

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00042

Hohl Farm



KANSAS CITY
Planning & Dev

May 20, 2026

Docket # 3

Request

Development Plan

Applicant

Lane Edson
NSPJ Architects

Owner

Carrie & Christopher Hohl

Site Information

Location	11611 Blue River Road
Area	19.7 Acres
Zoning	R-80
Council District	6 th
County	Jackson
School District	Hickman Mills C-1

Surrounding Land Uses

North: Residential, R-80
South: Residential, R-80
East: Residential, R-80
West: Residential, R-80

KC Spirit Playbook Alignment

CD-CPC-2026-00042 - Medium

Land Use Plan

The Red Bridge Area Plan recommends Residential Low Density and Conservation for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

E 116th Street is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks a development plan acting as a preliminary plat to allow for two principal structures on one lot. Currently there is an existing single-family dwelling, the applicant would like to build a second single-family dwelling on the same property.

Existing Conditions

A barn with an attached accessory dwelling unit sits on the subject site with a driveway connection it to E 116th St. The west side of the lot is an open field, while the east side is forested.

Neighborhood(s)

This site is located within the Southern Communities Coalition.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on May 11, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CLDMS-2026-00023- Lot line adjustment. Adjusting the east lot line to allow for the water connection to be on one property. Under Review.

Project Timeline

The application was filed on March 27, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #3 Approval with Conditions.



PLAN REVIEW

The applicant seeks a development plan to allow two principal structures on the subject site in an R-80 zoning district. Currently, there is an existing dwelling unit attached to a barn. The property owners want to build a second single-family dwelling on the northeast corner of the property. The applicant is also proposing a greenhouse and accessory barn.

The size and location of the proposed building would have changed the existing building from the principal structure to an accessory dwelling unit. Accessory units are not allowed to be located in the front yard and are required to be smaller than the principal structure. Staff discussed two possible options with the applicant:

1. Apply for variances for the accessory dwelling unit for the size and location.
2. Apply for a development plan for two principal structures.

The applicant chose to move forward with a development plan as there is no true hardship present which is required for variances.

The proposed building will be 10,889 square feet and 22 feet and 10 inches at its highest point. The façade will consist of a wood-look rain screen, slate masonry, natural gray stone, and genuine stucco.

The site will be accessed from E 116th Street which is a privately-owned street accessed from Blue River Road.

Concurrently, the applicant is seeking a lot line adjustment to increase the lot size on the east side of the property. This will also bring the property into compliance with Water Services.

A total of 1.47 acres of tree canopy will be removed for the construction of the new house and the green house, but 7.10 acres of tree canopy are to remain. Additionally, there are two large open grass fields providing ample green space.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	
Accessory Uses & Structures (88-305)	Yes, subject to conditions.	The future green house encroaches onto the front yard. The applicant will revise the site plan prior to ordinance request.
Parkland Dedication (88-408)	Yes, subject to conditions.	
Tree Preservation & Protection (88-424)	Yes	
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes, subject to conditions	Subject site will remain heavily forested and have open grass fields.
Pedestrian Standards (88-450)	Yes	Subject site has an existing network of trails.

SPECIFIC REVIEW CRITERIA

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed plan complies with the standards of the Zoning and Development Code except for the accessory structure standards. The proposed greenhouse is in front of the existing principal structure, thus encroaching onto the front yard. Staff included a condition to have the applicant revise the site plan to move the greenhouse back to be either behind or aligned with the front wall of the existing principal building.

"Does not really align or not align very well as this is a single-family home. However, if green building and site materials & design were being proposed and ADA features - could say

aligns by minimizing impact on the natural environment and providing a home accessible to people who are physically disabled or aging in place.” – Susan Cronander, 6th district planner.

B. The proposed use must be allowed in the district in which it is located.

Single-family dwellings are permitted in an R-80 zoning district. However, multiple single-family dwellings on the same lot require approval of a development plan.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

The subject site will be accessed through an existing driveway off E 116th Street that splits into two driveways. One leads to the existing principal building, the other to the proposed principal building.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

Short and long-term bicycle parking is not provided as it is not required for household living between 1-7 dwelling units.

The subject site has an existing network of trails that connect both existing and proposed buildings.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The subject site has access to water, sewer, and gas lines.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed building’s façade will consist of a wood-look rain screen, slate masonry, natural gray stone, and genuine stucco. The accessory barn will have wood-like rain screen material, while the greenhouse will be all windows. The existing building’s façade consists of gray stone which matches the proposed building.

The existing houses on E 116th Street are either red brick, brown stone, or wood painted red. The proposed new building on the subject site will be surrounded by trees and not seen from the street.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The majority of the existing vegetation will remain. The property is heavily forested providing natural screening for the existing and proposed buildings on site. Street trees will not be provided, however the applicant will provide a streetscape plan prior to starting work in the public right-of-way.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The existing driveway is paved with asphalt; the same material will be used for the proposed driveway. This is the only impervious surface proposed on the development plan.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The applicant submitted a tree preservation and mitigation plan; the plan shows no mitigation is required. The site currently hosts 8.57 acres of tree canopy. A total of 1.47 acres of tree canopy will be removed for the construction of the new house, new driveway, and green house, but 7.10 acres of tree canopy are to remain.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,



Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To
Recommended By Staff

Report Date: May 14, 2026

Case Number: CD-CPC-2026-00042

Project: Hohl Farm

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stephanie Saldari at (816) 513-8814 / Stephanie.Saldari@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy. (4/16/2026)
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector. (5/14/2026)
3. The applicant shall revise and resubmit the site plan showing the greenhouse to be behind the existing houses prior to ordinance request. (5/14/2026)

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

4. Fire hydrant distribution shall follow IFC-2018 Table C102.1 (4/13/2026)
5. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1) (4/13/2026)
6. 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) (4/13/2026)

Condition(s) by Parks & Recreation. Contact Angela Eley at (816) 513-7599 / angela.eley@kcmo.org with questions.

7. Pay parkland dedication money in lieu in the amount of \$445.46 to pay before Certificate of Occupancy obtained (4/10/2026)

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

8. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first. (4/13/2026)
9. 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. (4/13/2026)

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

10. 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. (4/13/2026)

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

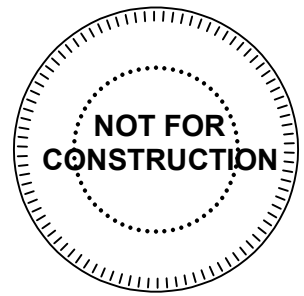
11. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(4/09/2026)

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

12. The existing water main along Blue River Road is only a 2" diameter main according to our GIS maps. It is likely the 8" DIP water main to the south will need to be extended north to provide adequate flow and pressure for the new fire and domestic demands. If after confirming existing flow and pressure vs. proposed demands a larger main is needed, then the developer shall submit water main extension plans prepared by a Missouri PE for review and permitting through CompassKC. The plans shall be under contract (permit) prior to building permit issuance or final plat recording whichever occurs first. (4/09/2026)

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

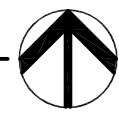
13. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities. The developer shall submit plans for grading, siltation, and erosion control to KC Water 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. (4/06/2026)



HOHL FARM DEVELOPMENT PLAN

ARCHITECTURAL SITE PLAN

1" = 60'-0"



PROJECT TEAM:

ARCHITECT:
NSPJ ARCHITECTS, P.A.
9415 NALL AVE., SUITE 300
PRAIRIE VILLAGE, KS 66207
TEL: (913)-831-1415
FAX: (913)-831-1563
CONTACT: TIM HOMBURG, AIA
EMAIL: THOMBURG@NSPJARCH.COM

LANDSCAPE ARCHITECT:
NSPJ ARCHITECTS, P.A.
9415 NALL AVE., SUITE 300
PRAIRIE VILLAGE, KS 66207
TEL: (913)-831-1415
FAX: (913)-831-1563
CONTACT: KATIE MARTINOVIC, RLA
EMAIL: KMEYER@NSPJARCH.COM

CIVIL ENGINEER
JASON BASEL
11827 W. 112TH ST., SUITE 200
OVERLAND PARK, KS 66210
TEL: (913)-317-9390
FAX: (913)-317-9385
CONTACT: JASON BASEL
EMAIL: JBASEL@MKEC.COM

CODE/AHJ:

APPLICABLE CODES:
ALL CONSTRUCTION SHALL COMPLY WITH THE [2018]
EDITION OF THE INTERNATIONAL RESIDENTIAL
CODE.

AUTHORITY HAVING JURISDICTION:
KANSAS CITY, MISSOURI

SHEET INDEX:

01-DRAWINGS
1 COVER SHEET & SITE PLAN
12 FRONT & LEFT ELEVATIONS
13 REAR & RIGHT ELEVATIONS

03-CIVIL
1 CG101 GRADING PLAN
12 CG102 UTILITY PLAN

04-LANDSCAPE
SP1.00 LANDSCAPE SITE PLAN

PROJECT AREAS:

LOWER LEVEL **1,560 SF**
FIRST FLOOR **3,593 SF**
APPROX. FINISHED AREA: 5,153 SF

LOWER LEVEL UNFINISHED **3,487 SF**
GARAGE **1,664 SF**
TERRACE **585 SF**
APPROX. UNFINISHED AREA: 5,736 SF

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-80	R-80		
GROSS LAND AREA				
IN SQUARE FEET	1,198,566	1,198,566		
IN ACRES	27.51	27.51		
RIGHT OF WAY DEDICATION				
IN SQUARE FEET	N/A	N/A		
IN ACRES	N/A	N/A		
BUILDING AREA (SQ. FT.)	3,900	18,373		
FLOOR AREA RATIO	0.0003	0.02		
RESIDENTIAL USE INFORMATION				
DETACHED HOUSE	1	1		
ZERO LOT LINE HOUSE				
COTTAGE HOUSE				
SEMI-ATTACHED HOUSE				
TOWNHOUSE				
TWO UNIT HOUSE				
COLONNADE				
MULTIPLEX				
MULTI-UNIT BUILDING				
TOTAL LOTS				
RESIDENTIAL	1	1		
PUBLIC/CIVIC				
COMMERCIAL				
INDUSTRIAL				
OTHER				

88-425 OTHER SITE STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	N/A
88-415 Stream Buffer	None on Site
88-430 Outdoor Lighting	Screened by Existing Trees
88-435 Outdoor Display, Storage and Work Areas	N/A
88-445 Signs	N/A
88-450 Pedestrian Standards	Existing Trails Shown

BUILDING DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	50'	50'		
FRONT SETBACK	40'	40'		
SIDE SETBACK	8'	8'		
SIDE SETBACK (ABUTTING STREET)	15'	15'		
HEIGHT	N/A	23'		

A NEW SITE PLAN FOR:
HOHL FARM
11611 BLUE RIVER RD
KANSAS CITY, MO

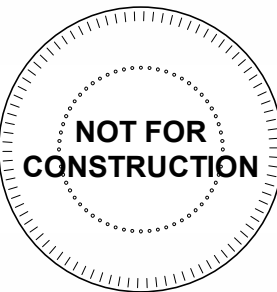
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03.27.26 DEVELOPMENT PLAN

REVISIONS

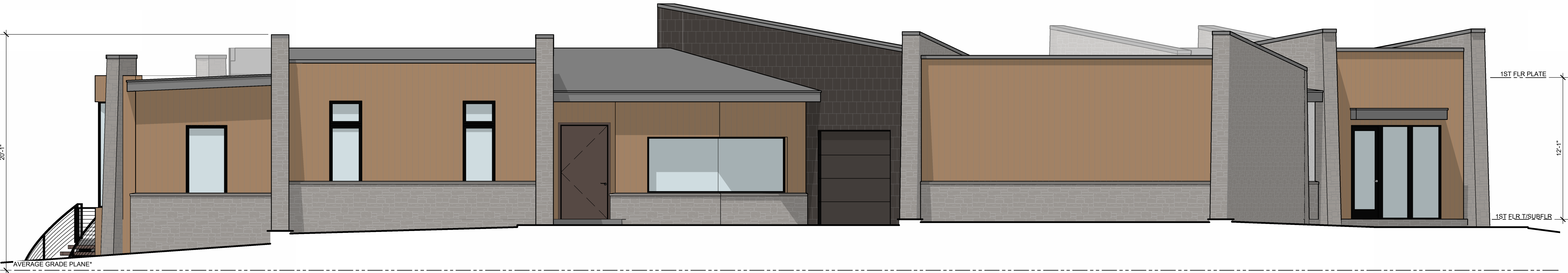
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DATE 03.27.26
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DEVELOPMENT PLANS

SHEET NAME
COVER SHEET & SITE PLAN
SHEET NO.

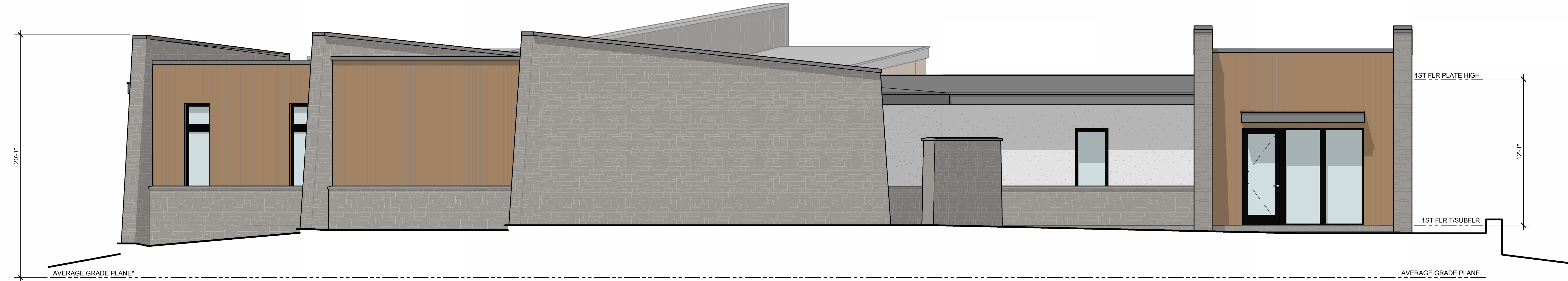
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*AVERAGE FINISHED GROUND LEVEL CALCULATED PER
ZONING ORDINANCE 88-820-13



FRONT CONCEPT ELEVATION
1/4" = 1'-0"



LEFT CONCEPT ELEVATION
1/4" = 1'-0"

A NEW SINGLE FAMILY HOME:
HOHL FARM
11611 BLUE RIVER RD
KANSAS CITY, MO

DRAWING RELEASE LOG
03.27.2026 DEVELOPMENT PLAN

△ REVISIONS

MATERIAL LEGEND

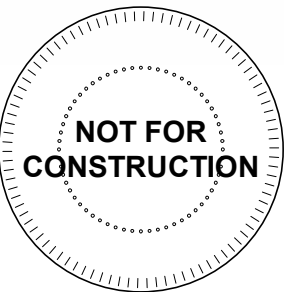
	WOOD-LOOK RAIN SCREEN		NATURAL STONE
	SLATE MASONRY		GENUINE STUCCO

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TWH/LFE
DEVELOPMENT PLANS

DATE
03.26.26

SHEET NAME
FRONT & LEFT ELEVATIONS

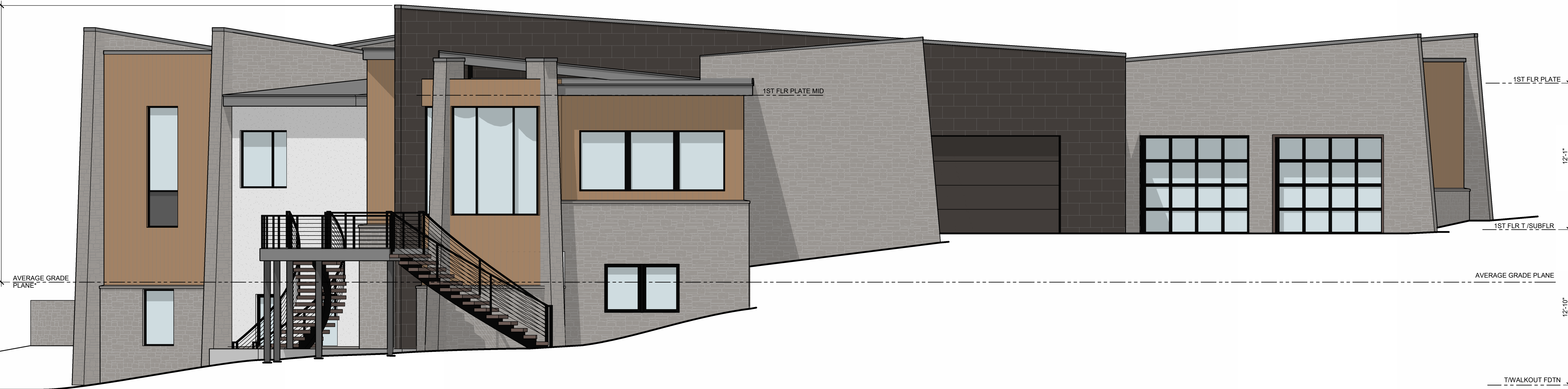
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12



*AVERAGE FINISHED GROUND LEVEL CALCULATED PER
ZONING ORDINANCE 88-820-13



REAR CONCEPT ELEVATION
1/4" = 1'-0"



RIGHT CONCEPT ELEVATION
1/4" = 1'-0"

A NEW SINGLE FAMILY HOME:
HOHL FARM
11611 BLUE RIVER RD
KANSAS CITY, MO

DRAWING RELEASE LOG
03.27.2026 DEVELOPMENT PLAN

△ REVISIONS

MATERIAL LEGEND

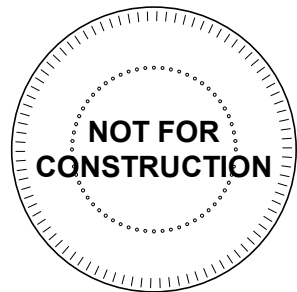
	WOOD-LOOK RAIN SCREEN		NATURAL STONE
	SLATE MASONRY		GENUINE STUCCO

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762824
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TWH/LFE
DEVELOPMENT PLANS

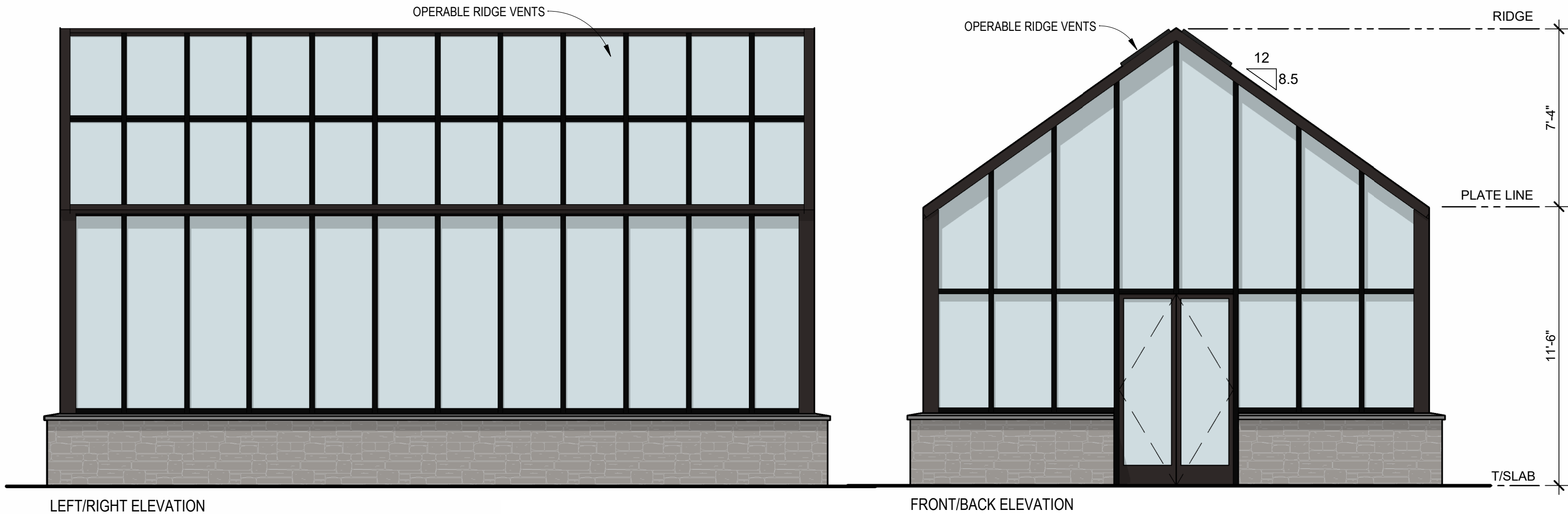
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SHEET NAME
REAR & RIGHT ELEVATIONS

SHEET NO.
13



FUTURE ACCESSORY BUILDINGS CONSISTENT WITH SETBACK,
HEIGHT, AND FOOTPRINT REQUIREMENTS FOR R-80 ZONING
PER ZONING ORDINANCE 88-305-02

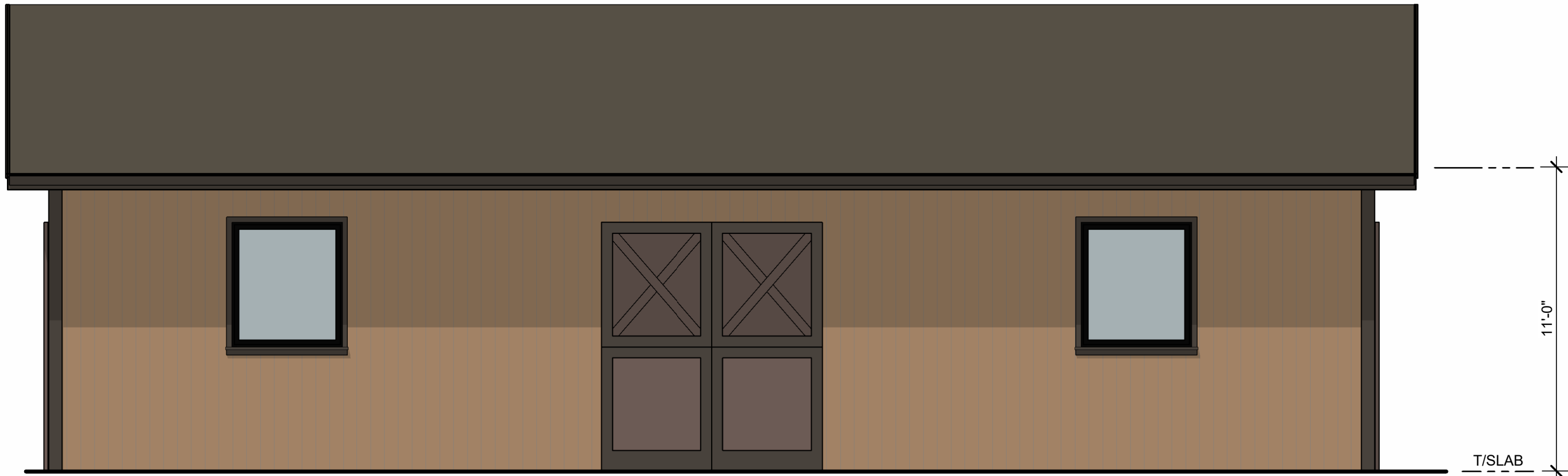


LEFT/RIGHT ELEVATION

FRONT/BACK ELEVATION

FUTURE GREENHOUSE CONCEPT ELEVATIONS

1/4" = 1'-0"



LEFT/RIGHT ELEVATION



FRONT/BACK ELEVATION

FUTURE ACCESSORY BARN CONCEPT ELEVATIONS

1/4" = 1'-0"

MATERIAL LEGEND

- | | | | |
|--|-----------------------|--|----------------|
| | WOOD-LOOK RAIN SCREEN | | NATURAL STONE |
| | SLATE MASONRY | | GENUINE STUCCO |

A NEW SINGLE FAMILY HOME:
HOHL FARM
11611 BLUE RIVER RD
KANSAS CITY, MO

DRAWING RELEASE LOG
03/27/2026 DEVELOPMENT PLAN

REVISIONS
COMMENT RESPONSE 05.01.2026

JOB NO. 762824
DRAWN BY TWH/LFE
DATE 05.01.26
DEVELOPMENT PLANS

SHEET NAME
ACCESSORY ELEVATIONS

SHEET NO. 14



NOTES:

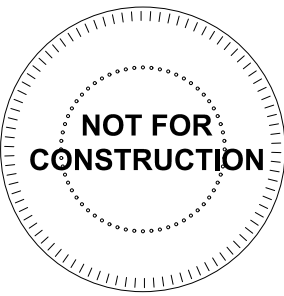
- SEE SITE PLAN FOR OVERALL PROPERTY.
- SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.

nsppj
ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE

11627 W. 112th Street, Suite 200
Overland Park, KS 66210
913.831.1415
MKEC Project No. 2502010889
Engineering No. 2061009364

P.913.831.1415
NSPJARCH.COM

9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207



DEVELOPMENT PLANS FOR:
HOHL FARM
11611 BLUE RIVER RD
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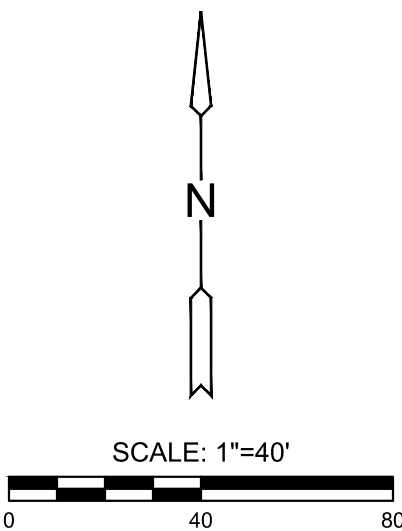
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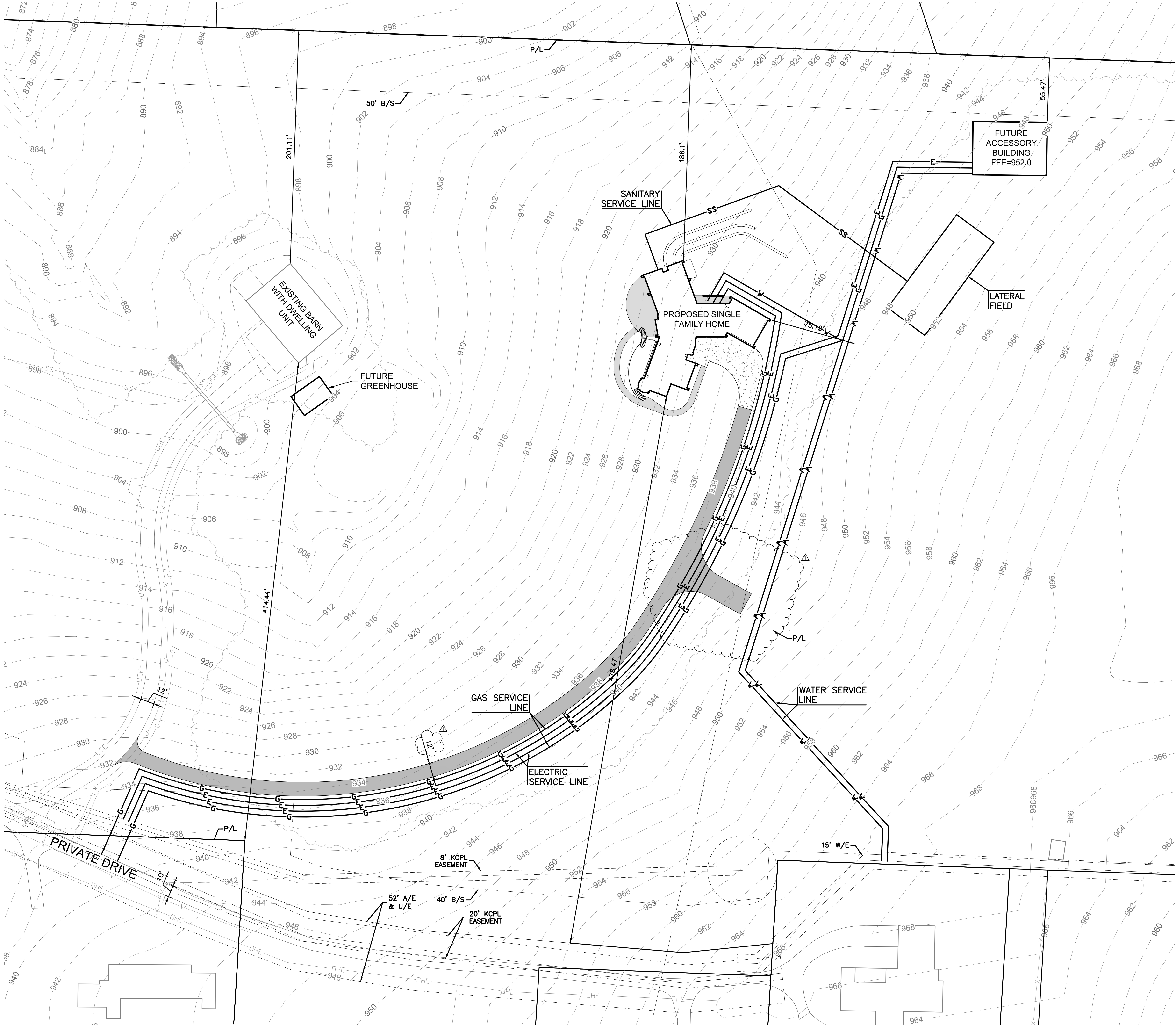
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COMMENT RESPONSE	05.01.2026

JOB NO. 762824	DATE 05.01.2026
DRAWN BY JLB	
DEVELOPMENT PLANS	

SHEET NAME
GRADING PLAN

SHEET NO.
CG101





NOTES:

- 1. SEE SITE PLAN FOR OVERALL PROPERTY.
- 2. SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.



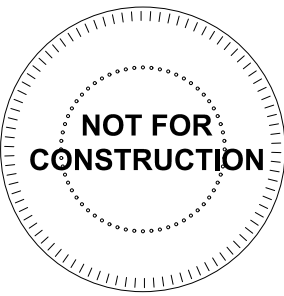
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nspj
ARCHITECTS

ARCHITECTURE
LANDSCAPE
ARCHITECTURE

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NSPJARCH.COM

9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207



DEVELOPMENT PLANS FOR:

HOHL FARM

11611 BLUE RIVER RD
KANSAS CITY, MO

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03.27.26 DEVELOPMENT PLAN

REVISIONS	
COMMENT RESPONSE	05.01.2026

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762824

DATE
05.01.2026

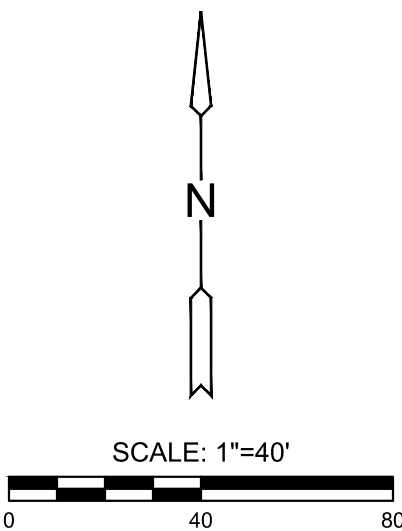
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JLB

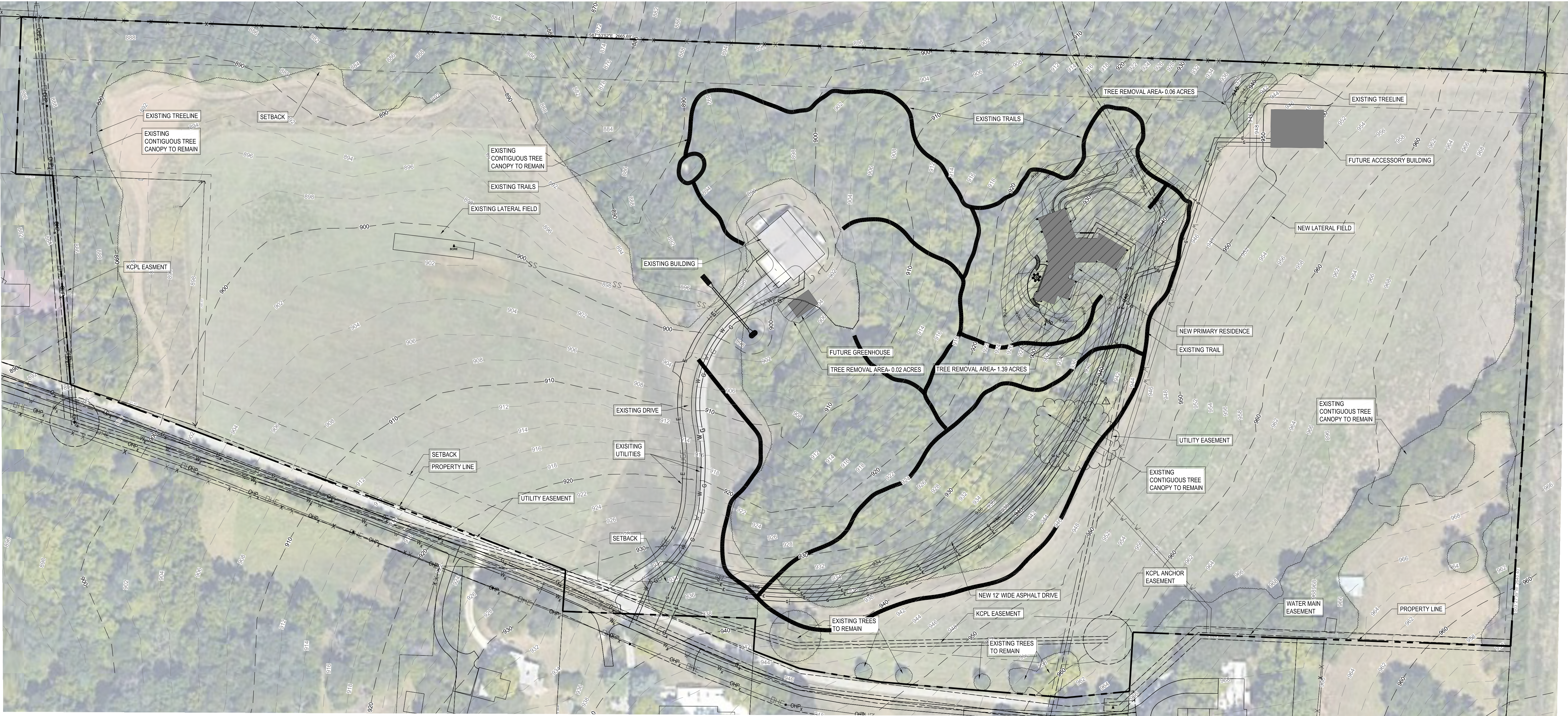
DEVELOPMENT PLANS

SHEET NAME
UTILITY PLAN

SHEET NO.

CU101





LANDSCAPE REQUIREMENTS (KC, MO)

- 88-424-TREE PRESERVATION AND PROTECTION**
88-424-03 EXEMPTIONS
88-424-03-1. PROPERTIES WITH EXISTING AGRICULTURAL USES FOR AT LEAST ONE PLANTING SEASON.
- 88-424-06-C. PLAN CONTEXT FOR TREE PRESERVATION AND MITIGATION PLAN
1. SITE LAYOUT
 2. AREAS OF EXISTING TREE CANOPY TO REMAIN
 3. AREAS OF EXISTING TREE CANOPY COVER TO BE REMOVED, DENOTING CONTIGUOUS TREE CANOPY TO ONE DECIMAL POINT.
 4. NOTE STATING THAT NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.- N/A
 5. INFORMATION REGARDING ANY REQUIRED MITIGATION PER 88-424-07, INCLUDING:
 - a. CHART SHOWING ACREAGE OF CONTINUOUS TREE CANOPY OF ONE ACRE OR GREATER TO BE REMOVED AND PRESERVED, AND REQUIRED CALIPER INCHES FOR MITIGATION; LOCATION OF TREES TO BE PLANTED. DENOTING TREES REQUIRED TO MEET 88-425 LANDSCAPING AND SCREENING AND THOSE PLANTED TO FURTHER MEET REQUIRED MITIGATION; LOCATION AND ACREAGE OF ALL STREAM BUFFER ZONES AND AREAS TO BE DISTURBED; AND
 - b. PAYMENT TO THE CAPITAL IMPROVEMENT SALES TAX FUND-TREE PLANTING WHEN USED FOR FULL MITIGATION EFFORTS OR IN COMBINATION WITH PLANTING MITIGATION. N/A
- 88-424-07-A. MITIGATION RATE:
1.TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED ON THE ENTIRE DEVELOPMENT SITE. SUBTRACT TOTAL ACREAGE OF ALL AREAS OR CONTIGUOUS TREE CANOPY COVER OF ONE ACRE OR MORE PRESERVED OUTSIDE OF ANY STREAM BUFFERS.
- 1.39 ACRES AT NEW RESIDENCE + 0.02 ACRES AT NEW GREENHOUSE + 0.06 ACRES AT ACCESSORY BUILDING = 1.47 ACRES OF TREE REMOVAL
SEE TABLE- ATTACHED

88-425-04 LANDSCAPING AND SCREENING

88-425-04-A. SETBACKS AND OPEN SPACE
THE SETBACK AND OPEN SPACE AREAS REQUIRED BY THIS ZONING AND DEVELOPMENT CODE MUST BE LANDSCAPED, EXCEPT WHERE THEY ARE:

2. SCREENED FROM PUBLIC VIEW; OR
3. RETAINED IN THEIR NATURAL (VEGETATED) STATE.

LANDSCAPING NOT REQUIRED OR PROVIDED.

88-424 TREE PRESERVATION AND PROTECTION	CALCULATION	UNITS
Step & Process		
1a-Total acreage of continuous canopy to be removed	1.47	Acres
1b- Total acreage of continuous canopy to be preserved outside of any stream buffers	8.57	Acres
1c- Step 1a- Step 1b	-7.10	Acres
If 2b is a negative number, no mitigation required		

LANDSCAPE REQUIREMENTS	Required	Proposed	Alternate Requested?	Approved
88-425-03 Street Trees	N/A	N/A		
88-425-04 General	N/A	N/A		
88-425-05 Perimeter Vehicular Use Area	N/A	N/A		
Adjacent to Streets				
Buffer Width	N/A	N/A		
Trees	N/A	N/A		
Shrubs/Wall/Berm	N/A	N/A		
Adjacent to Residential Zones				
Buffer Width	N/A	N/A		
Shrubs/Berm/Fence/Wall	N/A	N/A		
88-425-06 Interior Vehicular Use Area				
Interior Area	Screened by Existing Trees	N/A		
Trees	N/A	N/A		
Shrubs	N/A	N/A		
88-425-07 Parking Garage Screening	N/A	N/A		
88-425-08 Mechanical/Utility Equipment Screening	N/A	N/A		
88-425-09 Outdoor Use Screening	N/A	N/A		

LANDSCAPE SITE PLAN

1" = 60'-0"



A NEW SITE PLAN FOR:
HOHL FARM
11611 BLUE RIVER RD
KANSAS CITY, MO

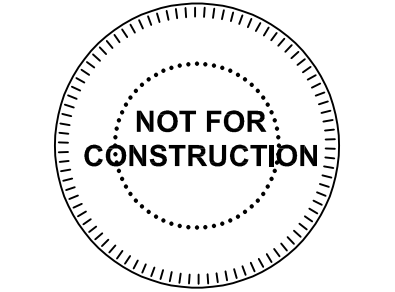
DRAWING RELEASE LOG
● 03.30.26 DEVELOPMENT PLAN
● 05.04.26 DEV. PLAN RESUBMITTAL

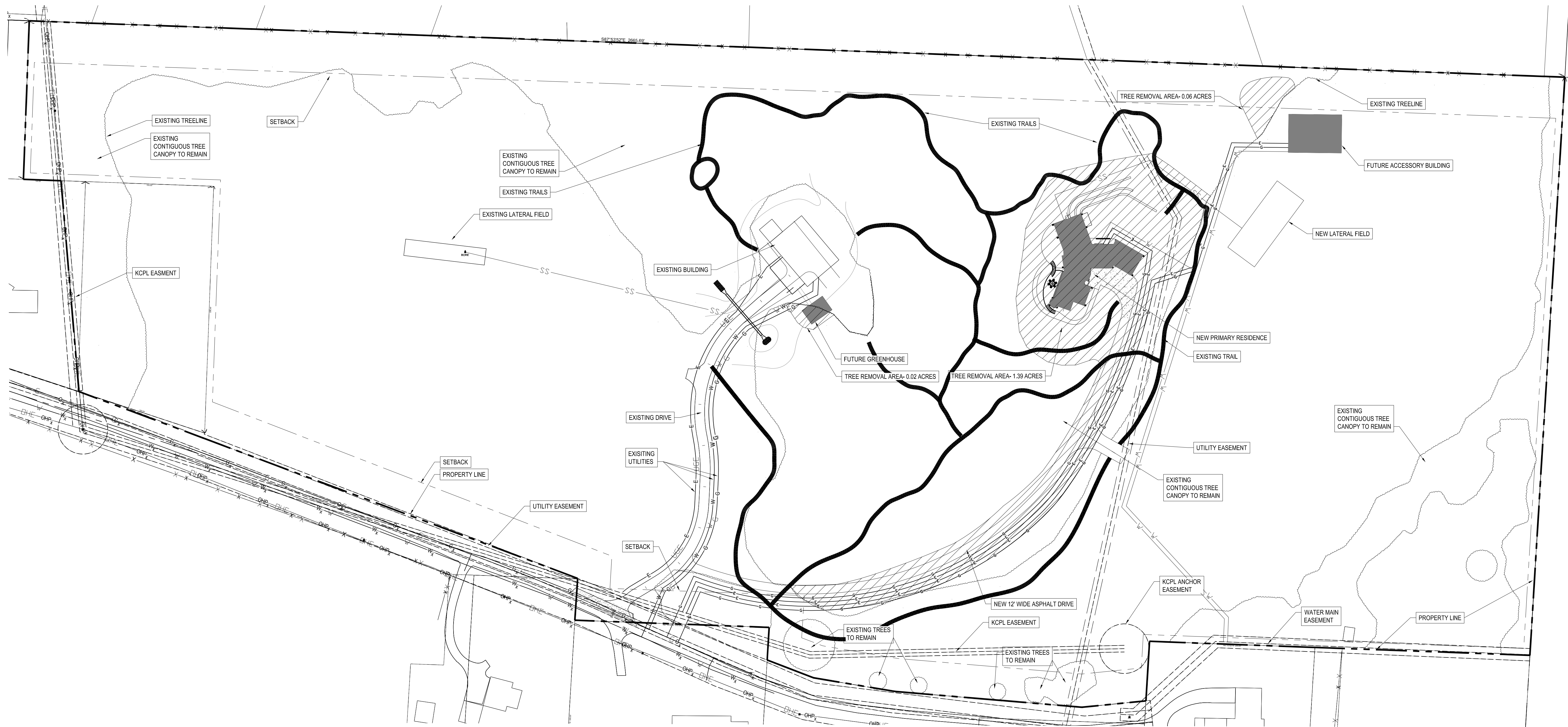
REVISIONS
COMMENT RESPONSE 05.01.2026

JOB NO. 762824
DRAWN BY KRM/SLW
DATE 05.04.26

SHEET NAME
TREE REMOVAL AND
LANDSCAPE PLAN
SHEET NO.
L1.00

nspj
ARCHITECTS
ARCHITECTURE
LANDSCAPE
ARCHITECTURE
P.913.831.1415
NSPJARCH.COM
9415 NALL AVE., #300
PRAIRIE VILLAGE,
KANSAS, 66207
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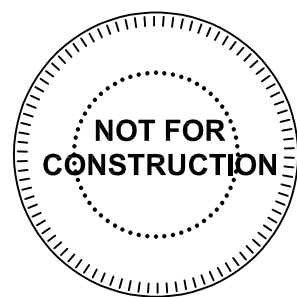




LANDSCAPE SITE PLAN w/o TOPOGRAPHY
1" = 60'-0"



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A NEW SITE PLAN FOR:
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REVISIONS
COMMENT RESPONSE
05.01.2026

JOB NO.
762824
DRAWN BY
KRM/SLW
DATE
05.04.26

SHEET NAME
SITE PLAN
SHEET NO.
L1.01

NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

- ☐ Permit
- ☐ Preliminary plat
- ☒ Development plan CD-CPC-2026-00042
- ☐ Rezoning from District _____ to District _____

Project Description:

Development Plan for Construction of Single Family Residence

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name: Alex Reed
Email: alex.reed@lathropgpm.com
Phone: 816-460-5539
Title/Role: Associate
Company/Employer: Lathrop GPM LLP
Christopher and Carrie Hohl
Representing:

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,

Alex Reed

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

9214 7969 0099 9790 1660 2038 86

Certified Mail Fee

\$ **\$5.30**

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) **\$4.40**
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required **\$0.00**
☐ Adult Signature Restricted Delivery \$

Postage

\$ **\$1.630**

Total Postage and Fees

\$ **\$11.330**

Sent To

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

Southern Communities Coalition
6103 E 109th Street
Kansas City, MO 64134

4/16/2026 4:15:33PM

PS Form 3800, January 2023

See Reverse for Instructions



Code: Read - 772171

Public Meeting Notice

Please join Christopher and Carrie Hohl
for a meeting about Development Plan for Construction of Single Family Residence
case number CD-CPC-2026-00042

proposed for the following address: 11611 Blue River Rd

Meeting Date: May 11th, 2026

Meeting Time: 5:00 PM

Meeting Location: <https://lathropgpm.zoom.us/j/91411763962>
Meeting ID: 914 1176 3962

Project Description:

Development Plan for a newly constructed single family home as the primary residence on a property with an existing residence in the form of a barn with attached dwelling unit.

If you have any questions, please contact:

Name: **Alex Reed**

Phone: **816-460-5539**

Email: **Alex.Reed@lathropgpm.com**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink that reads "Alex Reed". The signature is fluid and cursive.

Alex Reed, Lathrop GPM

Meeting Sign-In Sheet

Project Name and Address

Hohl Farms Development Plan (Residential) - 11611 Blue River Rd

Hohl Farms Development Plan (Residential) - 11611 Blue River Rd

[illegible]

[illegible]



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00042

Meeting Date: May 11, 2026

Meeting Location: Virtual (Zoom)

Meeting Time (include start and end time): 5:00 PM - 5:40 PM

Additional Comments (optional):

Playbook Checklist

This is the Playbook Checklist for development case reviews completed by district planners for controlling cases.

Case Overview

District Planner D6: Susan Cronander	Date of Review 4/7/2026	Location 11611 Blue River Road
Case Number CD-CPC-2026-00042	Case Type Development Plan	
Is there a companion case? No		
Is this a Major Development? No		
Area Plan Red Bridge Area Plan	Future Land Use Low Density Residential Conservation District	

Project Analysis

Land Use Impact Analysis

Area Plan is Red Bridge

Future Land Use is Residential Low Density with Conservation Overlay

Adding 1 SF home to a 19.7 acre property with one existing unit.

Not in a floodzone.

Will remove some tree cover -0 1.47 acres - but most of the tree cover remains.

Building close to top of a hill with > 15% slope

Are there 2 parcels as part of this development? Parcel Viewer shows different owners.

Shows septic and water for both the sf home and a large accessory building on the adjacent parcel just to the NE.

The Land Use Chapter of the Red Bridge Area Plan shows this parcel within an opportunity area - but the focus seems to be if a large development is proposed, then multiple house types and units should be encouraged. Mostly focuses on a proposed 200+ unit development around the Kernoodle Lakes.

Mobility Impact Analysis

n/a - Single family home added to a large property - 19.7 acres - with an accessory dwelling unit. Negligible traffic impact.

Sustainability Impact Analysis

one single family home on almost 20 acres, removing trees - negative impact but negligible. No information on green building or paving.

Housing Impact Analysis

n/a

Public Realm Impact Analysis

n/a

Additional Analysis

n/a

Overall Alignment with Area Plan

Medium

Overall Alignment with Development Form Guidelines

Medium

Development Form

Neighborhood

Global Design Guidelines Evaluation

Accommodates safe and convenient travel access

Medium

Avoids creating or perpetuating barriers

More Info

Creates new neighborhoods with distinctive character

N/A

Enhances the safety and inclusiveness for everyone

N/A

Improves access to daily needs

N/A

Improves opportunities for affordable housing

N/A

Integrates with the surrounding area

Medium

Minimizes impact on the natural environment

More Info

Preserves, refurbishes, and reuses historic buildings

N/A

Provides a mix of uses or increases housing diversity

N/A

Provides a continuous street network

N/A

Provides well-designed and activated public spaces

N/A

Supported by infrastructure designed to last 100 years

Medium

Uses infill sites and existing infrastructure effectively

N/A

Goal Supporting Criteria Evaluation

Connected City

N/A

Diversity & Opportunity

N/A

Healthy Environment

More Info

History, Arts & Culture

N/A

Parks & Open Space

N/A

People of All Ages

More Info

Smart City

N/A

Strong & Accessible Neighborhoods

N/A

Sustainable & Equitable Growth

Low

Well-Designed City

N/A

Overall Alignment with KC Spirit Playbook

Low

Staff Comments

Does not really align or not align very well as this is a single family home. However, if green building and site materials & design were being proposed and ADA features - could say aligns by minimizing impact on the natural environment and providing a home accessible to people who are physically disabled or aging in place.

Recommended Conditions/Corrections

Questions - is the property to the west part of this application? Are green building materials, mechanicals and site design being used? Are trees being replaced? Is the home ADA accessible and/or accessible for people aging in place?