



CITY PLAN COMMISSION STAFF REPORT

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

September 4, 2024

Project Name

TT Acres

Docket #C3

Request

CLD-FnPlat-2024-00015
Final Plat

Applicant

Robert Anderson
Anderson Surveying

Owner

Todd Trent

Location

15201 E 79th St

Area

About 10 acres

Zoning

R-80

Council District

5th

County

Jackson

School District

Lee's Summit

Surrounding Land Uses

North: Low Density Residential, Zoned R-80

South: Low Density Residential, Zoned R-80

East: Low Density Residential, Zoned R-80

West: Low Density Residential, Zoned R-80

KC Spirit Playbook Alignment

Not Applicable- Not reviewed under controlling case.

Land Use Plan

The Little Blue Valley Area Plan recommends Residential Low Density uses for the subject property. This proposal is consistent with the Area Plan recommendation.

Major Street Plan

The City's Major Street Plan identifies East 79th Street as a Boulevard with 2 lanes at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on June 3, 2024. Scheduling deviations from 2024 Cycle 7.2 have occurred to allow the applicant more time to submit revisions to the plat.

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 developed with a single unit detached home. To the north is an undeveloped parcel, while the east, west, and south sides are bordered by low-density residential lots. There are no regulated streams associated with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-80 (Residential) on about 10 acres generally located on the south side of East 79th Street approximately 900 feet west of Little Blue Road allowing for the creation of 2 lots.

CONTROLLING CASE

Case No. CD-CPC-2023-00088 – On September 19, 2023, the Development Review Committee approved a Preliminary Plat in District R-80 (Residential) on about 10 acres generally located south of East 79th Street approximately 1000 feet west of Little Blue Road (15201 E 79th St) allowing for the creation of two lots.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 Recommendation: **Approval Subject to Conditions**

PLAT REVIEW

The request is for the approval of a Final Plat in District R-80, covering approximately 10 acres located on the south side of East 79th Street, about 900 feet west of Little Blue Road. The Final Plat proposes the creation of two lots. This request follows the approval of the Preliminary Plat, Case No. CD-CPC-2023-00088. The Preliminary Plat approved the development of two lots, allowing for the construction of a second house to the south of the existing house. The Final Plat is consistent with the Preliminary Plat and adheres to the lot and building standards outlined 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	In conformance with the approved Preliminary Plat.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	No waivers or deviations requested to 88-323.
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,



Matthew Barnes
Lead Planner



Plan Conditions

Report Date: August 29, 2024

Case Number: CLD-FnPlat-2024-00015

Project: TT Acres

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 submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2024-00015.
2. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits 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.

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

4. Please provide amount due. For 1 single family residential unit, the fee equates to \$1,425.68. An invoice has been assessed under CLD-FnPlat-2024-00015 and is available to pay via CompassKC. Fee shall be paid prior to release of the plat.
5. 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to recording of final plat.

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

6. 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.
7. That the public sanitary sewer system need not be extended, provided that the developer demonstrates that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, and MDNR requirements, prior to recording the Final Plat.
8. 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.
9. 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.
10. 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.

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

11. 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.
12. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulation prior to issuance of any Certificate of Occupancy.

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

13. That the public sanitary sewer system need not be extended, provided that the developer demonstrates that the proposed private sewage disposal system complies with Chapter 18, Kansas City Building Code, in the City's Code of Ordinances, MDNR requirements, and Health Department requirements prior to recording the Final Plat. If the proposed septic system cannot meet requirements, the developer shall be responsible for providing sewer service by other means which may require the extension of a public sewer main.
14. 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.
15. 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.
16. The developer must grant any BMP Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
17. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
18. 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.
19. 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.

FINAL PLAT OF TT ACRES

A MAJOR SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 13, TOWNSHIP 48 NORTH, RANGE 32 WEST

DESCRIPTION:
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 48, RANGE 32, EXCEPT THE EAST 942.85 FEET AND EXCEPT THAT PART IN ROAD, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THE ABOVE DESCRIPTION HAS BEEN TAKEN FROM A GENERAL WARRANTY DEED, RECORDED AS INSTRUMENT NUMBER 2022E0102158, DATED NOVEMBER 10, 2022.

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

"TT ACRES"

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.

UTILITY EASEMENT:
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTORS, ON BEHALF OF THEMSELVES, THEIR HEIRS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

FLOOD INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, MAP NO. S 29095C0261G & 29095C0262G, BOTH REVISED JANUARY 20, 2017, THIS PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING:
THE SUBJECT PROPERTY IS ZONED R-80 (RESIDENTIAL 80)
THE FOLLOWING REQUIREMENTS WERE TAKEN FROM THE KANSAS CITY, MISSOURI MUNICIPAL CODE

LOT SIZE:
MINIMUM LOT AREA - 80,000 SQUARE FEET
MINIMUM LOT AREA PER UNIT - 80,000 SQUARE FEET
MINIMUM LOT WIDTH - 150 FEET
HEIGHT:
MAXIMUM - 35 FEET

SETBACKS:
FRONT SETBACK
MINIMUM - 25% OF LOT DEPTH
MINIMUM GARAGE - 25% OF LOT DEPTH
MAXIMUM REQUIRED - 40 FEET
REAR SETBACK
MINIMUM - 25% OF LOT DEPTH
MAXIMUM REQUIRED - 50 FEET
SIDE SETBACK:
MINIMUM EACH SIDE - 10% OF LOT WIDTH
MAXIMUM REQUIRED - 8 FEET
MINIMUM ABUTTING STREET - 15 FEET

NOTE:
THE DESCRIPTIONS IN THE DEEDS FOR THE SUBJECT PROPERTY AND THE PROPERTY ADJOINING TO THE EAST LEAVE A 1.52 FOOT GAP.

PARKLAND NOTE:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$1,425.68 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 1 SINGLE FAMILY RESIDENTIAL UNIT PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

APPROVALS:
CITY PLAN COMMISSION

APPROVED DATE:
CASE NUMBER: CLD-FNPLAT-2024-00015

PUBLIC WORKS

APPROVED DATE: _____
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 _____, 20____.

QUINTON LUCAS
MAYOR

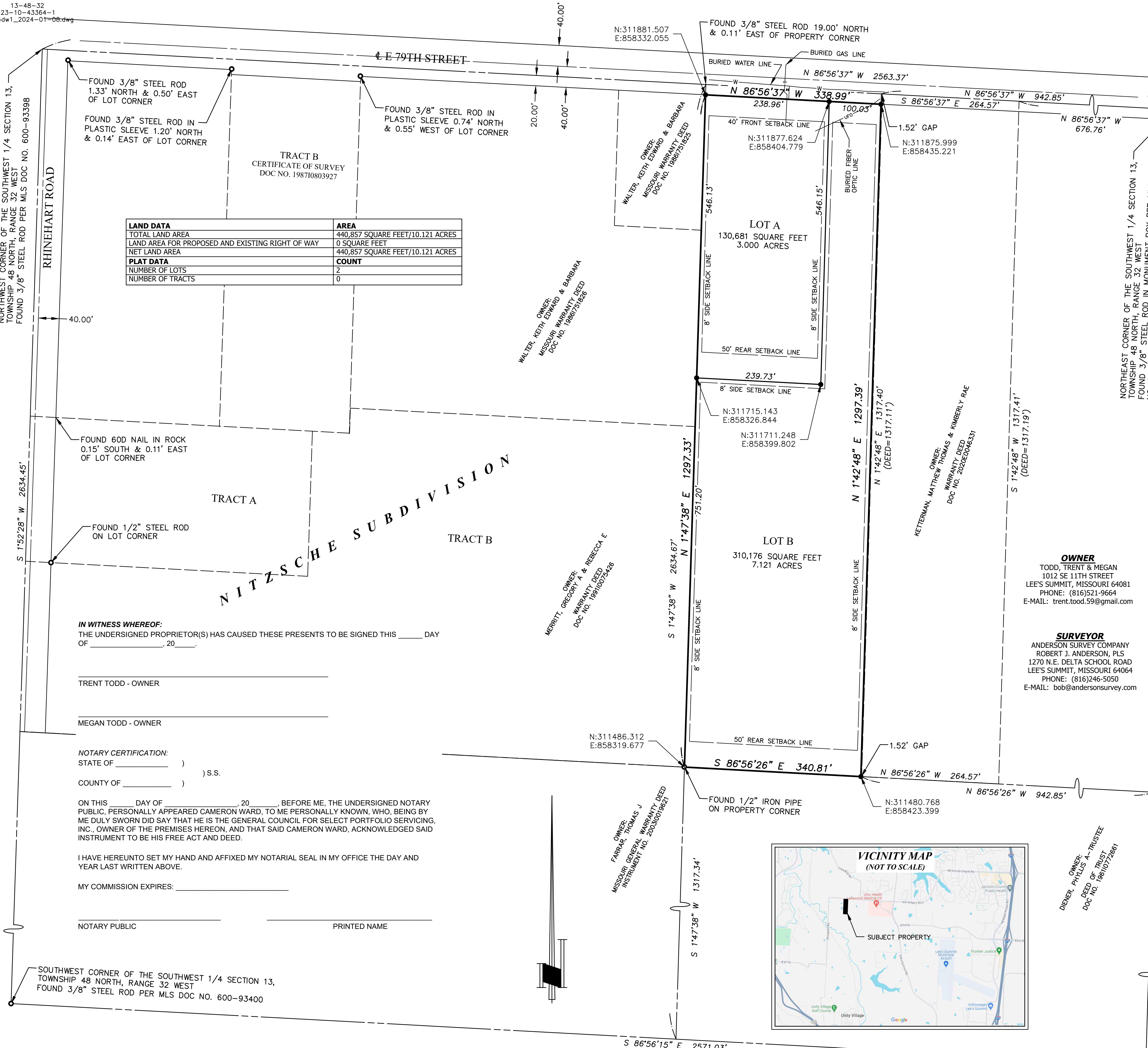
MARILYN SANDERS
CITY CLERK

PLAT DEDICATION: TT ACRES	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: DONATED MONEY-IN-LIEU OF PARKLAND DEDICATION	VINCENT E. BRICE JACKSON COUNTY ASSESSMENT DEPARTMENT
RECORD AS: PLAT	

DATE PREPARED: JANUARY 30, 2024
DATE REVISED: AUGUST 13, 2024

FINAL PLAT

DATE: JANUARY 10, 2024 FOR: TRENT TODD 15201 EAST 79TH STREET KANSAS CITY, MISSOURI, 64139	PROJECT LOCATION: KANSAS CITY, JACKSON COUNTY, MISSOURI
<p>PRENDERSON SURVEY COMPANY 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MISSOURI 64064 (816) 246-5050</p>	
MISSOURI STATE CERTIFICATE OF AUTHORITY, 000076	



LAND DATA	AREA
TOTAL LAND AREA	440,857 SQUARE FEET/10.121 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0 SQUARE FEET
NET LAND AREA	440,857 SQUARE FEET/10.121 ACRES
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	0

IN WITNESS WHEREOF:
THE UNDERSIGNED PROPRIETOR(S) HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20____.

TRENT TODD - OWNER

MEGAN TODD - OWNER

NOTARY CERTIFICATION:
STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CAMERON WARD, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE GENERAL COUNCIL FOR SELECT PORTFOLIO SERVICING, INC., OWNER OF THE PREMISES HEREON, AND THAT SAID CAMERON WARD, ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED.

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

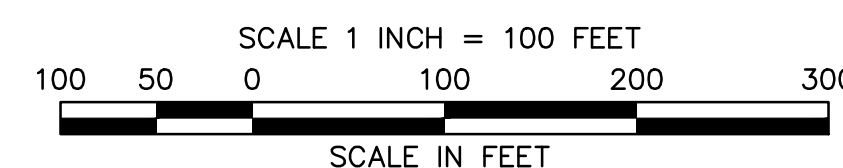
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED NAME

SOUTHWEST CORNER OF THE SOUTHWEST 1/4 SECTION 13,
TOWNSHIP 48 NORTH, RANGE 32 WEST
FOUND 3/8" STEEL ROD PER MLS DOC NO. 600-93400

I HEREBY CERTIFY THAT THE PLAT OF "TT ACRES" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS, AND I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS, TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF.

THE BEARING SYSTEM SHOWN HEREON IS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.



• = SET 1/2" STEEL ROD WITH CAP STAMPED "ASC KLS 3 MLS 760" ON PROPERTY CORNER