



CITY PLAN COMMISSION STAFF REPORT

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

October 2, 2024

Project Name
Holly Farms 3rd Plat

Docket #C1

Request
CLD-FnPlat-2024-00013
Final Plat

Applicant
Michele Romano
Schlagel & Associates

Owner
Brad Kempf
Clayton Properties Group Inc.

Location City PIN: 290640
Area About 15 acres
Zoning R-7.5
Council District 1st
County Clay
School District North Kansas City

Surrounding Land Uses
North: Single Unit Residential, Zoned R-7.5
South: Undeveloped, Zoned R-80
East: Institutional, Zoned R-7.5
West: Single Unit Residential, Zoned R-7.5

Land Use Plan
The Gashland Nashua Area Plan recommends Residential Low Density for this location.

The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
North Holly Street is not identified on the City’s Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-7.5 (Residential) on about 15 acres generally located at the terminus of North Holly Street south of Northwest 106th Street allowing for the creation of 46 lots and 1 tract for the purposes of a residential development.

PROJECT TIMELINE

The application for the subject request was filed on May 23, 2024. Scheduling deviations from 2024 Cycle 7.1 have occurred to allow the applicant to submit the requested revisions.

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 Holly Farms Development, which has two existing phases to the north. There is no associated regulated stream within the subject site.

CONTROLLING CASE

Case No. SD 1446B - Preliminary Plat - Holly Farms –
Ordinance No. 180023 passed by City Council on January 25, 2018, approved a preliminary plat on about 62 acres in District R-7.5 (Residential-7.5) generally located on the south side of NW Shoal Creek Parkway, approximately 2,000 feet west of US Hwy 169, creating 146 single family lots and 6 tracts.

PROFESSIONAL STAFF RECOMMENDATION

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

RELEVANT CASES

SD1446C: Holly Farms First Plat - Ordinance No. 190180 passed by City Council on March 21, 2019, approved a final plat on about 36 acres in District R-7.5 (Residential-7.5) creating 74 single family lots and 5 tracts.

CLD-FnPlat-2020-00002: Holly Farms Second Plat- Ordinance No. 210186 passed by City Council on March 14, 2021, approved a final plat on about 10 acres in District R-7.5 (Residential-7.5) creating 26 single family lots and 2 tracts.

VICINITY MAP



PLAT REVIEW

The request is for approval of a Final Plat in District R-7.5 (Residential), on approximately 15 acres at the terminus of North Holly Street, just south of Northwest 106th Street. The Final Plat involves the creation of 46 lots and 1 tract for a single unit residential development. This Final Plat is consistent with the previously approved Preliminary Plat under Case No. SD 1446B, which originally proposed 146 single-family lots and 6 tracts.

The Final Plat includes the construction of street connections to the adjacent Cadence Residential Development to the west, ensuring connectivity as required by the Zoning and Development Code. Additionally, two future connections are provided to the undeveloped land to the south, supporting orderly future expansion. The Final Plat adheres to the standards outlined in the Preliminary Plat and complies with the lot and building regulations in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes, Subject to Conditions	
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, AICP
Lead Planner



Plan Conditions

Report Date: September 25, 2024

Case Number: CLD-FnPlat-2024-00013

Project: Holly Farms, 3rd Plat

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 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."
2. 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.
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 by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00013.

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

5. • 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)
6. • 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

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

7. 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 2017 acquisition rate of \$37,662.28 per acre. This requirement shall be satisfied prior to recording of final plat.
8. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
9. The developer shall construct any proposed trail to satisfy the Parkland Dedication requirements to Parks and Recreation's Standards and shall match the same width constructed within Holly Farms 1st and 2nd Plat.
10. The developer shall construct all proposed trails within Holly Farms 3rd Plat prior to certificate of occupancy of any home within Holly Farms 3rd Plat.

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

11. 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.
12. 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.
13. 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.
14. 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.

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

15. The developer shall 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.

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

16. The final plat shall include showing and labeling all water main easements that may be necessary as part of the approved water main extension plans.

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

17. 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.
18. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.
19. 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.
20. 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.
21. 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.
22. 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.
23. The developer must grant BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
24. 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 storm water detention area tracts, prior to recording the plat.

