



CITY PLAN COMMISSION STAFF REPORT

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

April 2, 2024

Project Name
Limeview Final Plat

Docket #C3

Request
CLD-FnPlat-2023-00025
Final Plat

Applicant
Paul Moss
Anderson Engineering

Owner
Emil Brown
EBrown and Associates, LLC

Location 12800 Holmes
Area About 5.6 acres
Zoning O-2
Council District 6th
County Jackson
School District Grandview 130

Surrounding Land Uses
North: Zoned R-7.5, Single Family Home.
South: Zoned R-7.5, Woodbridge 2nd Plat.
East: Zoned R-80, Undeveloped.
West: Zoned R-7.5, Woodbridge 2nd Plat.

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

Land Use Plan
The Red Bridge Area Plan recommends Residential Medium Density uses for the subject property.

Major Street Plan
The City's Major Street Plan identifies Holmes Road as a Local Link with 4 lanes at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 9-28-2023. Scheduling deviations from 2023 Cycle T have occurred.

- Adjacent property filed an appeal of staff decision regarding the location of the sewer main. Per the Zoning and Development Code all applications associated with a case must be placed on hold until the appeal is resolved.

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 current site is undeveloped and surrounded by existing development. The Woodbridge neighborhood is surrounds the neighborhood to the west and south. There are no regulated streams on the property. Additionally, the property is not located within the floodplain. The property is located approximately 30 feet lower in elevation that the homes to the west.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District O on about 6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street, allowing for the creation of 19 lots and 2 tracts.

CONTROLLING CASE

Case No. CD-CPC-2023-00001 – On January 18, 2023. Approved a Preliminary Plat in District O (Office) on about 6 acres generally located on the west side of Holmes road, approximately 700 feet south of East 127th Street, creating 19 lots and 2 tracts.

PROFESSIONAL STAFF RECOMMENDATION

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

PLAT REVIEW

The request is to consider approval of a Final Plat in District O (office) on about 6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street creating 19 lots and 2 tracts to allow for a detached house residential development. This use was approved in Case No. CD-CPC-2023-00001, which served as the Preliminary Plat. The Preliminary Plat plan proposed to develop 19 lots with an entrance off of Holmes Road. The Preliminary Plat has a future street connection provided to the property to the north which is required by code. Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes		

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: March 26, 2024

Case Number: CLD-FnPlat-2023-00025

Project: Limeview

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 upload Paid Tax Receipts for the most recent applicable year.
2. 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-2023-00025.
3. 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.
4. That prior to recording of the Final Plat the developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan.
5. That prior to obtaining a Certificate of Occupancy for each individual lot 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.
6. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each private open space tract.

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

7. 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.
8. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. 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.
10. The developer shall 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.
11. 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
12. 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.

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

13. The developer shall dedicate additional right of way [and provide easements] for Holmes Road as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.
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.
15. 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.
16. 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.
17. 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.
18. The developer shall 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.

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

19. Dead-end streets in excess of 150 feet in length resulting from a project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)

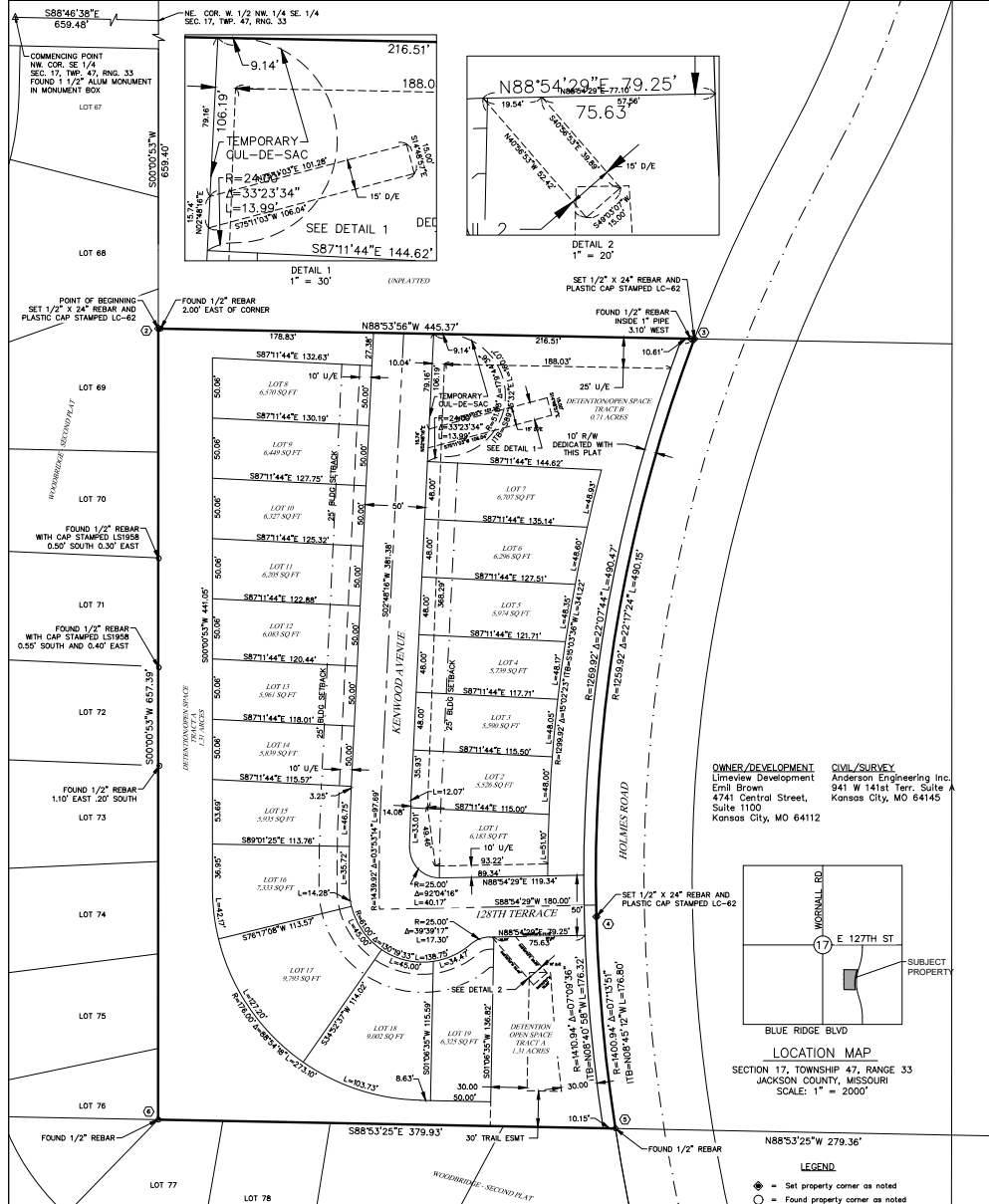
Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

20. 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
21. The 390' long trail proposed to satisfy the parkland dedication requirements shall be a minimum of 8' wide and constructed of concrete as approved with the preliminary plan (CD-CPC-2023-00001) and shall meet the parks standard details for trails.

Condition(s) by Water Services Department. Contact Ghaith Dinn at / ghaith.dinn@kcmo.org with questions.

22. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements
23. The developer shall submit a final stream buffer plan to the Land Development Division 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.
24. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

FINAL PLAT
LIMEVIEW
PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 47, RANGE 33
KANSAS CITY, JACKSON COUNTY, MISSOURI



SURVEYED DESCRIPTION
 All that part of the Southeast Quarter of Section 17, Township 47, Range 33, in the city of Kansas City, Jackson County, Missouri being more particularly described as follows: Commencing at the northeast corner of said Southeast Quarter of Section 17, thence along the north line of said Section 17, South 88 degrees 46 minutes 38 seconds East, a distance of 659.48 feet to the intersection of said north line of said Section 17 and the east line of Woodbridge 2nd Plt, a subdivision in the city of Kansas City, Jackson County, Missouri and its northern prolongation; thence along the east line of said Woodbridge 2nd Plt and its northern prolongation, South 00 degrees 00 minutes 53 seconds West, a distance of 659.40 feet to the northeast corner of said Woodbridge 2nd Plt and said point also being the point of beginning; thence continuing along the east line of said Woodbridge 2nd Plt, South 00 degrees 00 minutes 53 seconds West, a distance of 657.39 feet; thence continuing along the east line of said Woodbridge 2nd Plt, South 88 degrees 33 minutes 25 seconds East, a distance of 379.33 feet to a point of curvature and said point also being the western right-of-way line of Holmes Road; thence on a curve to the right, having a radius of 1400.84 feet, a central angle of 07 degrees 13 minutes 51 seconds, an initial tangent bearing of North 08 degrees 45 minutes 12 seconds West, an arc distance of 176.50 feet; thence continuing along the western right-of-way line of Holmes Road, on a curve to the right, having a radius of 1259.52 feet, a central angle of 22 degrees 17 minutes 24 seconds, an arc distance of 460.15 feet; thence North 85 seconds 56 seconds West, a distance of 445.37 feet to the point of beginning. The above described tract contains 252,210 square feet, 5.79 acres.

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 "LIMEVIEW".

STREET DEDICATION
 Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

EASEMENT DEDICATION
 An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, post mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/A), provided that the easement granted herein is subject to any and all existing easements, any utilities located within the designated utility easements, by virtue of their existence, do hereby consent, consent, and agree that they shall be subordinate to said public 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 any and all obstructions which would interfere with the construction or reconstruction or proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement, no excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the easements thereon without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements. A perpetual, non-exclusive easement on, over and across the areas shown as Drainage Easement (D/E), for the sole purpose of installing, using, operating, maintaining, repairing and replacing drainage facilities as may be necessary.

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.

FLOOD ZONE DESIGNATION
 This area is shown as Flood Zone X, area of minimal flood hazard, per FEMA National Flood Insurance Program Map Number 2009050389G, Effective date January 20, 2017.

STREET GRADINGS
 The street grades for Kenwood Avenue and 128th Terrace were established by the subdivision plat for LIMEVIEW, as shown hereon.

STREET DEDICATION
 Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

MAINTENANCE OF TRACTS
 Tracts A and B are to be used for detention and open space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to Covenant to Maintain Storm Water Detention and BMP Facilities recorded simultaneously with this plat.

PARKLAND DEDICATION
 Tract A will include 390 LF of trail and is to be credited per 88-408-H to satisfy the parkland dedication requirements for 19 units pursuant to Section 88-408-E of the Zoning and Development Code. A total of 0.422 acres are required to satisfy the parkland requirements for this final plat. 368 LF of 8' concrete trail is required for this plat per City Ordinance 633046.

In testimony whereof, I have caused these presents to be signed by, Emil Brown Managing Member, this _____ day of _____, 2023

By: Emil Brown, Managing Member
 STATE OF _____
 COUNTY OF _____

BE IT REMEMBERED that on the _____ day of _____, 2023, before me, the undersigned, a notary public in and for the County and State aforesaid, came to me personally known, who being by me duly sworn did say that he is the Managing Member of a Missouri company, and that said instrument was signed by him and he acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My commission expires: _____ Notary Public
 CITY PLAN COMMISSION PUBLIC WORKS
 Approved Date: _____
 Case Number: _____
 Michael J. Shaw Director

COUNCIL
 This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance _____ duly authenticated as passed this _____ day of _____, 20____.

Mayor Quinton Lucas City Clerk Marilyn Sanders

MISSOURI STATE PLANE COORDINATE TRAVERSE

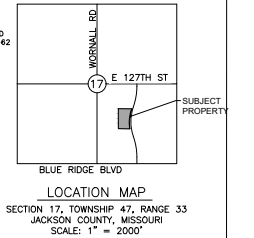
STATION	GRID BEARING	PLAT BEARING	DISTANCE	NORTHING	EASTING
1	N05°02'54"W	N05°33'01"W	1,332.982	301498.041	842490.018
2	N05°02'54"W	N05°33'01"W	1,332.982	302822.584	842372.830
3	S89°34'30"E	S88°53'56"E	135.736	302812.111	842508.173
4	R=384.02	149.384	302867.426	842474.913	
5	R=427.01	53.884	302813.600	842476.817	
6	N85°33'58"W	N88°53'25"W	115.792	302822.252	842361.161
7	N03°20'20"E	N00°00'53"E	200.354	301498.041	842490.018

Vincent E. Brice
 Jackson County Assessment Department

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone, using a combined Grid factor of 0.9999044. Bearing system has been rotated 031°27' per the recorded plot Woodbridge Second Plat. All distances are Grid distances, and all distances and coordinates are in meters.

SURVEYOR'S CERTIFICATE
 I hereby certify that the plat of "LIMEVIEW" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys defined in 20 CSR 200-16 and jointly established by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Agriculture, Land Survey Division to the best of my professional abilities, knowledge and beliefs. 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 knowledge and belief.

03/21/2024
 Date Samuel J. DeHoff
 Missouri P.L.S. No. 201300041
 Anderson Engineering



COUNTY RECORDING INFORMATION
 Plat Dedication: Reserved for County Recording Stamp
 LIMEVIEW
 Private Open Space Dedication: 0.25 acres
 Record As: Plat



DRAWING INFO.

NO.	DATE	BY	DESCRIPTION
1	03/20/2024	SD	Revised per City comments dated 03/14/2024

NO.	DATE	BY	DESCRIPTION
1	03/20/2024	SD	Revised per City comments dated 03/14/2024

LAND USE	SQUARE FEET	ACRES
RESIDENTIAL	121,838	2.84
STREET	33,631	0.77
TRACT A	57,197	1.31
TRACT B	36,877	0.71
RIGHT OF WAY TO BE DEDICATED	6,669	0.15
TOTAL	252,212	5.79



MISSOURI STATE PLANE COORDINATE TRAVERSE

STATION	GRID BEARING	PLAT BEARING	DISTANCE	NORTHING	EASTING
1	N05°02'54"W	N05°33'01"W	1,332.982	301498.041	842490.018
2	N05°02'54"W	N05°33'01"W	1,332.982	302822.584	842372.830
3	S89°34'30"E	S88°53'56"E	135.736	302812.111	842508.173
4	R=384.02	149.384	302867.426	842474.913	
5	R=427.01	53.884	302813.600	842476.817	
6	N85°33'58"W	N88°53'25"W	115.792	302822.252	842361.161
7	N03°20'20"E	N00°00'53"E	200.354	301498.041	842490.018



SHEET NUMBER
 1 OF 1