



CITY PLAN COMMISSION STAFF REPORT

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

June 6, 2023

Project Name
Amethyst Place

Docket #C4

Request
CLD-FnPlat-2023-000009
Final Plat

Applicant
Brad Sonner
Olsson

Owner
Amethyst Place

Location 2770 Tracy Ave
Area About 1 acres
Zoning R-1.5
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses
North: Residential, Zoned R-1.5
South: Residential, Zoned R-1.5
East: Bellicose Church, Zoned R-1.5
West: Residential, Zoned R-1.5

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

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Residential uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on March 27, 2023. No scheduling deviations from 2023 Cycle I have occurred.

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. It is within the existing Beacon Hill Neighborhood. Residential uses are located to the north, south, and west. To the east is the Bellicose Church. 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 at the northwest corner of East 28th Street and Tracy Avenue, allowing for the creation of 1 lot.

CONTROLLING CASE

Case No. CD-CPC-2022-00207 – On January 19, 2023, City Council passed Ordinance 230034 which approved a residential development in District R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue to construct 37 residential units.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C4 Recommendation: **Approval Subject to Conditions**

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-1.5 (Residential) on about acres generally located at the northwest corner of East 28th Street and Tracy Avenue creating 1 lot to allow for a 37-unit residential development. This use was approved in Case No. CD-CPC-2022-00207 which served as the Preliminary Plat. The Development Plan proposed to develop construct three (3) buildings for a total of 37 affordable residential units on roughly 1.2 acres of vacant land. The three buildings and number of units proposed are permitted in the existing R-1.5 zoning district. The plan proposes a 25-unit, three-story building on the northeastern perimeter of the site and two townhouse style buildings along the southern perimeter. The parking area will be screened by the three buildings as well as a decorative fence. 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

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Proposed Final Plat is in conformance with all applicable standards.
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

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,



Matthew Barnes
Planner



Plan Conditions

Report Date: May 10, 2023

Case Number: CLD-FnPlat-2023-00009

Project: Amethyst Place - 28th & Tracy

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

1. 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.
2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

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

3. 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.
4. 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.
5. The developer must petition for the vacation of 15 ft Alley as shown on the plat drawing and relocate sewers as required by the Departments of Water Services, the Land Development Division, and Development Services prior to recording of the final plat.
6. 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.

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

7. 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat (if dedicating private open space), or prior to Certificate of Occupancy (if paying money-in-lieu of).

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

8. 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.

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

9. 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.

Final Plat Amethyst Place

A replat of all of Lots 10-15, together with part of Lot 16, together with part of an adjacent vacated Alley, all being in Block 7 of Blocks 7, 8 & 9 of Porter Park, a subdivision in Kansas City, Jackson County, Missouri, all lying in the Northwest Quarter of Section 16 Township 49 North, Range 33 West

Property Description

All of Lots 10 through 15, together with part of Lot 16, together with part of an adjacent vacated Alley, all being in Block 7 of Blocks 7, 8 & 9 of Porter Park, a subdivision in Kansas City, Jackson County, Missouri, being the same property as described in the Warranty Deed recorded as Instrument Number 2020E0026039, all lying in the Northwest Quarter of Section 16, Township 49 North, Range 33 West, more particularly described by Michael J. Bogina, Missouri PLS-2022043970, of Olsson, MLC-366, on March 13, 2023, as follows:

BEGINNING at the Southwest corner of said Lot 10 of said Block 7; thence North 02 degrees 09 minutes 26 seconds East, on the West line of said Lot 10 of said Block 7, a distance of 68.85 feet to the Northwest corner of said Lot 10; thence South 87 degrees 20 minutes 20 seconds East, departing said West line of said Block 7, on the North line of said Lot 10, a distance of 157.31 feet, to the Northeast corner of said Lot 10, said corner also being the Southwest corner of said Lot 12; thence North 02 degrees 14 minutes 34 seconds East, on the West line of said Lot 12, and on the West line of said Lots 13, 14, 15, and 16, a distance of 215.39 feet to a point; thence South 87 degrees 18 minutes 53 seconds East, departing said West line, a distance of 157.63 feet to a point on the East line of said Block 7; thence South 02 degrees 19 minutes 42 seconds West, on the East line of said Block 7, a distance of 284.13 feet to the Southeast corner of said Block 7; thence North 87 degrees 20 minutes 42 seconds West, on the South line of said Block 7, a distance of 314.40 feet to the POINT OF BEGINNING, containing 55,557 Square Feet or 1.2754 Acres, more or less, including 1.2754 Acres of Replatted Area.

Plat Dedication

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "Amethyst Place."

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, the undersigned proprietor has hereunto subscribed his name.

OWNER - _____

By: _____
Signature Printed Name & Title

STATE OF _____)
COUNTY OF _____) SS

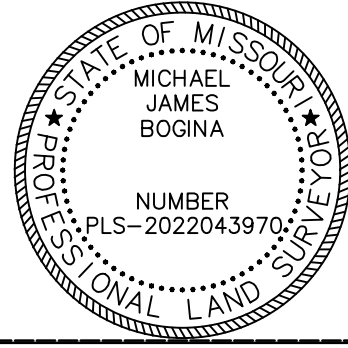
Be it remembered, that on this _____ day of _____, 2023, before me, a notary public in and for said county and state, came _____ of _____ who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said owner, and he duly acknowledged the execution of the same to be the free act and deed of said owner.

In witness hereof, I have hereunto subscribed my name and affixed my notarial seal this day and year last above written.

Notary: _____ My appointment expires: _____

Certification

I hereby certify that this Final Plat of "Amethyst Place", a subdivision, is based on an actual survey made by me or under my direct supervision and that survey meets or exceeds the current "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors in Division 2030 - Chapter 16 (20 CSR 2030-16). I further certify that the bearings shown on this plat are based on the State Plane Coordinate System of Missouri, Western Zone of the North American Datum of 1983; that the section and section subdivision corner monuments and Survey boundary corner monuments were either found or set as indicated on this plat; that the corner lots and street center lines have been marked with permanent monumentation as indicated on this plat; that I have compiled with all State and Jackson County Statutes, ordinances, and regulations governing the practice of Surveying and the platting of subdivisions to the best of my professional knowledge and belief.



By: Michael J. Bogina, MO PLS No. 2022043970
Olsson, LC-366
mjbogina@olsson.com

City Plan Commission Public Works

Approved _____ 2023.

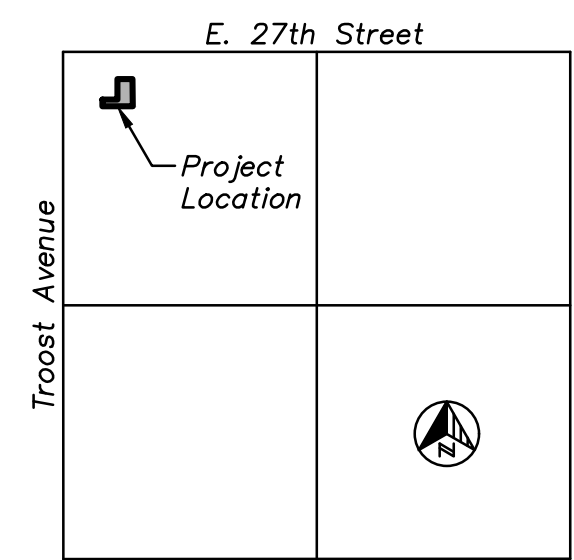
Director - Michael Shaw

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 _____, 2023.

Mayor - Quinton Lucas City Clerk - Marilyn Sanders

Jackson County GIS Department

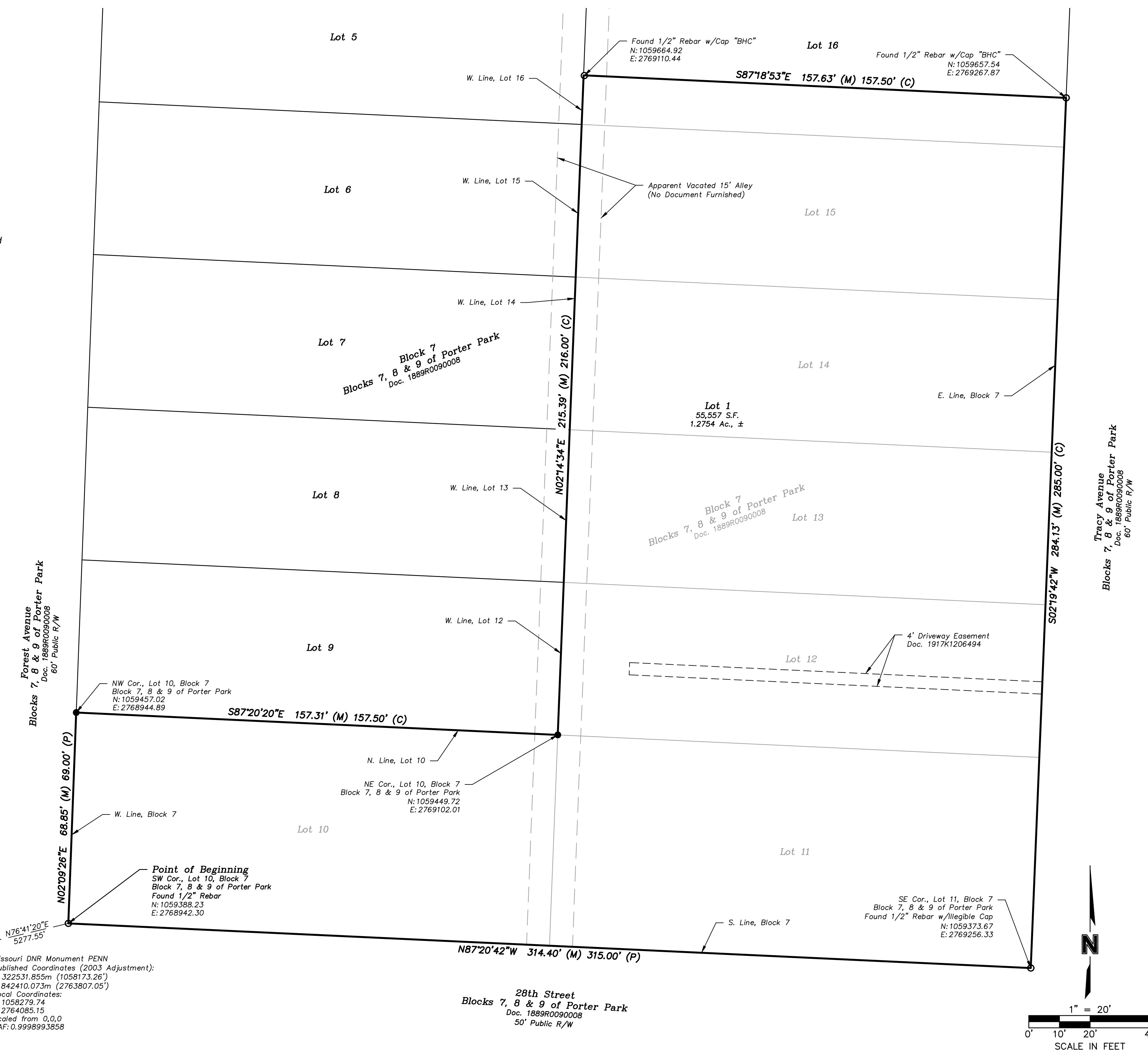


E. 27th Street
Troost Avenue
Project Location
Prospect Avenue
E. Armour Boulevard
Section 16, T49N, R33W
VICINITY MAP
Scale: 1" = 2000'

Missouri DNR Monument PENN
Published Coordinates (2003 Adjustment):
N: 322531.855m (1058173.26')
E: 842410.073m (2763807.05')
Local Coordinates:
N: 1059279.74
E: 2764085.15
Scaled from 0,0,0
CAF: 0.9998993858

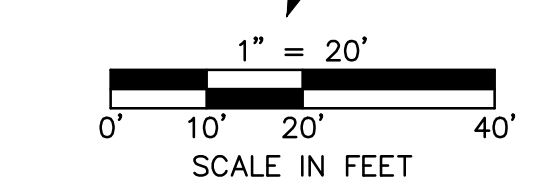
Surveyor's Notes:

1. Basis of Bearings: Held East Line, Block 7, Blocks 7, 8 & 9 of Porter Park = S02°19'42"E, Missouri Coordinate System 1983, West Zone. Distances shown hereon are ground distances in US Survey Feet. All dimensions match previously platted values unless otherwise noted.
2. Subject Property lies within "Zone X - Areas of Minimal Flood Hazard," according to the FEMA Flood Insurance Rate Map Number 29095C0254G, Revised January 20, 2017.
3. Subject Property contains 55,557 Square Feet or 1.2754 Acres, more or less.
4. Ordinance information regarding street grades for Forest Avenue, 28th Street & Tracy Avenue were unable to be found.
5. This survey meets or exceeds the Urban Property Accuracy Standard of Closure of 1:20,000 as defined by the Department of Insurance, Financial Institutions and Professional Registration, Division 2030, Chapter 16, Title 20 CSR 2030-16-040 - Accuracy Standards for Property Boundary Surveys, Effective June 30, 2017.
6. Subject Property was last conveyed in Document 2020E0026039.



Lot	Area	Acres
Lot 1	55,557 S.F.	1.2754 Ac.
Total	55,557 S.F.	1.2754 Ac.
Total Replatted Area	55,557 S.F.	1.2754 Ac.
Dedicated Right of Way	0 S.F.	0 Ac.

- LEGEND**
- SET 5/8"x24" REBAR W/LC 366 CAP
 - FOUND MONUMENT AS NOTED
 - (M) MEASURED DIMENSION - THIS PLAT
 - (P) PREVIOUSLY PLATTED DIMENSION
 - (C) CALCULATED DIMENSION FROM RECORD
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT



Property Owner:
Amethyst Place Inc
2732 Troost Avenue
Kansas City, Missouri 64109

Prepared For:
Sunflower Development Group, LLC
1125 Grand Boulevard, Suite 202
Kansas City, Missouri 64106
Telephone: (816) 581-3997

Prepared By:
Olsson
7301 W. 133rd Street, Suite 200
Overland Park, Kansas 66213
Telephone (913) 381-1170

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Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	2023.04.25	Revised Director of Public Works Signatory, Added RW to Area Summary Table	MJB

Final Plat
Amethyst Place

A replat of all of Lots 10-15, together with part of Lot 16, together with part of an adjacent vacated Alley, all being in Block 7 of Blocks 7, 8 & 9 of Porter Park

Kansas City, Jackson County, Missouri

REVISIONS

2023

SHEET

1 of 1

USER: mjbogina
 DWG: F:\2021\04\01-04500\021-04179\40-Design\Survey\SRV\Sheets\VP_FF_2104179.dwg
 DATE: Apr 25, 2023 1:57pm