



CITY PLAN COMMISSION STAFF REPORT

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

February 21, 2023

Project Name
Shoemaker

Docket #2

Request

.1 - CD-CPC-2022-00198 – Rezoning without plan.
.2 – CD-CPC-2022-00197 – Preliminary plat

Applicant

Patricia Jensen
Rouse Frets White Goss Gentile Rhodes, PC

Owners

Shoemaker Gaylen L & Cecile K Trust
Cunningham Jeffrey & Amanda

Location 1500 NE 88th Street
Area About 15 acres
Zoning R-80 & R-7.5
Council District 1st
County Clay
School District North Kansas City

Surrounding Land Uses

North: Conservancy, zoned R-80
South: Residential uses, zoned R-10 & R-7.5
East: Residential uses, zoned R-5
West: Residential uses, zoned R-7.5.

Major Street Plan

Northeast 88th Street is not identified on the City's Major Street Plan at this location.

Land Use Plan

The Gashland-Nashua Area Plan recommends Residential Low Density land use for this location. This proposal is consistent with the future land use plan.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 11/01/2022. Scheduling deviations from 2023 Cycle A have occurred.
- Applicant needed to discuss additional utility access with Water Services Department prior to CPC hearing this case.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on December 13, 2022. No summary has been provided by the applicant at time of this report.

EXISTING CONDITIONS

The 15-acre subject site of this proposed rezoning is located on the north side of NE 88th Street, specifically at the northwest corner of NE 88th Street and N. Highland Avenue. The site is a combination of one platted lot and one unplatted lot with about 550 feet of frontage on NE 88th Street. Northeast 88th Street is unimproved rural roadway without curb gutter and sidewalk. To the north of the site is a conservancy area owned by KCMO. The surrounding uses are predominantly existing single-family homes on large tracts.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from Districts R-80 and R-5 (Residential) to District R-7.5 (Residential), and approval of a preliminary plat in District R-7.5 creating three (3) detached residential lots on about 15 acres generally.

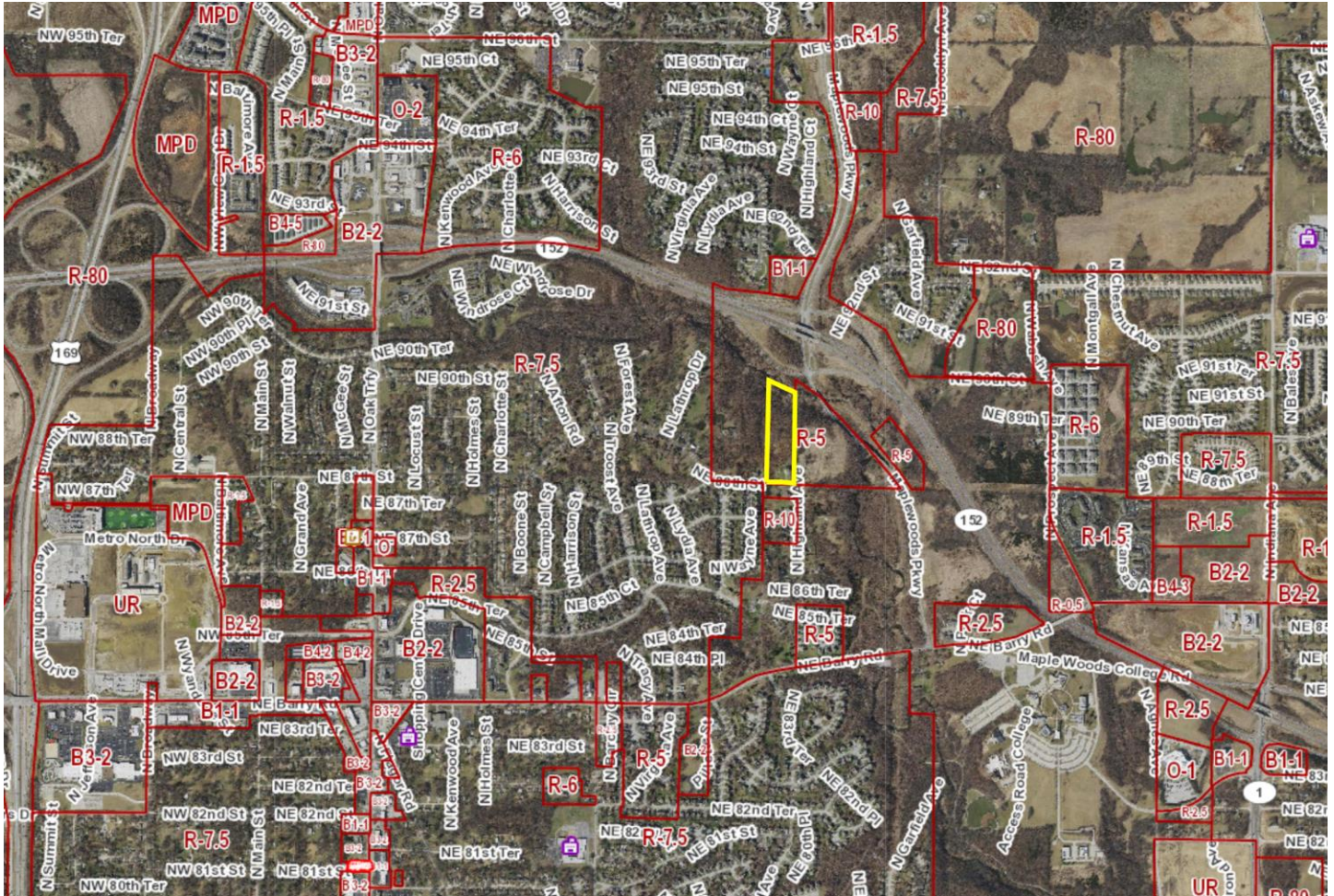
CONTROLLING + RELATED CASES

There is no controlling plan.

PROFESSIONAL STAFF RECOMMENDATION

Docket #2.1 Approval without condition.
Docket #2.2 Approval with condition.

PROJECT LOCATION



PLAN REVIEW

These two companion cases are required because the subject site is currently zoned R-80 and R-5. The first case is a request to rezone the 15 acres from Districts R-80 and R-5 (Residential) to District R-7.5 (Residential). The second case is as request to approve a preliminary plat in District R-7.5 creating three (3) detached residential lots on about 15 acres.

Case No. CD-CPC-2022-00198 is a request to consider rezoning the 15 acres from Districts R-80 and R-5 (Residential) to District R-7.5 (Residential). The project site is a vacant parcel made up of one platted lot and one unplatted lot. The proposed rezoning does not require a plan, but the applicant submitted an accompanying preliminary plat of the subdivision (see Attachment #2).

Case No. CD-CPC-2022-00197 is a request to consider approval of a preliminary plat in District R-7.5 creating three (3) detached residential lots on about 15 acres. The plat is proposing 3 lots with a net density of 4.8 acre per lot. Lots 1 and 3 are proposed to be about 7 acres and to be served by septic. Lot 2 is proposed to be about 0.7 acres and will be served by the existing private sanitary line. The applicant is seeking waiver to the requirement for half street improvement with this plat.

PLAN ANALYSIS

Residential, Commercial, or Industrial Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)
**indicates adjustment/deviation*

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	YES	YES	
Boulevard and Parkway Standards (88-323)	NO	N/A	
Parkland Dedication (88-408)	YES	YES	See analysis below.
*Pedestrian Standards (88-450)	YES	NO	Seeking waiver for half street improvement which includes sidewalks.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- A.** Conformance with adopted plans and planning policies;
The Gashland-Nashua Area Plan recommends Residential Low Density land use for this location. This proposal is consistent with the future land use plan. (OA)
- B.** Zoning and use of nearby property;
Nearby properties are zoned residential compatible with the proposed zoning. (OA)
- C.** Physical character of the area in which the subject property is located;
This is a mixed us of existing single-family homes zoned residential, with varying lot sizes (R-7.5, R-5, R-10 & R-80). (OA)
- D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
There are existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards per staff recommendations. (OA)
- E.** Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The current zoning designation is R-80 & R-5 which is a mix of residential. The development can be undertaken by under the existing zoning. (OA)
- F.** Length of time the subject property has remained vacant as zoned;
Staff is not sure of the length of time the property has been vacant. (OA)
- G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning is not expected to detrimentally affect nearby properties. (OA)
- H.** The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
A denial of the application will not provide any gain to the public health, safety, and welfare. (OA)

The proposed preliminary plat meets the R-7.5 zoning district minimum lot area and lot width requirement. The plat also meets the 3-acre minimum lot area required for septic system. The applicant submitted a preliminary stream buffer plan that is under review by staff. The applicant is asking for waivers of half street improvements pursuant to section 88-405.

Requested Deviations

The developer is seeking the following deviations from the Zoning and Development Code, 400 Series – Development Standards; 88-405 – Subdivision Design and Improvements. Staff recommends that these waivers be clearly depicted on the face of the preliminary plat.

Section 88-405-03-A. Developers (subdividers) are responsible for the construction and installation of the following improvements in accordance with the standards of this zoning and development code.
1.all streets within the subdivision and improvements to existing streets required for safe and adequate access to the subdivision as may be required by this zoning and development code; 2.street signs;
3.sidewalks and trails; 4.water supply and wastewater systems, other than individual wells and individual

sewage disposal systems; 5.surface drainage and storm sewers; 6.stormwater management facilities; 7.erosion and sedimentation control devices; 8.utilities; 9.survey monuments; 10.street lights; 11.any other on- or off-site improvements required at the time of plat approval; and 12.street tree planting plan.

To recommend or approve a waiver or modification of subdivision design and improvement standards, the city plan commission and city council must determine that all of the following conditions exist:

88-405-25-C-1. That there are special circumstances or conditions affecting the property;

88-405-25-C-2. That the waiver or modification is necessary for reasonable and acceptable development of the property in question and is not a greater modification or waiver than is required to allow reasonable and acceptable development of the subject property; and

88-405-25-C-3. That the granting of the waiver or modification will not be detrimental to the public welfare or injurious to other property in the vicinity in which the subject property is situated.

Parkland Dedication

According to Chapter 88-408 of the Zoning and Development Code, the developer can either, dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. A plat is providing a need for the following:

1 single-family lot x 3.7 x 0.006 = 0.02 acres
0.02 acres x \$64,220.18 (2023 Fees) = \$1,425.69

The developer can either dedicate 0.02 acres of parkland or contribute \$1,425.69 in lieu of parkland dedication for the 1 additional single-family lot in satisfaction of Chapter 88-408 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following as stated in the conditions report:

- 2.1- CD-CPC-2022-00105- **Approval**
- 2.2- CD-CPC-2022-00104- **Approval with Conditions**

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions

Report Date: February 16, 2023

Case Number: CD-CPC-2022-00197

Project: Shoemaker

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@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 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.

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

4. 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.

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

5. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
6. Water/Sewer Service lines shall serve only one lot or tract and shall not cross a separate lot or tract.

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

7. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
8. 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.
9. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City and show and label the final stream buffer zones on the subdivision plat, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
10. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
11. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
12. The developer must convert the existing private sanitary service line for Lot 3 into a private sewer main to serve multiple lots. The private sewer main must be contained within a private sewer easement and be covered by a Covenant to Maintain Private Sanitary Sewer Main acceptable to KC Water.

MINOR SUBDIVISION ~ LOT SPLIT
Lot 2, FREDERICK ACRES 1ST PLAT & Part of
Section 1, Township 53, Range 33
Kansas City, Clay County, Missouri

ACKNOWLEDGEMENTS

IN TESTIMONY WHEREOF: Jeffery Cunningham and Amanda Cunningham, husband and wife has subscribed their names this day of _____, 20____.

Jeffery Cunningham, Husband Amanda Cunningham, Wife

STATE OF } s.s.
 COUNTY OF }

On this _____ day of _____, 2021, before me, a Notary Public in and for said State, personally appeared Jeffery Cunningham and Amanda Cunningham, husband and wife, who executed the within instrument and acknowledged to me that they executed the same for the purposes herein stated.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____ NOTARY PUBLIC

IN TESTIMONY WHEREOF: Cecile Kathaleen Shoemaker, a single person, has subscribed her name this _____ day of _____, 20____.

Cecile Kathaleen Shoemaker, a single person

STATE OF } s.s.
 COUNTY OF }

Be it remembered that on this _____ day of _____, 20____ before me the undersigned Notary Public in and for the County and State above mentioned, came Cecile Kathaleen Shoemaker, a single person, who is personally known to me and duly sworn did say that she executed this instrument as the free act and deed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____ NOTARY PUBLIC

PROPERTY DESCRIPTION

All that part of the Southwest Quarter of Section 1, Township 53, Range 33, Kansas City, Clay County, Missouri, described as follows: commencing at the Southeast corner of the Southwest Quarter of said Section 1; thence North 87 degrees 23 minutes 02 seconds West, along the South line of the Southwest Quarter of Section 1, a distance of 330.73 feet, to the Point of Beginning of the tract of land herein to be described; thence continuing North 87 degrees 23 minutes 02 seconds West, along said line, a distance of 324.35 feet; thence North 00 degrees 46 minutes 56 seconds East, a distance of 30.00 feet to the Northerly Right-of-way line of NE 88th Street, said point being the Southeast corner of Lot 2, Frederick Acres 1st Plat, a subdivision of land in Kansas City, Clay County, Missouri; thence North 87 degrees 23 minutes 02 seconds West, along said Right-of-way line, also being the South line of said Lot 2, a distance of 222.50 feet to the Southwest corner of said Lot 2; thence North 00 degrees 46 minutes 56 seconds East along the Westerly line of said Lot 2, a distance of 841.38 feet; thence continuing along said line North 15 degrees 30 minutes 14 seconds East, a distance of 455.98 feet to the Northwest corner of said Lot 2; thence South 87 degrees 32 minutes 01 seconds East along the North line of said Lot 2, a distance of 106.67 feet to the Northeast corner of said Lot 2; thence South 00 degrees 46 minutes 56 seconds West, along the Easterly line of said Lot 2, a distance of 22.39 feet; thence South 70 degrees 04 minutes 30 seconds East, a distance of 44.82 feet; thence South 25 degrees 52 minutes 30 seconds East, a distance of 164.34 feet; thence South 64 degrees 52 minutes 30 seconds East, a distance of 88.52 feet; thence North 87 degrees 16 minutes 17 seconds East, a distance of 127.49 feet; thence South 00 degrees 46 minutes 56 seconds West, a distance of 1114.13 feet, to the Point of Beginning. This overall tract contains 635,408.29 square feet or 14.59 acres, more or less.

GENERAL NOTES

1. Basis of Bearing: Missouri State Plane Coordinate System (NAD 83), West Zone.
2. No underground utilities were located for this survey. Missouri law requires the use of the Missouri One Call System (Toll free 1-800-344-7483) prior to any excavating or digging. It is the excavator's responsibility to verify the location of and protect all utilities whether shown or not.
3. Tract 1 contains 293,209.87 square feet or 5.62 acres, more or less.
 Tract 2 contains 30,000.00 square feet or 0.69 acres, more or less.
 Tract 3 contains 302,444.64 square feet or 6.95 acres, more or less.
4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
5. The subject property is located in a regulatory flood plain according to the Jackson County, Missouri and Incorporated Areas, Flood Insurance Rate Map (FIRM), map number 29095C0068G, map revised date January 20, 2017.

LEGEND

●	Set Monument—1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)	B/L	Building Line
○	Found Monument	BK	Book
R/W	Right of Way	PG	Page
ESMT.	Easement	—W—	Water Line
U/E	Utility Easement	—SW—	Sanitary Sewer Line

CERTIFICATION

NOTE: This survey meets the accuracy requirements for an Urban Class of Property. I hereby state that this Boundary Survey 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 as established by the Missouri Department of Agriculture, Land Survey Division, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____
 Sam A. Aylett, LS-2074

City of Kansas City, Missouri
 City Planning and Development Department,
 Pursuant to the authority granted to me in Section 88-535-05 of the Zoning and Development Code, I hereby approved this minor subdivision plat.

Date: _____ Case No. _____

Joseph Rexwinkle, AICP, Manager,
 Development Management Division,
 On behalf of Jeffrey Williams, Director of City Planning and Development

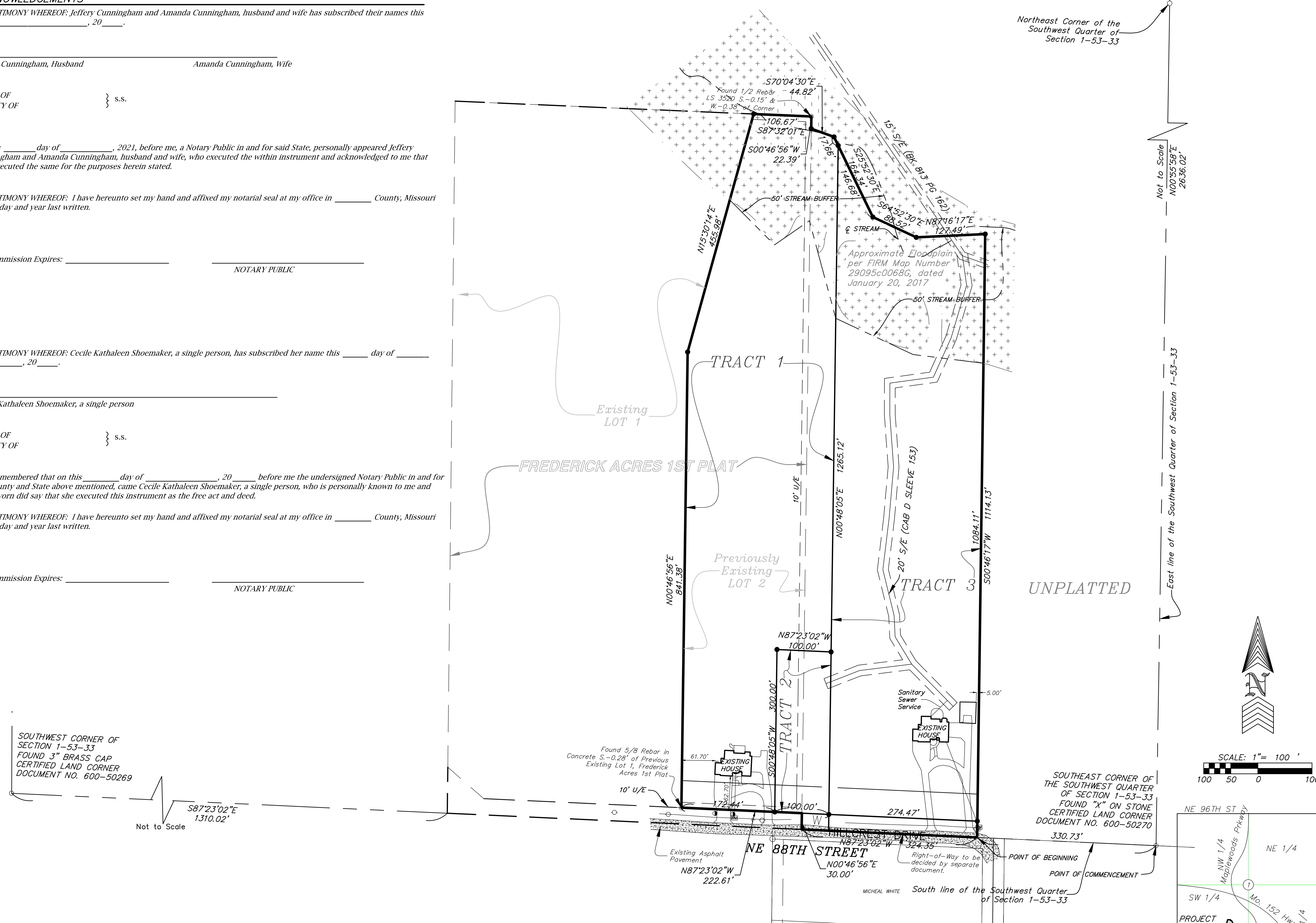
Marilyn Sanders, City Clerk (City Seal)

MINOR SUBDIVISION LOT SPLIT
 IN KANSAS CITY, CLAY COUNTY, MISSOURI

Developer:
CARL & CECILE KATHALEEN SHOEMAKER
 1500 N 88TH STREET
 KANSAS CITY, MO 64116

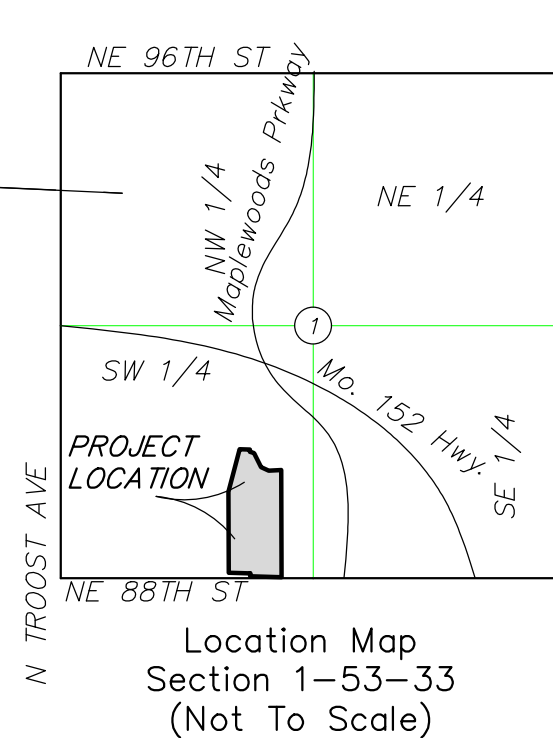
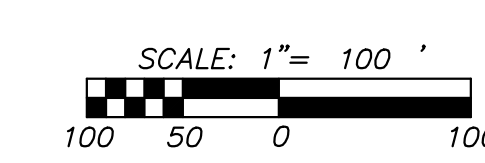
SNYDER & ASSOCIATES, INC.
 LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
 201 NW 72ND ST. ~ GLADSTONE, MO 64118
 PH. (816) 436-0732 ~ FAX (816) 436-0767

Drawn By: MW & ZB File Name: 53097BNA SEC: 1-53-33 Date: January 04, 2023 JOB NO.: 53097



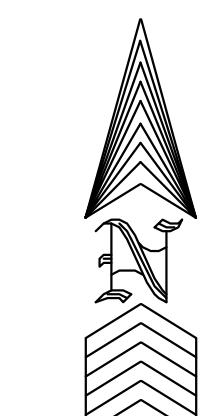
SOUTHWEST CORNER OF SECTION 1-53-33 FOUND 3" BRASS CAP CERTIFIED LAND CORNER DOCUMENT NO. 600-50269

SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1-53-33 FOUND "X" ON STONE CERTIFIED LAND CORNER DOCUMENT NO. 600-50270



Not to Scale N00°55'56"E 2636.02'

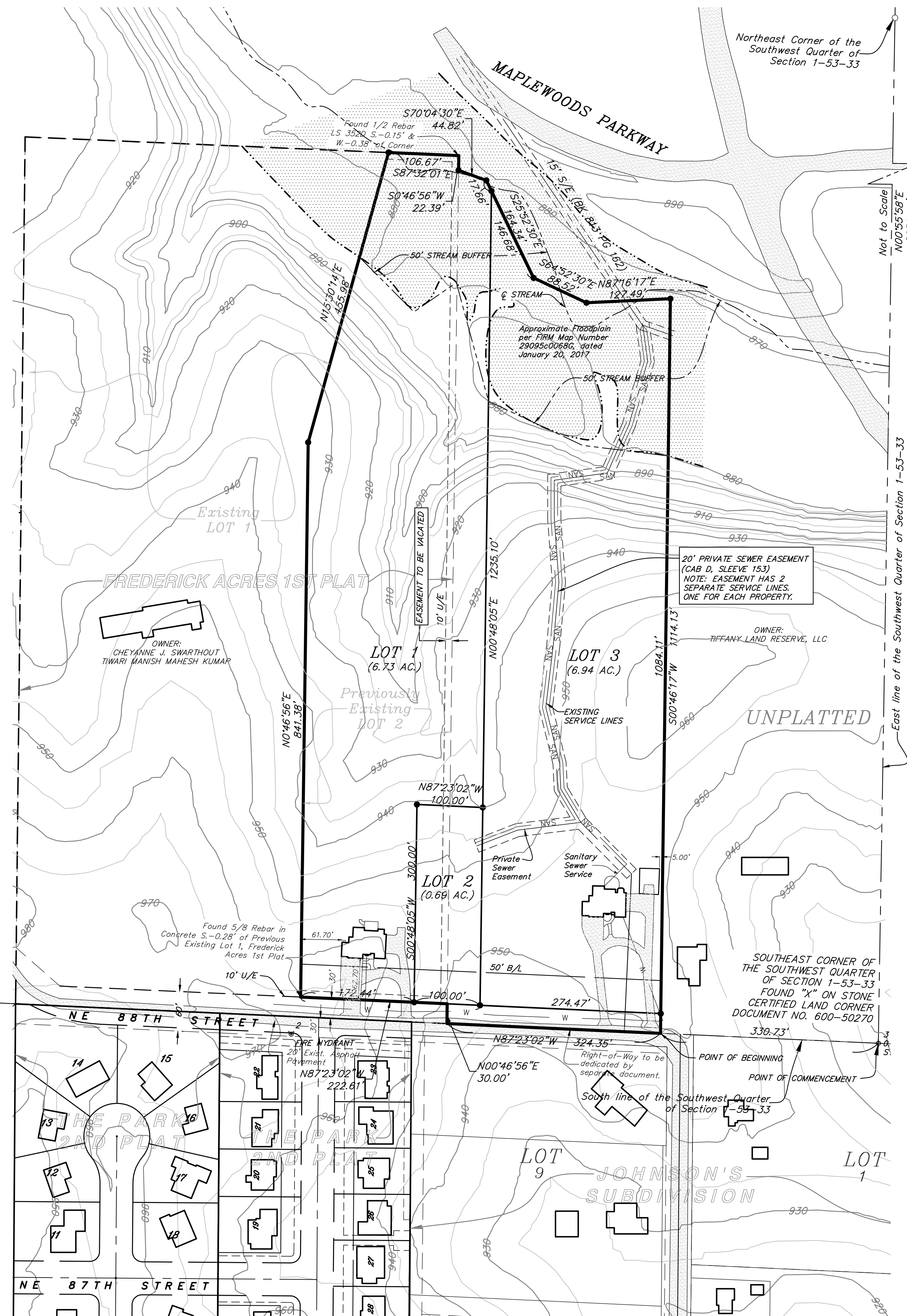
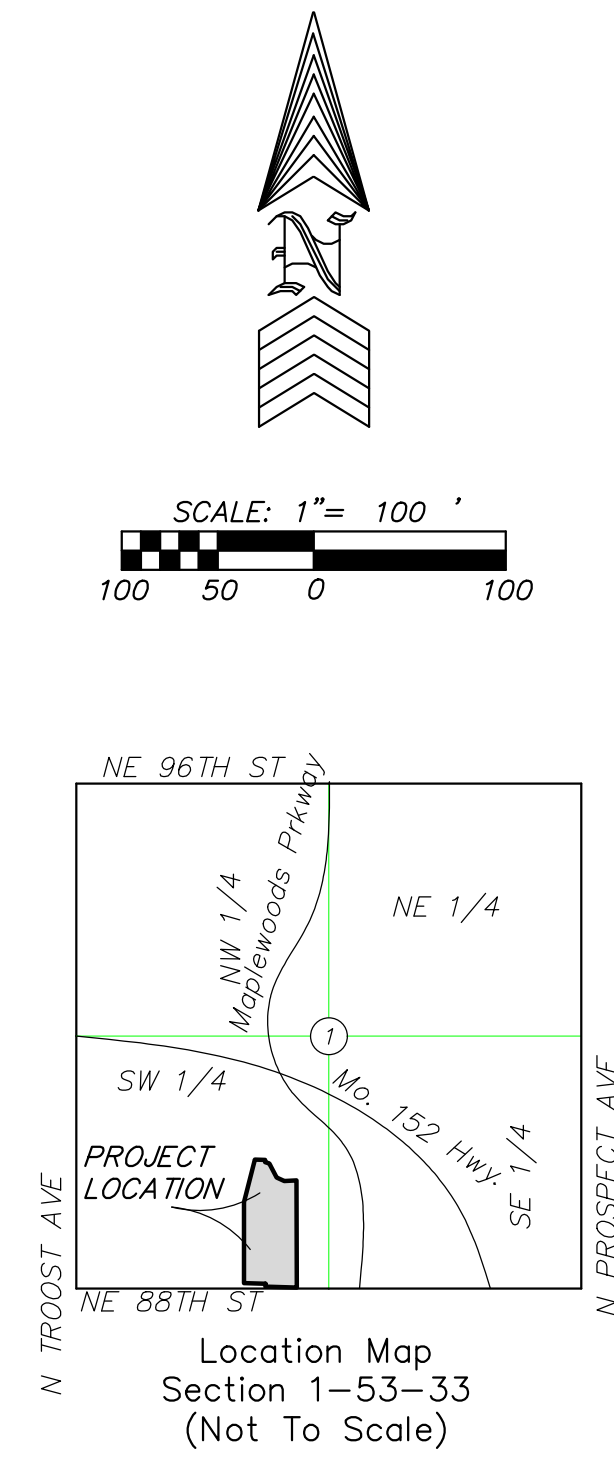
East line of the Southwest Quarter of Section 1-53-33



PRELIMINARY PLAT

Lot 2, FREDERICK ACRES 1ST PLAT & Part of Section 1, Township 53, Range 33

Kansas City, Clay County, Missouri



PROPERTY DESCRIPTION

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LEGEND

●	Set Monument—1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)	B/L	Building Line
○	Found Monument	BK.	Book
R/W	Right of Way	PG.	Page
ESMT.	Easement	—W	Water Line
U/E	Utility Easement	—S&W	Sanitary Sewer Line

RESIDENTIAL DEVELOPMENT DATA - R-80 ZONING											
PHASE	# LOTS	# TRACTS	GROSS ACRES	PROPOSED CONST.	R/W AREA (AC.)	LAND USE	P.O.S. DETENTION/TRACT	PARKLAND/TRACT	NET AREA (AC.)	GROSS DENSITY	NET DENSITY
1	3	-	14.59	2022-2023	0.22	SINGLE FAMILY	-	-	14.37	4.86	4.79
TOTAL	3	-	14.59		0.22	SINGLE FAMILY	-	-	14.37	4.86	4.79


- NOTES:**
- Proposed house on Lot 2 will connect to the existing sanitary sewer service line.
 - The existing house on Lot 1 will be connected to septic approved by the City of Kansas City, Missouri.
 - Contour Interval = 5' taken from city mapping.

SOUTHWEST CORNER OF SECTION 1-53-33
FOUND 3" BRASS CAP
CERTIFIED LAND CORNER
DOCUMENT NO. 600-50269

Not to Scale

587°23'02"E
1310.02'

LOT 2, FREDERICK ACRES 1ST PLAT & PART OF
SECTION 1, TOWNSHIP 53, RANGE 33
IN KANSAS CITY, CLAY COUNTY, MISSOURI

 SNYDER & ASSOCIATES, INC. <small>LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW 72ND ST. ~ GLADSTONE, MO 64118 PH. (816) 436-0732 ~ FAX (816) 436-0767</small>	<small>Developer:</small> CARL & CECILE KATHALEEN SHOEMAKER 1500 N 88TH STREET KANSAS CITY, MO 64161 PH. 816-935-4029
SHEET 1 OF 1	<small>Date: January 04, 2023</small>
<small>Drawn By: JDC</small>	<small>File Name: 53097PPA</small>

ROUSE FRETS WHITE GOSS GENTILE RHODES, P.C.

Patricia R. Jensen
pjensen@rousepc.com
816.502.4723

November 8, 2022

**VIA NON-SIGNATURE CERTIFIED MAIL AND
VIA ELECTRONIC MAIL (reneethepoet@aol.com)**

Bridgepointe Homes Association
1419 NE 83rd Street
Kansas City, MO 64118

Ms. Renee Holmes
1919 NE 83rd Street
Kansas City, MO 64118

NOTICE OF APPLICATION

Dear Ms. Holmes:

We represent Carl Shoemaker concerning the property of approximately 14.59 acres generally located at 1500 NE 88th Street and 1600 NE 88th Street ("Property"). We submitted an application for approval of a rezoning and preliminary plat for the development of the property as a single family home (Case Nos. CD-CPC-2022-00198 and CD-CPC-2022-00197). The Property is currently zoned R-80 and R-5. Our request is to rezone the Property to R-7.5.

You are receiving this letter since City Code requires a public meeting be held regarding our application and that all property owners within 300 feet are invited. We are contacting you as the registered contact for your neighborhood association to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or by us, and we would like to discuss this with you. Please consult with your neighborhood association and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member of your organization to email the City of Kansas City, Missouri at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name:	Patricia R. Jensen
Email:	pjensen@rousepc.com
Phone:	816-502-4723
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Carl Shoemaker

If we do not receive the confirmation email referenced above by November 25, 2022, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the 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. 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.

{34074 / 71099; 973968. }

November 8, 2022

Page 2

Our request will be on the City Plan Commission on January 3, 2023 beginning at 9:00 a.m. In order to meet the timelines in the City's Public Engagement Ordinance, the meeting needs to be held prior to December 22, 2022. We propose meeting on Tuesday, December 13, 2022 beginning at 6:00 p.m. Please let me know if this is acceptable. I look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patricia R. Jensen".

Patricia R. Jensen

PRJ:jjw

cc: City Planning and Development (via e-mail publicengagement@kcmo.org)
Carl Shoemaker (via e-mail carl@majorlumber.com)
Jeremy Callahan (via e-mail jcallahan@snyder-associates.com)
Sam Aylett (via e-mail saylett@snyder-associates.com)

November 28, 2022

**VIA NON-SIGNATURE CERTIFIED MAIL AND
VIA ELECTRONIC MAIL (reneeethepoet@aol.com)**

Bridgepointe Homes Association
1419 NE 83rd Street
Kansas City, MO 64118

Ms. Renee Holmes
1919 NE 83rd Street
Kansas City, MO 64118

To Property Owners Within 300 feet of Property Boundaries

Re: Shoemaker / Public Engagement Meeting

Dear Ms. Holmes and Property Owners:

Pursuant to our previous letter to you, we advised you that we represent Carl Shoemaker concerning property located at 1500 NE 88th Street and 1600 NE 88th Street concerning an application to the City Plan Commission for approval of a rezoning and preliminary plat. A copy of the plat is enclosed.

Approval of our application will allow for the development of the property as a single family home.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the project and discuss this plan with the developer's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed plan, please visit Kansas 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.

This public meeting will be held by Zoom conference call Tuesday, December 13, 2022 at 6:00 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID:	850 1926 6906
Passcode:	701054
Or dial:	(312) 626-6799
Name:	Patricia R. Jensen
Email:	pjensen@rousepc.com
Phone:	816-502-4723

{34074 / 71099; 973969. }

Attorneys at Law || 4510 Belleview Avenue, Suite 300 || Kansas City, MO 64111 || rousepc.com

November 28, 2022

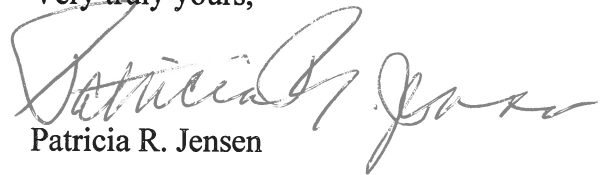
Page 2

Title/Role: Attorney
Company: Rouse Frets White Goss Gentile Rhodes, P.C.
Representing: Carl Shoemaker

If you are unable to participate in the Zoom conference call on December 13, 2022, and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

The Applications will be heard by the City Plan Commission on Tuesday, January 3, 2023.

Very truly yours,



Patricia R. Jensen

PRJ:jjw

Enclosure

cc: City Planning and Development (via e-mail, publicengagement@kcmo.org)
Carl Shoemaker (via e-mail carl@majorlumber.com)
Jeremy Callahan (via e-mail jcallahan@snyder-associates.com)
Sam Aylett (via e-mail saylett@snyder-associates.com)
Rachelle Biondo (via e-mail rbiondo@rousepc.com)

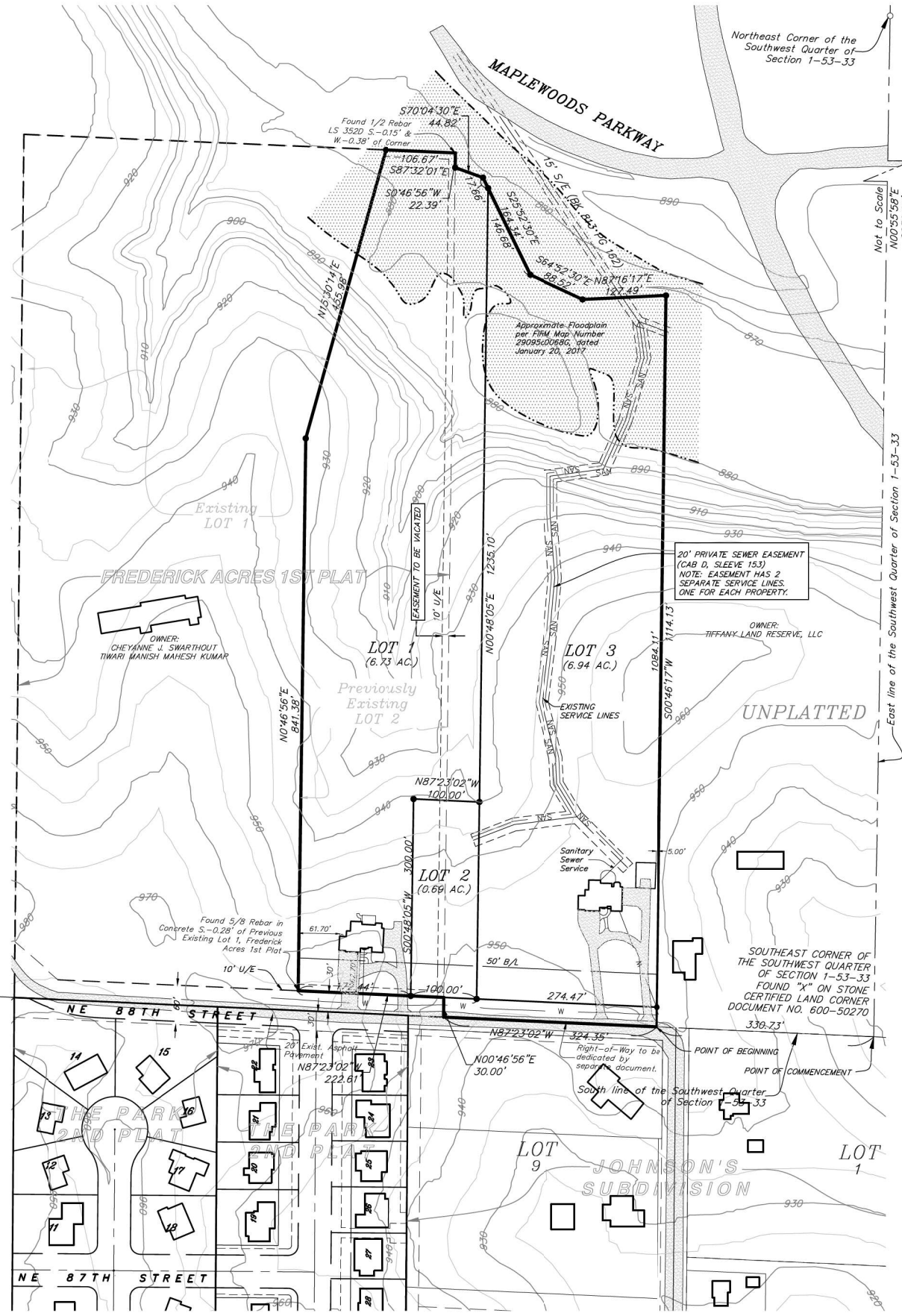
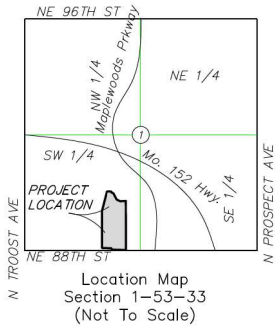
PRELIMINARY PLAT

Lot 2, FREDERICK ACRES 1ST PLAT & Part of Section 1, Township 53, Range 33

Kansas City, Clay County, Missouri



SCALE: 1" = 100'
100 50 0 100



PROPERTY DESCRIPTION
All that part of the Southwest Quarter of Section 1, Township 53, Range 33, Kansas City, Clay County, Missouri, described as follows: commencing at the Southeast corner of the Southwest Quarter of said Section 1; thence North 87 degrees 23 minutes 02 seconds West, along the South line of the Southwest Quarter of Section 1, a distance of 330.73 feet, to the Point of Beginning of the tract of land herein to be described; thence continuing North 87 degrees 23 minutes 02 seconds West, along said line, a distance of 324.35 feet; thence North 00 degrees 46 minutes 56 seconds East, a distance of 30.00 feet to the Northerly Right-of-way line of NE 88th Street, said point being the Southeast corner of Lot 2, Frederick Acres 1st Plat, a subdivision of land in Kansas City, Clay County, Missouri; thence North 87 degrees 23 minutes 02 seconds West, along said Right-of-way line, also being the South line of said Lot 2, a distance of 222.50 feet to the Southwest corner of said Lot 2; thence North 00 degrees 46 minutes 56 seconds East along the Westerly line of said Lot 2, a distance of 841.38 feet; thence continuing along said line North 15 degrees 30 minutes 14 seconds East, a distance of 455.98 feet to the Northwest corner of said Lot 2; thence South 87 degrees 32 minutes 01 seconds East along the North line of said Lot 2; a distance of 106.67 feet to the Northeast corner of said Lot 2; thence South 00 degrees 46 minutes 56 seconds West, along the Easterly line of said Lot 2, a distance of 22.39 feet; thence South 70 degrees 04 minutes 30 seconds East, a distance of 44.82 feet; thence South 25 degrees 52 minutes 30 seconds East, a distance of 164.34 feet; thence South 64 degrees 52 minutes 30 seconds East, a distance of 88.52 feet; thence North 87 degrees 16 minutes 17 seconds East, a distance of 127.49 feet; thence South 00 degrees 46 minutes 17 seconds West, a distance of 1114.13 feet, to the Point of Beginning. This overall tract contains 635,408.29 square feet or 14.59 acres, more or less.

LEGEND

●	Set Monument—1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)	B/L	Building Line
○	Found Monument	BK	Book
R/W	Right of Way	PG	Page
ESMT	Easement	—	Water Line
U/E	Utility Easement	—SW	Sanitary Sewer Line

RESIDENTIAL DEVELOPMENT DATA — R-80 ZONING											
PHASE	# LOTS	# TRACTS	GROSS ACRES	PROPOSED CONST.	R/W AREA (AC.)	LAND USE	P.O.S. DETENTION/TRACT	PARKLAND/TRACT	NET AREA (AC.)	GROSS DENSITY	NET DENSITY
1	3	—	14.59	2022-2023	0.22	SINGLE FAMILY	—	—	14.37	4.86	4.79
TOTAL	3	—	14.59		0.22	SINGLE FAMILY	—	—	14.37	4.86	4.79

- NOTES:**
- Proposed house on Lot 2 will connect to the existing sanitary sewer service line.
 - The existing house on Lot 1 will be connected to septic approved by the City of Kansas City, Missouri.
 - Contour Interval = 5' taken from city mapping.

SOUTHWEST CORNER OF SECTION 1-53-33 FOUND 3" BRASS CAP CERTIFIED LAND CORNER DOCUMENT NO. 600-50269
Not to Scale
SB7°23'02"E 1310.02'

LOT 2, FREDERICK ACRES 1ST PLAT & PART OF SECTION 1, TOWNSHIP 53, RANGE 33 IN KANSAS CITY, CLAY COUNTY, MISSOURI

SNYDER & ASSOCIATES, INC.
LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING
201 NW 72ND ST. ~ GLADSTONE, MO 64118
PH. (816) 436-0732 ~ FAX (816) 436-0767

Developer:
CARL & CECILE KATHALEEN SHOEMAKER
1500 N 88TH STREET
KANSAS CITY, MO 64161
PH. 816-935-4029

SHEET 1 OF 1

Drawn by: JDC
File Name: 53097PPA
SEC: 1-53-33
Date: September 23, 2022
JOB NO.: 53097