



CITY PLAN COMMISSION STAFF REPORT

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

July 3, 2024

Project Name
Martini Flats Final Plat

Docket #C1

Request
CLD-FnPlat-2023-00010
Final Plat

Applicant
Lindsay Vogt
RL Buford

Owner
Kevin Green

Location 3116 Oak St
Area About 1 acre
Zoning R-1.5
Council District 4th
County Jackson
School District Kansas City 110

Surrounding Land Uses
North: Commercial, Zoned B4-5
South: Commercial, Zoned M1-5
East: Storage Facility, Zoned M1-5
West: Residential, Zoned R-1.5

KC Spirit Playbook Alignment
Not Applicable- Reviewed under Controlling Case.

Land Use Plan
The Midtown/Plaza Area Plan recommends Residential High Density uses for the subject property.

Major Street Plan
The City's Major Street Plan does not identify any streets at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on April 18, 2023. Scheduling deviations have occurred.

- Plat put on hold as applicant sought tax incentives.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped. To the west are residential uses. To the north, east, and south are commercial uses. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-1.5 (Residential) on about 1 acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street creating 12 lots for single unit homes.

CONTROLLING CASE

Case No. CD-CPC-2022-00214 – On April 13, 2023, the Development Review Committee approved a Preliminary Plat District R1.5 (Residential) on about 1 acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street creating 12 lots.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES1

Case No. CD-CPC-2022-00163 – Ordinance 221088 approved by City Council on January 5, 2023, City Council approved a rezoning from District M1-5 (Manufacturing) to District R-1.5 (Residential) on about 1.3 acres generally located on the west side of Oak Street between E. 31st Street on the north and E. Linwood Boulevard on the south.

Case No. CD-CPC-2022-00167 – Resolution 221084 approved by City Council on January 5, 2023 City Council amended the Midtown/ Plaza Area Plan by changing the recommended land use from Residential Medium-High Density land use to Residential High Density land use designation on about 1.3 acres generally located on the west side of Oak Street between E. 31st Street on the north and E. Linwood Boulevard on the south.

PLAT REVIEW

The request is to consider approval of a Final Plat in District R1.5 on about one acre on about 1 acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street creating 12 lots for single unit homes. This use was approved in Case No. CD-CPC-2022-00214 which served as the Preliminary Plat. The Preliminary Plat proposed to develop 12 Single Family Homes. The Preliminary Plat platted the lots without access along Oak Street and required rear loaded garages which is in line with the Infill Standards of Section 88-110-07. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Plan conforms to Infill Standards
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Payment in Lieu of Dedication

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The request Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes", written in a cursive style.

Matthew Barnes
Planner



Plan Conditions

Report Date: June 25, 2024

Case Number: CLD-FnPlat-2023-00010

Project: Martini Flats

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

1. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
2. 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.
3. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
4. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date with the City Signature Block and insert Case No. CLD-FnPlat-2023-00010.
5. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.

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

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

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

7. The developer shall pay money-in-lieu of parkland in the amount of \$17,108.26. Fee has been assessed under CLD-FnPlat-2023-00010 and is available to pay via CompassKC. Fee shall be paid prior to final plat approval.

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

8. 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.
9. The developer shall submit covenants, conditions and restrictions to the Land Development Division 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.
10. 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.
11. 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.
12. 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.
13. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

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

14. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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 as may be required.
15. 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.
16. 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.

17. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
18. The developer must submit covenants, conditions and restrictions to the Land Development Division 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.

FINAL PLAT
MARTINI FLATS
 A REPLAT OF THE SOUTH 32 FEET OF LOT 10,
 AND ALL OF LOTS 11 THROUGH 20 INCLUSIVE,
 SPRINGFIELD PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

THE SOUTH 32 FEET OF LOT 10 AND ALL OF LOTS 11 THROUGH 20 INCLUSIVE, SPRINGFIELD PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 20, THENCE N02°27'24"E, ALONG THE WESTERLY LINE OF SAID LOT 10 THROUGH 20, A DISTANCE OF 431.07 FEET, THENCE S87°20'18"E, A DISTANCE OF 1291.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 10, THENCE S02°22'35"W, ALONG THE EASTERLY LINE OF SAID LOT 10 THROUGH 20, A DISTANCE OF 431.13 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF SAID LOT 20, THENCE N87°24'54"W, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20, A DISTANCE OF 1291.77 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE:
 SEMI-PERMANENT MONUMENTATION:
 CHISELED CROSS AT ALL CORNERS MARKED " * * *"
 1/2" IRON BAR WITH PLASTIC CAP STAMPED "S-2007000089" SET AT ALL CORNERS MARKED " * * *"
 PERMANENT MONUMENTATION:
 3/8" IRON BAR WITH ALUMINUM CAP STAMPED "S-2007000089" SET AT ALL CORNERS MARKED " * * *"
 2. THE POSITION OF EXISTING MONUMENTATION IS INDICATED BY AN " * * * " OR " * * * " IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
3. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A DEED RECORDED AS DOCUMENT NO. 201750040199 AND A DEED RECORDED AS DOCUMENT NO. 201750040200.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE.
5. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FORGOTTEN BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR: THE SERVICE DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SURVEYED PROPERTY OR TO THE SURVEYOR'S OBLIGATIONS, BUILDING SET BACK LINES, RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS, AND DIVISION OF OTHER LAND USE RESTRICTIONS.

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS MARTINI FLATS.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREETS RIGHT-OF-WAY ARE HEREBY DEDICATED. BUILDING LINES, BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THEREOF.

UTILITY: BURNING: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING UTILITIES FOR WATER, GAS, ELECTRICITY, SEWER, TELEPHONE, CABLE TV, AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, AND LOCATED TRANSDUCERS, SERVICES, PRESURE, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITIES EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREON IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT-OF-WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM OBSTRUCTION, AND THE SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES AND PROVIDING THE NECESSARY RECORDS AND COPIES FROM A RECORDING AGENCY TO THE APPROPRIATE AGENCIES. THE SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES AND PROVIDING THE NECESSARY RECORDS AND COPIES FROM A RECORDING AGENCY TO THE APPROPRIATE AGENCIES. THE SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES AND PROVIDING THE NECESSARY RECORDS AND COPIES FROM A RECORDING AGENCY TO THE APPROPRIATE AGENCIES.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$171,028 IN LIEU OF REQUIRED FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 254 OF 633, MAP NUMBER 17002A1N, EFFECTIVE DATE JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AREAS
 TOTAL LAND AREA: 55,813 SQUARE FEET OR 1.28 ACRES
 LAND AREA FOR EXISTING RIGHT-OF-WAY: NONE
 LAND AREA FOR PROPOSED RIGHT-OF-WAY: NONE
 NET LAND AREA: 55,813 SQUARE FEET OR 1.28 ACRES

IN WITNESS WHEREOF,
 SAYLORS HOMES KC, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20____.

KEVIN GREEN
 MANAGING MEMBER
 STATE OF _____
 COUNTY OF _____
 SS: _____

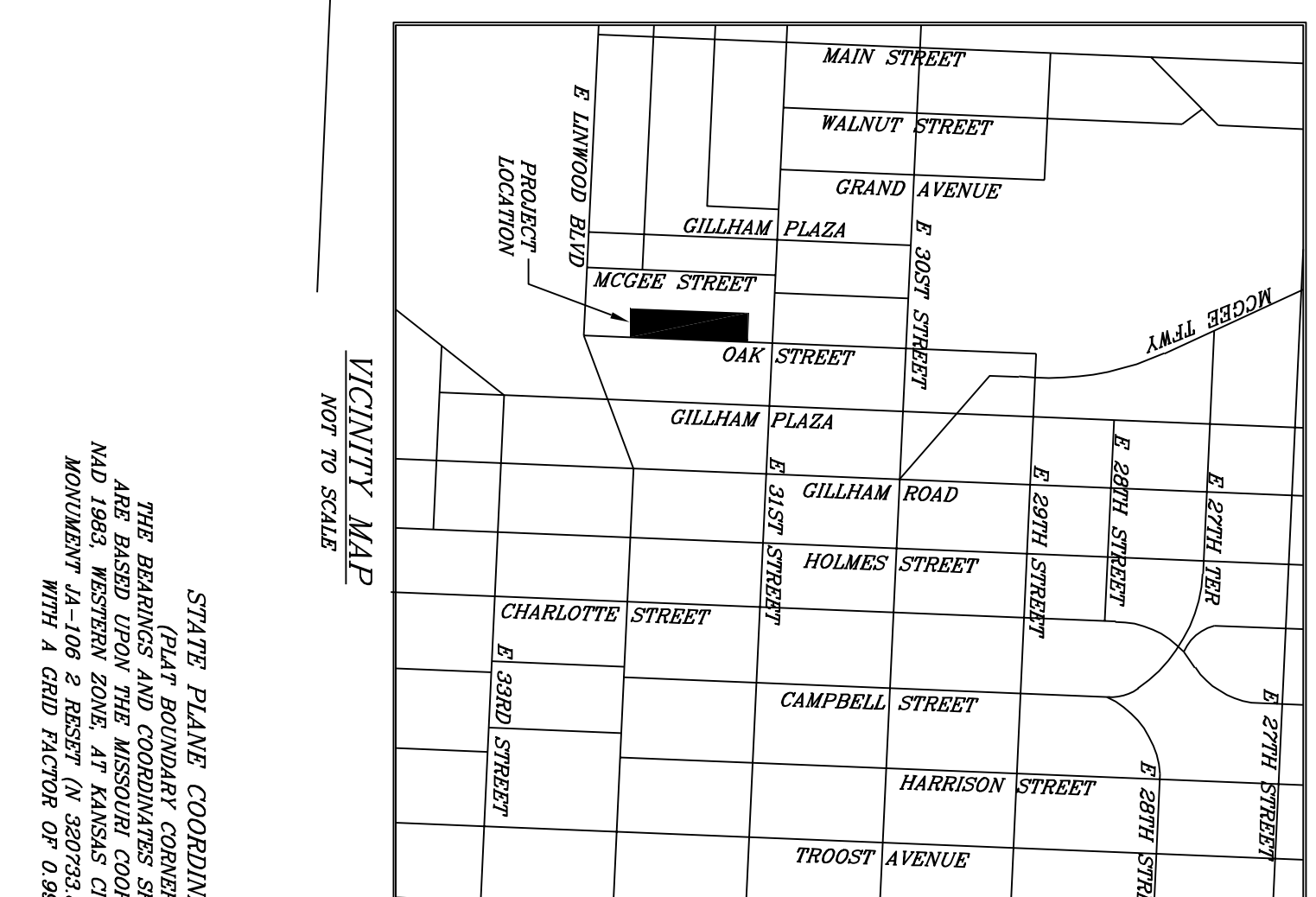
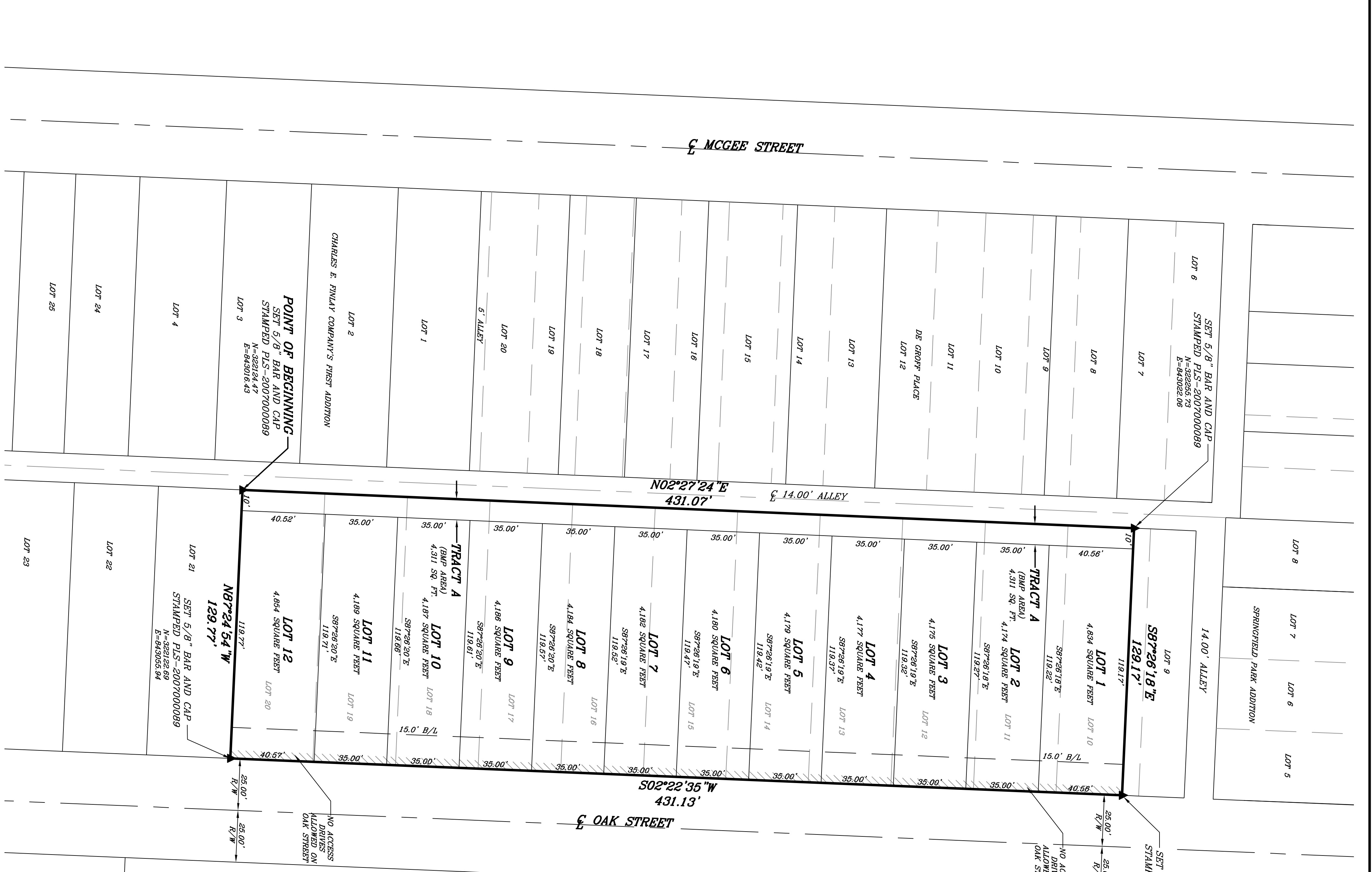
BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEVIN GREEN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF SAYLORS HOMES KC, LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND THAT KEVIN GREEN KNOWS THE CONTENTS AND INTENT OF THIS INSTRUMENT TO BE THE TRUE ACT AND DEED OF SAID COMPANY.

CITY COUNCIL
 THIS IS TO CERTIFY THAT THIS 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 _____, 20____.

ACTING DIRECTOR
 MICHAEL SHAW, P.E.
 PUBLIC WORKS

CITY CLERK
 MARILYN SANDERS

PLAT DEDICATION:
 MARTINI FLATS
 PRIVATE OPEN SPACE DEDICATION:
 81,102.56 IN LIEU OF DEDICATING FOR 12 SINGLE FAMILY UNITS
 RECORD AS:
 PLAT



STATE PLANE COORDINATES
 (PLAT BOUNDARY CORNERS)
 THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY, MISSOURI, WITH A GRID FACTOR OF 0.9999027.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.