



CITY PLAN COMMISSION REPORT

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

Project Name Halo Village

Docket # Request

11 CD-CPC-2022-00055
Preliminary Plat

Applicant

Matthew Gibbs
BHC Rhodes

Owner

Halo Foundation

Location 5928 E. 52nd Street
Area About 24.24 acres
Zoning MPD
Council District 5th
County Jackson
School District Raytown 150

Surrounding Land Uses

North: zoned R-7.5, residential and undeveloped parcels
South: zoned R-7.5, residential and undeveloped parcels
East: zoned R-7.5, residential and homes and undeveloped parcels
West: zoned R-7.5, KCS Railroad, residential homes and undeveloped parcels

Land Use Plan

The Blue Ridge Area Plan adopted by Resolution No. 170434 on June 15, 2017, recommends Residential Low Density land use for the subject property.

Major Street Plan

E 52nd Terrace is not a classified roadway on the City's Major Street Plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to all surrounding properties within 300 feet. There are no registered neighborhood or civic organizations in the area, therefore none were notified.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on July 12, 2022.

EXISTING CONDITIONS

The subject property appears to have an existing single-family home on the property.

NEARBY DEVELOPMENTS

There are no existing developments, but there are a few existing single-family homes in the area.

SUMMARY OF REQUEST

CD-CPC-2022-00055 - A request to approve a preliminary plat in District MPD (Master Planned Development) on about 24.24 acres.

KEY POINTS

- To obtain approval for a preliminary plat
- The rezoning to MPD was approved by the City Council on June 16, 2021 (Ordinance No. 210507)
- The MPD Final Plan was approved by the City Plan Commission on September 7, 2021

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
11 Approval with Conditions

CONTROLLING CASE & RELATED RELEVANT CASES

On June 16th, 2021 a request to rezone to MPD (Master Planned Development) was approved by the City Council (**Ordinance No. 210507**). On September 7, 2021 an MPD Final Plan (**Case No. CD-CPC-2022-00139**) was approved by the City Plan Commission.

PLAN REVIEW

The applicant is proposing a preliminary plat to create one (1) lot to on a primarily undeveloped parcel of 24.24 acres.

If new residential living units are proposed, the developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. 2021 park rate is utilized from plan approval of CD-CPC-2021-00018. Should the developer elect to provide private open space, said space shall be platted into private open space tracts and provide recreational amenities beneficial to residents. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever is applicable to the project).

Use-Specific (88-300) and Development Standards (88-400)

| Standards | Applicability | Meets | More Information |
|---|----------------------|----------------------------|-------------------------|
| <i>Boulevard and Parkway Standards (88-323)</i> | No | N/A | |
| <i>Parkland Dedication (88-408)</i> | Yes | Yes, subject to conditions | |
| <i>Parking and Loading Standards (88-420)</i> | No | N/A | |
| <i>Landscape and Screening Standards (88-425)</i> | No | N/A | |
| <i>Outdoor Lighting Standards (88-430)</i> | No | N/A | |
| <i>Sign Standards (88-445)</i> | No | N/A | |
| <i>Pedestrian Standards (88-450)</i> | No | N/A | |

PROFESSIONAL STAFF RECOMMENDATION

CD-CPC-2022-00055: Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Conditions Report.

Respectfully submitted,



Andrew Clarke
Staff Planner



Plan Conditions

Report Date: July 14, 2022

Case Number: CD-CPC-2022-00055

Project: Halo Village

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. Resolve KC Waters stormwater detention correction stating that "Drainage Easement is not appropriate for detention pond that is to be privately maintained. Will likely need BMP Easement. Ensure access to detention facility is provided per APWA 5608 requirements" prior to recording of final plat.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

2. The developer must dedicate additional right of way for East 52nd Terrace as required by the adopted Chapter 88 so as to provide a minimum of 40 feet of right of way as measured from the centerline.
3. 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.
4. The developer must 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.
5. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
6. That East 52nd Terrace shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks on one side of the street, 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.
7. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
8. That the developer enter into a Deferral Agreement for the street improvements to Belmont Ave along the platted frontage as required by Chapter 88 prior to recording the final plat. The Secured Deferral Agreement shall be for a period until further improvements occur on the property or the property directly to the North, or until street improvements occur on the opposite side of the street, whichever occurs first.
9. The developer must construct a cul-de-sac and dedicate street right-of-way for the require cul-de-sac to the City as required by the Land Development Division, prior to recording the plat.
10. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
11. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
12. The developer must 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.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

13. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
14. The owner/developer must 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.

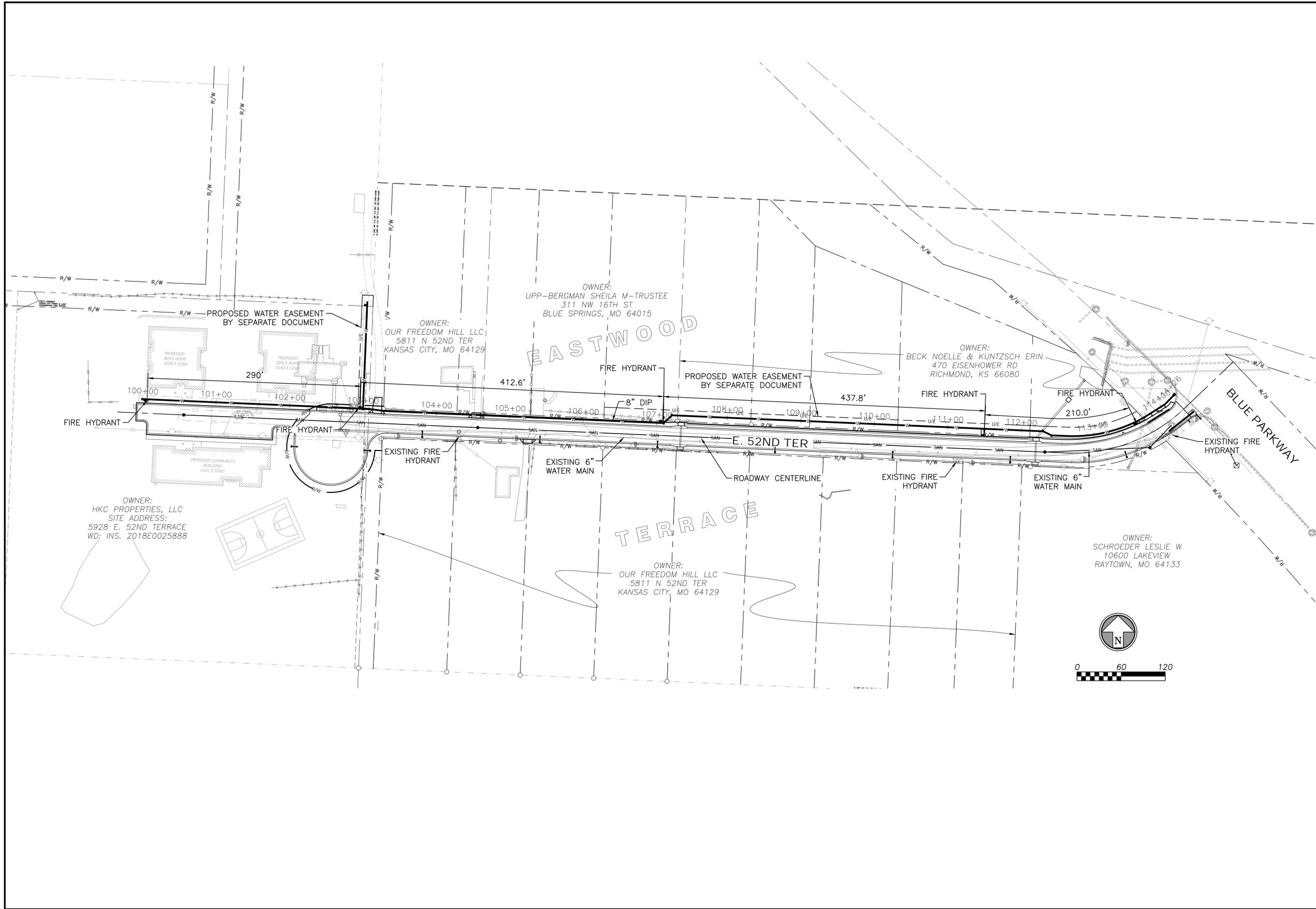
Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

15. If new residential living units are proposed, the developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. 2021 park rate is utilized from plan approval of CD-CPC-2021-00018. Should the developer elect to provide private open space, said space shall be platted into private open space tracts and provide recreational amenities beneficial to residents. This requirement shall be satisfied prior to recording the final plat or certificate of occupancy (whichever is applicable to the project).

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

16. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
17. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296

Jun 13, 2022 - 2:29pm Plotted By: matl.gibbs V:\030040--HALO\04--DWG\Eng\Sheet\Exhibits\030040--PLAT--WATER-LAYOUT.dwg Layout: GHRL LAYOUT



| Rev. | Date | Description | By | App. |
|------|------|-------------|----|------|
| | | | | |

BHC
 CIVIL ENGINEERING / SURVEYING / UTILITIES
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 P. 913.663.9900
BHC is a member of the HOK Group, a registered service mark of HOK Company, Inc.

Prepared For:
 HALO FOUNDATION
 1600 GENESSEE STREET
 SUITE 200
 KANSAS CITY, MO 64102
 REBECAA WELSH
 816-472-4256

**PRELIMINARY PLAT
 HALO VILLAGE
 KANSAS CITY, MISSOURI**

WATER MAIN EXHIBIT

Design: Drawn: MGG
 Checked:
 Issue Date: 06/12/2022
 Project Number: 030040

Final Plat of:
HALO VILLAGE
PART OF THE NORTHWEST QUARTER OF SECTION 36, RANGE 49 NORTH, TOWNSHIP 33 WEST
CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

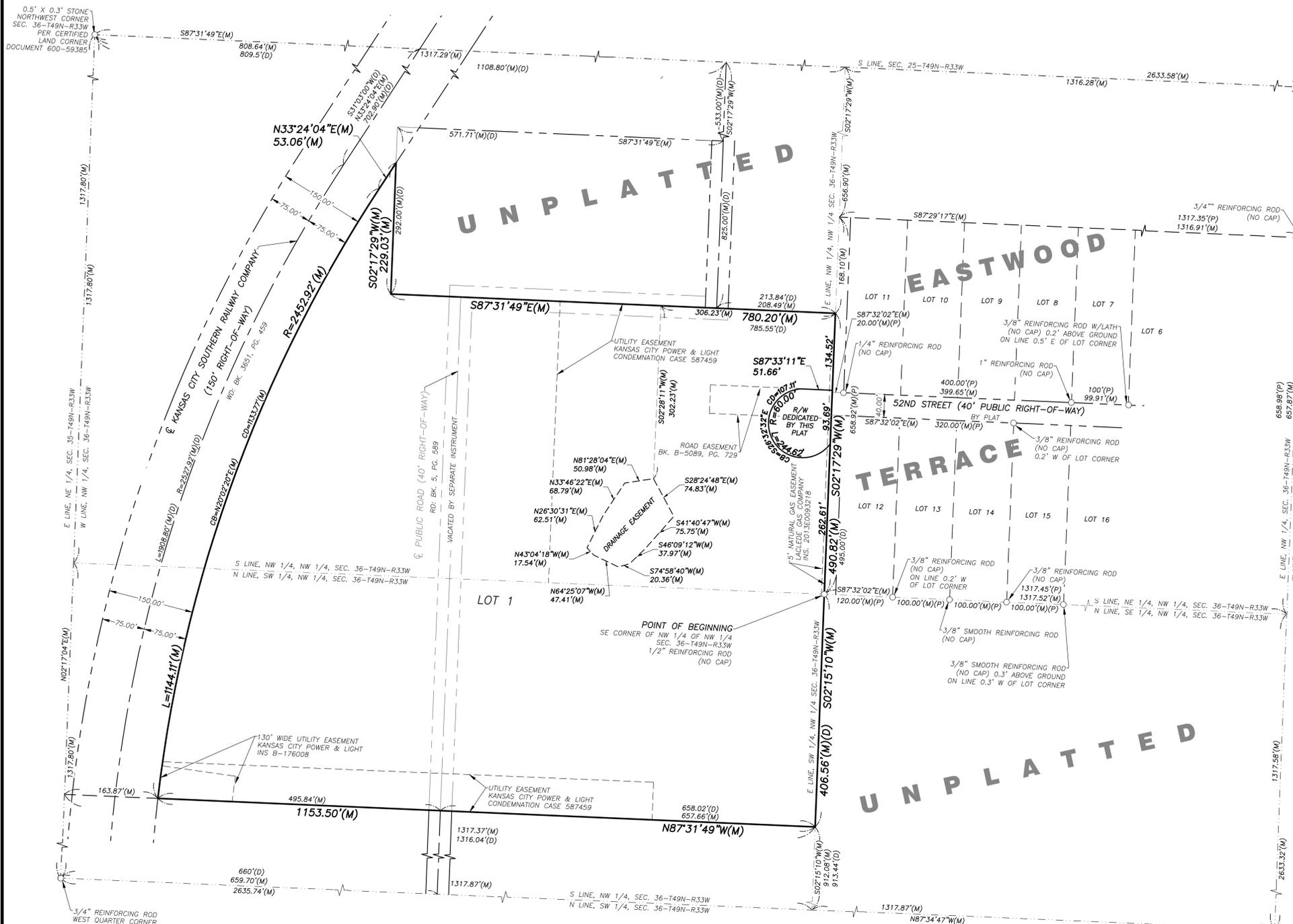


DEVELOPER
 HKC Properties, LLC
 5700 112th Street, Suite 500
 Overland Park, KS 66211

SECTION MAP
 SECTION 36-T49N-R33W
 (NOT TO SCALE)

SURVEYOR
 BHC
 712 State Avenue
 Kansas City, Missouri 66101
 (913) 371-5300

ENGINEER
 BHC
 7101 College Boulevard
 Overland Park, Kansas 662310
 (913) 663-1900



PLAT DEDICATION
 The undersigned representative for the owner of the hereon described land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereafter be known as "HALO VILLAGE."

RIGHT-OF-WAY / PUBLIC ROAD DEDICATION
 That portion reserved for public use for street and/or road Right-of-Way and designated hereon as "R/W DEDICATED BY THIS PLAT", the extent and direction of which is shown on the accompanying plat, is hereby dedicated for public use.

DRAINAGE EASEMENT
 The area designated in Lot 1 as "Drainage Easement" is hereby established by grant of the Owners as a perpetual restrictive easement for the purpose of flow, conveyance, storage and discharge of storm water runoff from Lot 1. Drainage facilities constructed in this detention area shall be in accordance with standards prescribed by the City of Kansas City and plans and specifications approved by the City Engineer. Said detention area shall be maintained as permanent open space by the undersigned proprietor or their successors and assigns.

PUBLIC EASEMENT DEDICATION
 An easement to enter upon, locate, construct, and maintain or authorize the location, construction, maintenance and use of general utility lines and structures appurtenant thereto, upon, over and under those areas outlined and designated on this plat, the extent and direction of which are shown by virtue of the plotted subject boundary on the accompanying plat, is hereby dedicated to the City of Kansas City, Jackson County, Missouri and their successors and assigns.

BUILDING LINES
 Building lines or setback lines are hereby established, as shown and designated as "B/L" on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

PAYMENT IN LIEU OF LAND DEDICATION
 The developer elects to pay the City of Kansas City, Missouri, a sum of \$ _____ in lieu of required parkland, dedicating for a multi-unit residential facility pursuant to Section 88-408-C of the Zoning and Development Code.

RIGHT OF ENTRANCE
 The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

EXECUTION
 IN TESTIMONY WHEREOF: HKC Properties LLC., a Kansas limited liability company, has by the authority of its Board of Directors caused this instrument to be executed this _____ day of _____, 2022.

 HKC Properties LLC.
 Greg Allen, President

ACKNOWLEDGMENT
 STATE OF MISSOURI }
 COUNTY OF _____ }

On this _____ day of _____, 2021, before me, a Notary Public, personally appeared Greg Allen, President, of HKC Properties, LLC., a Kansas limited liability company, to me personally known to be the same person who executed the foregoing instrument of writing, and that this instrument was signed on behalf of said company by authority of its President, Greg Allen, and said Greg Allen acknowledged said instrument to be a free act and deed of said company.

IN WITNESS THEREOF: I have hereunto set my hand and affixed by official seal at my office in said county and state the day and year last above written.

My commission expires: _____

 Notary Public

APPROVALS
CITY PLAN COMMISSION _____
COUNCIL _____

This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 2022.

PUBLIC WORKS
 Mayor
 Quinton Lucas

Director
 Sherri K. McIntyre, P.E.

City Clerk
 Marilyn Sanders

Jackson County Assessment Department

SURVEYOR'S STATEMENT
 This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors.

(See Title Block for date, seal and signature.)
 BHC, MO CLS 2006009875-F
 Joseph H. McLaughlin, PLS - 2012018392

SUBDIVISION BOUNDARY DESCRIPTION
 A Tract of land being a part of the Northwest Quarter of Section 36, Township 49 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, said Tract as surveyed by Joseph H. McLaughlin, PLS 2012018392 with BHC, CLS 2006009875-F, being more particularly described by metes and bounds as follows:

- (Note: The bearings in this description are based on the North line of said Northwest Quarter, having a bearing of South 87° 31' 49" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)
- BEGINNING at the Southeast corner of the Northwest quarter of said Northwest Quarter, Section 36, said point monumented by a 1/2-inch reinforcing rod without cap;
- Thence South 02° 15' 10" West, 406.56 feet, along the East line of the Northwest Quarter of said Northwest Quarter;
 - Thence North 87° 31' 49" West, 1153.50 feet, to the East Right-of-Way line of Kansas City Southern Railway Company, as established by Warranty Deed, recorded in Book 3651, Page 459;
 - Thence Northeasterly, on a non-tangent curve, concave to the Southeast, having a radius of 2452.92 feet, an arc length of 1144.11 feet, on said East Right-of-Way line, said curve, to the right, having a chord bearing North 20° 02' 20" East, a chord distance of 1133.77 feet;
 - Thence North 33° 24' 04" East, 53.06 feet, continuing on said East Right-of-Way line;
 - Thence South 02° 17' 29" West, 229.03 feet;
 - Thence South 87° 31' 49" East, 780.20 feet, to the East line of the Northwest Quarter of said Northwest Quarter, Section 36;
 - Thence South 02° 17' 29" East, 490.82 feet, on said East line, to the POINT OF BEGINNING, said Tract containing 967,557 square feet or 22.211 acres.

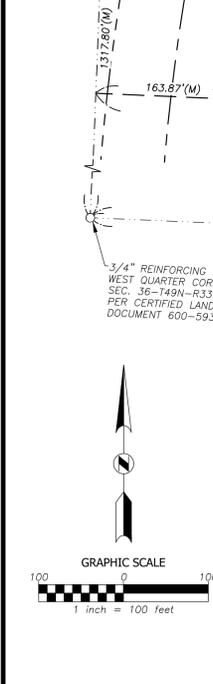
FLOOD STATEMENT
 This property appears (see Note 1 below) to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0269G
 Panel No: 269 of 625
 Map Revised Date: January 20, 2017

NOTE 1: No labels at all are shown on the revised map for any areas outside special flood zones. The legend appears to indicate that unlabeled areas are "Other Areas" under which two zone designations, X and D, are listed.

NOTE 2: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

- GENERAL NOTES**
- Basis of Bearings: South 87° 31' 49" East along the North line of the Northwest Quarter, Section 36, Township 49 North, Range 33 East, referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).
 - This survey is based on field work completed on or before the date shown in the title block or the following plats:
 -The plat of "EASTWOOD TERRACE" recorded May 19, 1928 and filed as Instrument Number: 379245 in Book 23, Page 76.
 - Lot 1 contains 956,350 square feet or 24.9548 acres. Right-of-Way - 11,207 square feet or 0.2573 acres. Total: 967,557 square feet or 22.2121 acres.



LEGEND

| | |
|-----|------------------------------|
| ○ | Found Survey Monument |
| ⊗ | Found Survey Monument in Box |
| — | Center Line |
| R= | Radius |
| L= | Arc Length |
| CB | Chord Bearing |
| CD | Chord Distance |
| (M) | Measured |
| (D) | Deeded |
| INS | Instrument Number |
| RD | Record |
| WD | Warranty Deed |
| BK | Book |
| PG. | Page |

| | |
|-------------|--------------|
| Project No: | 030040.00.01 |
| Field Crew: | ME/DH/RB |
| Field Date: | 10/19/2021 |
| Drawn By: | JC |
| Issue Date: | 04/14/2022 |
| Sheet: | 1 OF 1 |

HALO VILLAGE
 1600 GENESSEE STREET
 SUITE 200
 KANSAS CITY, MO 64102

FINAL PLAT OF HALO VILLAGE
 PART OF THE NORTHWEST QUARTER
 SECTION 36-T49N-R-33W
 IN THE CITY OF KANSAS CITY
 JACKSON COUNTY, MISSOURI



June 28, 2022

To surrounding neighbors,

A proposed project located at 5928 E 52nd Terrace that requires a public engagement meeting. The property will be platted into one lot as part of the project as it is currently unplatted. The project requires the platting process to create a lot through a Preliminary Plat and Final Plat.

The project is proposing the construction of the Halo Village, a non-profit organization for the less fortunate in the community. The enclosed preliminary plat, final plat and development plan shows our proposed development. The purpose of the meeting will be to discuss any concerns about creating the lot.

A public engagement meeting will be held in person at the:

Southeast Community Center
3400 E 63rd St, Kansas City, MO 64130
on
July 12th, 2022, at 6:00 pm.

Sincerely,

A handwritten signature in blue ink that reads 'Matthew Gibbs'.

Matthew Gibbs, PE
Project Engineer
BHC
7101 College Blvd, Suite 400
Overland Park, KS 66210



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400

CASE NUMBER CD-CPC-2022-00055
ADDRESS OR LOCATION 5928 E. 52nd Terr.

AFFIDAVIT OF SIGN POSTING

STATE OF Kansas
COUNTY OF Johnson

I, Kevin Pinkowski being duly sworn upon my oath and being of sound mind and legal age state:

That I am the agent (agent owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Kevin Pinkowski
(Print Name)

Ki Pill
(Signature)

Subscribed and sworn to before me this 1st day of July, 2022.

Bru Rynard
Notary Public



My Commission Expires 08/14/2026

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.



Private Property
DUE TO SIZE
1/4 A.C.
No Trespassing

PUBLIC HEARING
CITY OF FALL KANSAS CITY, MISSOURI
CD-CPC-2022-00055
7-19-22
City Plan Commission
For information call 816-513-8801



Halo Village Preliminary Plat Neighborhood Meeting Summary

July 12, 2022, 6:00 PM to 7:00 PM, Southeast Community Center

Attendees: Matthew Gibbs (BHC); Kevin Pinkowski (BHC, virtually attended); Rebecca Welsh (Halo, virtually attended)

Neighbors on the call: Debra DeClue (6518 E 55th Street), Billy Walker (6524 E 53rd Street), Dean Gales (5550 Cambridge Ave), Heidi Taylor (5400 White Ave), Audrey Davis (6200 E 56th Street), Mike Adam (5210 Bennington Ave)

Meeting started at 6:00 p.m.

The preliminary plat was discussed at length with the neighbors. The conversation shifted to the overall development of the proposed HALO Village development and how it impacts the area. The improvements of E 52nd Terrace were discussed as well. A video recording of the meeting is available upon request.

Meeting adjourned at 7:00 p.m.

If you have further questions about anything that was discussed at the neighborhood meeting, please contact me at matt.gibbs@ibhc.com or 913-663-1900.

Respectfully,

Matthew Gibbs, PE
Project Engineer
BHC
7101 College Blvd, Suite 400
Overland Park, KS 66210



913.663.1900



ibhc.com



7101 College Blvd., Ste. 400
Overland Park, KS 66210