medium**, Low, N/A*

CC- Connected City
DO - Diversity & Opportunity
HAC- History, Arts & Culture
HE - Healthy Environment
PAA - People of All Ages
POS - Parks & Open Spaces
SAN - Strong & Accessible Neighborhoods
SC - Smart City
SEG - Sustainable & Equitable Growth
WDC - Well Designed City

Evaluation	Goal	Notes
High	POS	The proposal has trails throughout the project and has dedicated private open space.
Medium	CC	The proposal connects to three separate roadways, however, has a cul-de-sac which are discouraged.
Low		

Alignment Comments:
This project advances some goals outlined in the Line Creek Area Plan and KC Spirit Playbook. The development plan and rezoning require an area plan amendment to residential medium density which staff is supportive of. Additionally, the applicant has added a trail system throughout the site for additional connectivity.