CITY PLAN COMMISSION STAFF REPORT

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

February 5, 2025

Project Name
Moss Farm

Docket #4.1 & 4.2

Request
CD-CPC-2024-00194
Rezoning

CD-CPC-2024-00195
Development Plan - Residential

Applicant
Lindsay Vogt
RL Buford

Owner
Sarah Cunningham
Greenhills Inc.

Location	10700 N Platte Purchase Drive
Area	About 77 Acres
Zoning	R-7.5
Council District	1st
County	Platte
School District	Platte County R-III

Surrounding Land Uses
North: Residential, zoned R-80
South: Public Park, zoned AG-R
East: Residential, zoned R-1.5/R-7.5
West: Residential, zoned R-80

KC Spirit Playbook Alignment
CD-CPC-2024-00194: Likely *aligns*

CD-CPC-2024-00195: *Likely aligns*

Land Use Plan
The KCIA Area Plan recommends Residential Low Density Future Land Use for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan
North Platte Purchase Drive is identified on the City's Major Street Plan at this location as a local link. Northwest 108th Street is identified as a parkway at this location.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a rezoning from District R-7.5 (Residential) to District R-6 (Residential) and the approval of a residential development plan, also serving as a preliminary plat on the 77 acre subject property.

PROJECT TIMELINE
The application for the subject request was filed on 12/15/2024. No Scheduling deviations from 2025 Cycle 2.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is located within the KCI Neighborhood Association. No contact information is provided for this neighborhood association, which was confirmed with the Neighborhoods Department.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on January 27, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

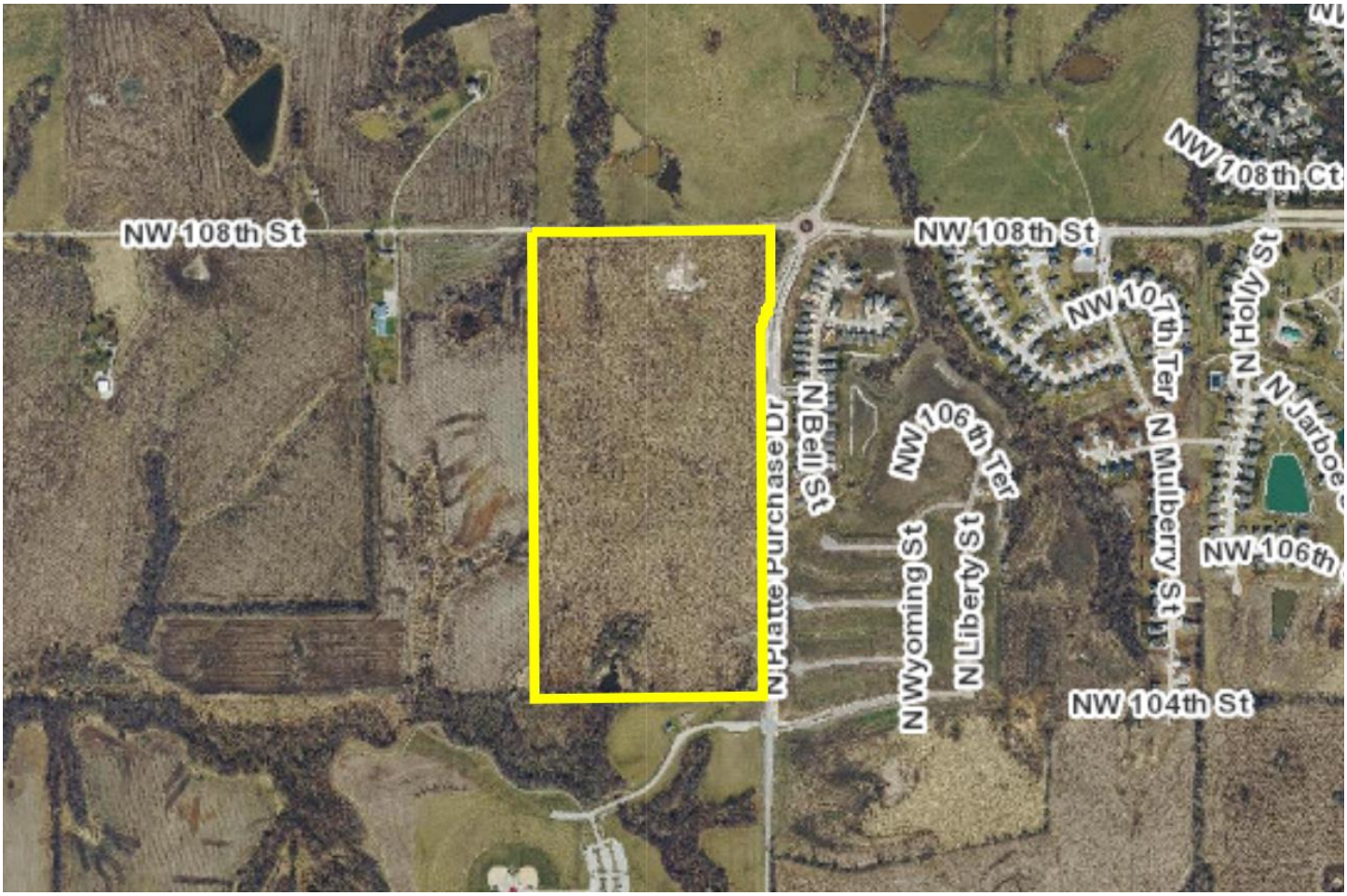
EXISTING CONDITIONS
The 77 acre site is currently a vacant parcel primarily used for agricultural purposes. The property slopes from the north to the south of the site.. There is a regulated stream on the southern portion of the site, surrounded by trees. Large overhead powerlines run through the middle of the site from east to west, making a small portion of the site unbuildable.

CONTROLLING + RELATED CASES
None.

PROFESSIONAL STAFF RECOMMENDATION
Docket #4.1 Recommendation: Approval

Docket #4.2 Recommendation: Approval with Conditions

Vicinity Map –



PLAN REVIEW

The applicant is proposing to rezone the 77 acre property to R-6 (Residential) along with seeking approval of a residential development plan, also serving as a preliminary plat. The site is located on the southwest corner of North Platte Purchase Drive and Northwest 108th Steet. The plan proposes to subdivide the unplatted parcel into lots for single-family residential development. The R-6 (Residential) zoning district will allow for the applicant to create 6,000 square foot lots, while the previous zoning district would only allow for 7,500 square foot lots to be created. With the rezoning, the plan proposes 295 residential lots; the development plan does not specify building footprint locations or sizes. Additionally, 12 tracts will be created for B.M.P easements, parkland, private open space and storm water detention. Future development on these tracts will undergo Project Plan approval, which requires approval from the City Plan Commission, ensuring compliance with the design guidelines and the Zoning and Development Code.

The development plan shows street trees in compliance with the Zoning and Development Code. Future development on each tract must also comply with the landscaping and screening standards per Section 88-425 of the Zoning and Development Code.

The proposed architectural materials and design elements with the design guidelines are consistent with adjacent developments. The architectural guidelines for Moss Farm establish standards for building materials, building height and driveway width. Staff is suggesting to expand on these design guidelines, as they lack

guidance prior to ordinance request. Staff suggests adding more information on fencing, additional materials, accessory structures, etc. Design guidelines should also provide renderings or examples to create a vision for Moss Farm.

The development will create two new street connections to North Platte Purchase Drive and Northwest 108th Street. All proposed stub streets within the development will be marked with a sign stating that the following, "*Future through street. To be connected when abutting property develops.*"

Northwest 108th Street to the north of the 77 acre site is going to be improved as an extension of Northwest Shoal Creek Parkway, which is identified as a Parkway on the City' Major Street Plan. No additional right-of-way is required for the extension of the proposed parkway. The development has provided the required landscape buffer, required if one and two unit residential structures back onto a parkway. A 60 foot "no build" landscape buffer has been provided within the preliminary plat, to be platted as a tract. North Platte Purchase Drive is currently an identified as a local link on the city's Major Street Plan.

PLAN ANALYSIS

Residential, Commercial, or Industrial Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Boulevard and Parkway Standards (88-323)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	The applicant shall resolve conditions from the Parks and Recreation Department prior to a Certificate of Occupancy.
Tree Preservation and Protection (88-424)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	Project plans for each private open space tract must be reviewed and approved.
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	
Sign Standards (88-445)	Yes	Yes, subject to	

Standards	Applicability	Meets	More Information
		conditions	
Pedestrian Standards (88-450)	Yes	Yes, subject to conditions	Sidewalks have been provided on both sides of all applicable streets.

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 proposed rezoning conforms to the KCI Area Plan and meets the recommended density of the future land use recommendation of Residential Low Density. The requested rezoning and development plan is consistent with the area plan; staff has not required an area plan amendment to the KCIA Area Plan.

The Long Range Planning division stated, "*The proposed project helps advance some KC Spirit Playbook and KCI Area Plan Goals. Since the initial submitted the applicant has addressed some concerns regarding connectivity, however two cul-de-sacs remain. Additionally, design guidelines are underdeveloped and lack the depth to provide effective guidance.*" – Alexis Berra

B. Zoning and use of nearby property;
The project area is surrounded by residential uses on the north, west, and east. Platte Purchase Park is located to the south. The surrounding zoning districts include R-80 (north), R-1.5, R-7.5 (east) and AG-R (south and west).

C. Physical character of the area in which the subject property is located;
The physical character of the area is mostly developed with established suburban residential uses, primarily consisting of single-family housing. There is a public park to the south, Platte Purchase Park. Other uses include agricultural farm land or large estate lots.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
Public facilities and services will be adequate to serve development allowed by the requested rezoning amendment. The developer is proposing to extend water and sewer to serve each lot proposed with this development.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The subject properties are suitable for the use they have been restricted to under the existing zoning. The rezoning to R-6 will allow for additional density in the area.

F. Length of time the subject property has remained vacant as zoned;
The length of time the subject property has remained vacant is unknown.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning will not detrimentally affect the surrounding properties. The applicant has designed the development to bring needed density to the KCIA area. An increase in traffic is expected; the Traffic Impact Study states that the development will generate 2782 daily trips. Public Works staff does not believe this will be a detriment to the nearby properties. The development will also connect a trail system to Platte Purchase Park to the south.

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 would result in the vacant property remaining vacant.

Development Plans, 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 plan complies with the standards of the Zoning and Development Code. Refer to Criteria A for rezoning requests on page 4 of this staff report for more information. The Long Range Planning Division is requesting to update the proposed design guidelines to provide effective guidance.

B. The proposed use must be allowed in the district in which it is located;
The proposed use is allowed within the R-7.5 (Residential) zoning district. However, the applicant has requested to rezone to R-6 to allow for decreased lot sizes and reduce the building standards of the Zoning and Development Code.

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;
There are two access points off of North Platte Purchase Drive and Northwest 108th Street which will provide safe and adequate access to the site.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;
The plan shows continuous sidewalks along the proposed public roads. Staff confirmed with the Parks and Recreation Department that the city will develop Northwest 108th Street when Northwest Shoal Creek Parkway is extended. The applicant will connect sidewalks to the existing sidewalks along North Platte Purchase Drive. Staff is requesting an easement between lots 262 and 263 to allow for a connection to the trail, labeled in Tract J. Staff is concerned with the number of driveways that will be created within the development; reducing the number of driveways would create greater seperation

distance between driveways and support safer pedestrian circulation within the proposed development.

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

The plan provides adequate utilities based on the City standards. Water and sewer will be extended to provide access to each of the 295 lots created.

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.

No buildings are proposed with this application, however there is a set of design guidelines attached to the application. Staff has suggested expanding on the design guidelines to provide more guidance. The design guidelines suggest building materials be wood, brick, siding and stone; that the maximum building height be 35 feet; and the maximum driveway width be 18 feet.

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 applicant is providing a street tree planting plan in compliance with the zoning and development code. The applicant will submit project plans for each open space and parkland tract, to verify that the landscaping provided is in conformance with the Zoning and Development Code.

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 design of the streets and drives increases the amount of impervious area slightly, as is to be expected with the proposed density of the project. However, all areas not paved are landscaped, being used as parkland, open space or detention basins for the project. The increase in the impervious area allows for a better overall design of the site.

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 plan identifies trees to be removed and preserved during the development of this project. The only portion covered by a tree canopy on the site is the southern portion.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. *KC Spirit Alignment (optional)*

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

Justin Smith
Planner

Plan Conditions

Report Date: January 30, 2025

Case Number: CD-CPC-2024-00195

Project: Moss Farm

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. 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.
2. 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.
3. That prior to recording of each Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract
4. That prior to submitting the first final plat, the developer submit a streeting naming plan for the entire project for approval by the Street Naming Committee.
5. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
6. 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
7. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
8. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
9. That prior to issuance of the Certificate of Occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
10. The developer shall record a covenant to maintain the "no build" landscape buffer tract, describing maintenance responsibilities. No buildings, structures, or fences may be erected within this landscaped buffer tract. Any fencing shall be located at the rear of the platted residential lot; shall be of consistent type, material, and height along the rear of the subdivision; and shall be shown on the landscape plan
11. That all lots and structures along the parkway shall meet the parkway standards (88-323).
12. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit.
13. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
14. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
15. 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.

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

16. The developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS." The city may provide specifications for required signs.

17. 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.

18. That the applicant shall revise plans to resolve all outstanding corrections prior to request for ordinance.

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

19. Construction plans for the current building and energy code must be submitted for review and approval if there is any proposed construction.

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

20. • One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1) The second access shall be provided before the 31st dwelling is started.

21. • 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)

22. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
    • Fire hydrant distribution shall follow IFC-2018 Table C102.1

23. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

24. • Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

25. • Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

26. • The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

27. • Shall provide fire lane signage on fire access drives.

28. • Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

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

29. 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 certificate of occupancy.

30. The developer shall submit plans to Parks & Recreation Department and obtain permission and permits prior to beginning construction of trail improvements on Parks property. Such improvements shall be installed per Parks & Recreation Department Standards.

31. Any trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 10’ per the plans provided, constructed of concrete, and meet the construction standards of the Parks and Recreation Department.

32. This development shall meet the Parkway and Boulevard Standards in section 88-323 as 108th Street is to be improved and continue NW Shoal Creek Parkway at a future date.

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

33. Please submit a Traffic Impact study for the proposed development.

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

34. 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.

35. 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.

36. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

37. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

38. The developer shall dedicate additional right of way [and provide easements] for NW 108th Street 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.

39. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

40. 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.

41. 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.

42. 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.

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

43. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis 816-513-0423
    North of River contact - David Gilyard 816-513-4772

44. 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/projects/rulesandregulations/

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

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

45. Water main extension plans shall be submitted through CompassKC by the developer for review and contracting (permitting) prior to final plat recording or building permit issuance. The plans shall be prepared by a Missouri PE and follow all KC Water Rules and Regulations including public fire hydrant spacing of 600' max. The water mains will need to be constructed and released for taps prior to service line permitting.
    A 16" DIP Class 54 transmission main shall be installed along the developments frontage with NW 108th Street in an exclusive water easement and may qualify for KC Water cost-share for the differential cost between a 12" main and 16" main. A 12" DIP distribution main shall extend south through the development from this 16" TM along the eastern street right-of-way. Other water mains within the development can be 6" and 8" DIP.

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

46. 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.

47. 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.

48. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

49. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

50. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

51. 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.

52. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

53. 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.

54. 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.

55. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

56. The developer must provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by KC Water.

57. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.

58. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

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

59. Address the existing regulated stream entering the proposed development at the northwest corner of the site in the Macro Stormwater Drainage Study.

    Address the existing regulated stream at the southerly limits of the site. Address proposed trail shown as it relates to Stream Buffer regulation 88-415-05-A.1, 88-415-05-A.2, 88-415-07.d.2

60. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements

61. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements

MOSS FARM

DEVELOPMENT PLAN & PRELIMINARY PLAT

A RESIDENTIAL DEVELOPMENT IN
KANSAS CITY, PLATTE COUNTY, MISSOURI
SECTION 27 & 28-52N-33W

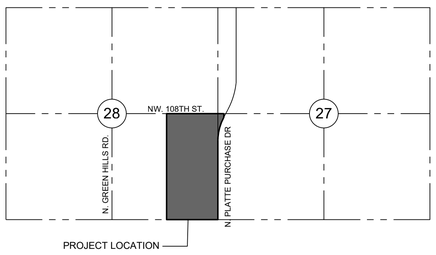
PROJECT CONTACT LIST

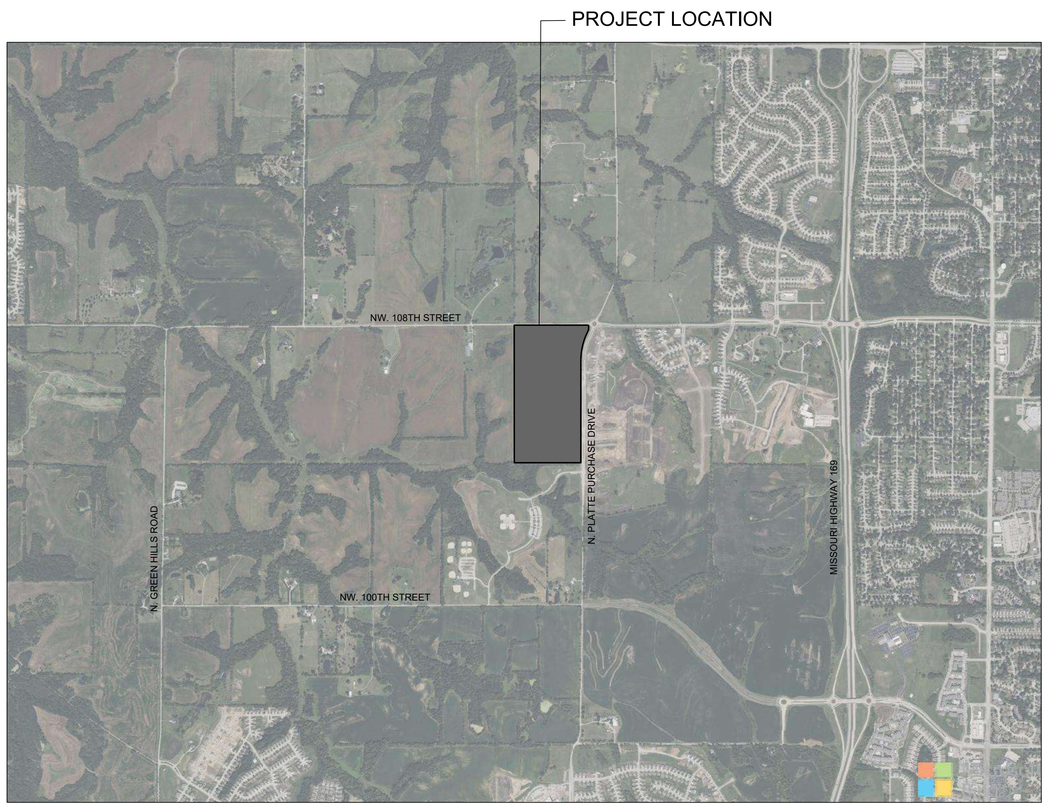
PROPERTY OWNER:
WILLIAM T. MANN REVOCABLE TRUST
9601 NW. PLATTE PURCHASE DRIVE
KANSAS CITY, MO 64155
(816) 223-0408
WILLIAM T. MANN
billmann@manncokc.com

SURVEYOR:
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
ROBERT YOUNG
rob@rlbuford.com

ENGINEER:
R.L. BUFORD & ASSOCIATES ENGINEERING, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
LINDSAY VOGT
lindsay@rlbuford.com

VICINITY MAP
SE. 1/4, SECTION 28-52-33,
SW. 1/4, SECTION 27-52-33
KANSAS CITY, PLATTE COUNTY, MISSOURI





LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	OVERALL SITE PLAN
C4	INTERNAL BICYCLE & PEDESTRIAN PLAN
C5	GRADING & UTILITY PLAN
C6	PRELIMINARY PLAT 1 OF 3
C7	PRELIMINARY PLAT 2 OF 3
C8	PRELIMINARY PLAT 3 OF 3
C9	LANDSCAPE PLAN
C10	TREE PRESERVATION & MITIGATION PLAN
C11	PRELIMINARY STREAM BUFFER PLAN

PROJECT NOTES

1. THIS PLAN SHALL SERVE AS A DEVELOPMENT PLAN AND PRELIMINARY PLAT.
2. EXISTING ZONING: AG; PROPOSED ZONING: R6
3. EXISTING USE: UNDEVELOPED
4. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
5. LEGAL DESCRIPTION IS DESCRIBED IN PLAN SET.
6. EXISTING CONDITIONS AND UTILITIES ARE INDICATED ON EXISTING CONDITIONS PLAN.
7. GENERAL CONFIGURATION OF PROPOSED LOTS, TRACTS, AND STREETS ARE AS INDICATED IN PLAN SET.
8. LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPICAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY.
9. ALL PROPOSED RIGHT-OF-WAY WIDTHS AND ROADWAY CROSS-SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
10. STORMWATER DETENTION & BMPs SHALL BE PER STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
11. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
12. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
13. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH THE APPROPRIATE FIRE--RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
14. PROJECT PHASES ARE AS DESCRIBED IN PLAN SET. DATES OF PHASING ARE SUBJECT TO CHANGE PER MARKET DEMAND.
15. THIS PLAN SHALL SERVE AS A PRELIMINARY PLAT (SHEETS C6 & C7).

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	1/10/25	REVIEW COMMENTS	JKR	LV
2				
3				
4				
5				
6				
7				

MOSS FARM
KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN & PRELIMINARY PLAT
COVER SHEET

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	27 & 28-52-33
PLAN SIZE	24"x36"
DATE	DECEMBER 2024
COUNTY	PLATTE
CHECKED BY	LV
JOB NO.	P-23337
DRAWN BY	JKR

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C1

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

PROPERTY DESCRIPTION

CONTAINING 3,477,199 SQUARE FEET OR 79.83 ACRES

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 52 NORTH, RANGE 33 WEST AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 52 NORTH, RANGE 33 WEST IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE S89°25'47"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1323.61 FEET; THENCE N00°24'56"E, A DISTANCE OF 2637.87 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE N89°21'12"E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1132.22 FEET; THENCE S00°38'53"E, A DISTANCE OF 22.50 FEET; THENCE N89°21'12"E, A DISTANCE OF 196.35 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE S00°31'57"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 34.00 FEET; THENCE N89°21'23"E, A DISTANCE OF 88.84 FEET; THENCE S21°55'20"W, A DISTANCE OF 48.42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N. PLATTE PURCHASE DRIVE; THENCE S17°36'07"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 43.66 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 695.00 FEET, AN ARC DISTANCE OF 125.55 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET, AN ARC DISTANCE OF 368.14 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S00°31'57"W, A DISTANCE OF 455.19 FEET; THENCE S89°28'03"E, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE S00°31'57"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1573.31 FEET TO THE POINT OF BEGINNING.

GRAPHIC SCALE

120 0 60 120 240 360

(IN FEET)
1 inch = 120 ft.

UTILITIES LEGEND
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE

TOPOGRAPHY LEGEND
- EXISTING 10 FT CONTOUR
- EXISTING 2FT CONTOUR

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

UNPLATTED
OWNER:
KANSAS CITY
BOARD OF PARKS & RECREATION

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

UNPLATTED
OWNER:
WB FOUR, LLC

UNPLATTED
OWNER:
MC CORKLE PARK LP

N00°24'56"E 2637.87'

S89°25'47"W 1323.61'

N. LINE, SE. 1/4, SECTION 28-52-33

S. LINE, SE. 1/4, SECTION 28-52-33

N89°21'12"E 1132.22'

N89°21'12"E 196.35'

POINT OF BEGINNING
SE. CORNER, SE. 1/4, SECTION 28-52-33
SW. CORNER, SW. 1/4, SECTION 27-52-33

N. PLATTE PURCHASE DRIVE

S00°31'57"W 1573.31'

E. LINE, SE. 1/4, SECTION 28-52-33
W. LINE, SW. 1/4, SECTION 27-52-33

S89°28'03"E 40.00'

S00°31'57"W 455.19'

R=765.00'
L=368.14'

R=695.00'
L=125.55'

S17°36'07"W 43.66'

S00°38'53"E 22.50'

NE. CORNER, SE. 1/4, SECTION 28-52-33

NW. CORNER, SW. 1/4, SECTION 27-52-33

S00°31'57"W 34.00'

N89°21'23"E 88.84'

S21°55'20"E 48.42'

N. LINE, SW. 1/4, SECTION 27-52-33

E. 100' MISSOURI PUBLIC SERVICE COMPANY EASEMENT DOC. NO. 27044 BK. 199 PG. 582

TREE MASS

TRACT C

CADENCE VILLAS - SECOND PLAT

CADENCE VILLAS

CADENCE VILLAS FIRST PLAT

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1				
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

EXISTING CONDITIONS

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
robert@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	28-52N-33W
PROJECT AREA	79.83 ACRES
COUNTY	PLATTE
CHECKED BY	LJY
JOB NO.	P-23337
DRAWN BY	JWK
DECEMBER 2024	

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C2

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

1. LAYOUT OF STREETS AND SIDEWALKS ARE AS INDICATED ON PLAN AND/OR TYPICAL STREET SECTIONS. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY.
2. ALL PROPOSED RIGHT--OF--WAY WIDTHS AND ROADWAY CROSS--SECTIONS FOR PUBLIC STREETS WILL BE DESIGNED DURING FINAL PLAN PREPARATION.
3. THE TRAILS WITHIN TRACTS B & J IS TO BE USED FOR PRIVATE OPEN SPACE AND PARKLAND. THE TRAIL WITHIN TRACT B WILL BE 10' WIDE AND 500 LINEAR FEET. THE CALCULATION IS BASED ON THE LENGTH OF TRAIL X 50' = 0.57 ACRES. THE TRAIL WITHIN TRACT J WILL BE 5' WIDE AND 1200 LINEAR FEET. THE CALCULATION IS BASED ON THE LENGTH OF TRAIL X 50' = 1.38 ACRES.
4. STORMWATER DETENTION & BMPs SHALL BE PER STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.
5. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND BUILDING PERMIT PLAN APPROVAL.
6. INGRESS AND EGRESS TO EACH LOT WILL BE FROM A DEDICATED PUBLIC STREET AND/OR ACCESS EASEMENT.
7. LOTS OR TRACTS ESTABLISHED BY THIS PLAN MAY BE FURTHER SUBDIVIDED BY APPLICATION FOR LOT SPLIT OR MINOR SUBDIVISION, PROVIDED BUILDING WALLS AND OPENINGS ON OR ADJACENT TO PROPERTY LINES SHALL BE CONSTRUCTED WITH THE APPROPRIATE FIRE--RESISTIVE RATINGS AS REQUIRED BY CHAPTER 18, KCMO BUILDING AND REHABILITATION CODE, CODE OF ORDINANCES.
8. PROJECT PHASES ARE AS DESCRIBED IN PLAN SET. DATES AND SEQUENCE OF PHASING ARE SUBJECT TO CHANGE PER MARKET DEMAND.
9. ALL DEVELOPMENT SHALL COMPLY WITH PARKWAY & BOULEVARD STANDARDS OF SECTION 88-323 OF THE KCMO ZONING AND DEVELOPMENT CODE.

LOT AREA AND SETBACK REQUIREMENTS

MINIMUM LOT AREA PER UNIT = 6,000 SQ. FT.
MINIMUM LOT AREA = 6,240 SQ. FT.
AVERAGE LOT AREA PROVIDED = 7,797 SQ. FT.

MINIMUM LOT WIDTH = 50'
LOT WIDTH PROVIDED = 52'

FRONT SETBACK MIN. = 25% OF DEPTH
MIN. GARAGE = 30'
MAX. REQUIRED = 30'
PROVIDED = 30'

REAR SETBACK MIN. = 25% OF DEPTH - 30'
MAX. REQUIRED = 30'
PROVIDED = 30'

SIDE SETBACK MIN. = 10% LOT WIDTH - 5.2'
PROVIDED - 5.2'

MAXIMUM BUILDING HEIGHT - 35'

NOTES (SECTION 88-517-04.27):

A. EXISTING ZONING: AG; PROPOSED ZONING: R6
B. TOTAL AREA: 80.11 AC.
C. PROPOSED R/W: 16.86 AC.
D. NET LAND AREA: 52.80 AC.
E. PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
F. N/A
G. N/A
H. N/A
I. SEE DATA TABLE
J. N/A
K. N/A
L. N/A
M. N/A

THE DEVELOPER ELECTS TO PAY MONEY IN LIEU OF PARKLAND FOR 4.60 ACRES.

PARKLAND DATA

PHASE	SINGLE FAMILY	MULTI-FAMILY	PARKLAND (AC.)
1	127	N/A	0.57
2	78	N/A	0
3	90	N/A	1.38
TOTAL	295	N/A	1.95

DEVELOPMENT DATA TABLE

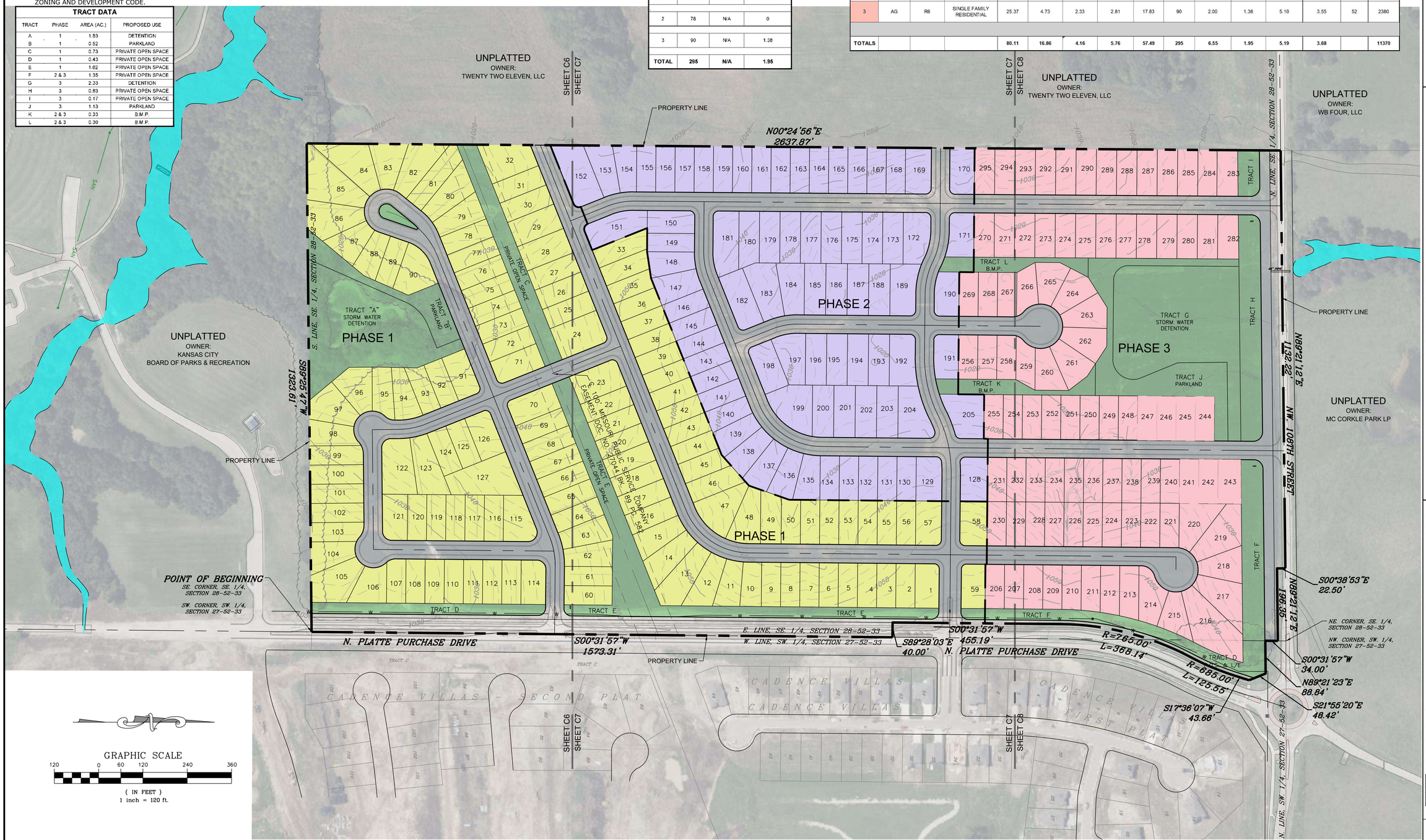
PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	DETENTION	PRIVATE OPEN SPACE	NET AREA	SINGLE FAMILY LOTS	REQUIRED PARKLAND AC.	PROVIDED PARKLAND AC.	AVERAGE NET DENSITY DU/AC.	AVERAGE GROSS DENSITY DU/AC.	SINGLE FAMILY LOT WIDTH	TOTAL STREET LENGTH
1	AG	R6	SINGLE FAMILY RESIDENTIAL	36.09	7.87	1.83	2.82	25.4	127	2.82	0.57	5.10	3.52	52	5092

PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	DETENTION	BMP AREA	NET AREA	SINGLE FAMILY LOTS	REQUIRED PARKLAND	PROVIDED PARKLAND	AVERAGE NET DENSITY DU/AC.	AVERAGE GROSS DENSITY DU/AC.	SINGLE FAMILY LOT WIDTH	TOTAL STREET LENGTH
2	AG	R6	SINGLE FAMILY RESIDENTIAL	18.65	4.26	0	0.13	14.26	78	1.73	0.00	5.47	4.18	52	3898

PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	DETENTION	PRIVATE OPEN SPACE / BMP AREA	NET AREA	SINGLE FAMILY LOTS	REQUIRED PARKLAND	PROVIDED PARKLAND	AVERAGE NET DENSITY DU/AC.	AVERAGE GROSS DENSITY DU/AC.	SINGLE FAMILY LOT WIDTH	TOTAL STREET LENGTH
3	AG	R6	SINGLE FAMILY RESIDENTIAL	25.37	4.73	2.33	2.81	17.83	90	2.00	1.38	5.10	3.55	52	2380
TOTALS				80.11	16.86	4.16	5.76	57.49	295	6.55	1.95	5.19	3.68		11370

TRACT DATA

TRACT	PHASE	AREA (AC.)	PROPOSED USE
A	1	1.83	DETENTION
B	1	0.52	PARKLAND
C	1	0.73	PRIVATE OPEN SPACE
D	1	0.43	PRIVATE OPEN SPACE
E	1	1.62	PRIVATE OPEN SPACE
F	2 & 3	1.35	PRIVATE OPEN SPACE
G	3	2.33	DETENTION
H	3	0.83	PRIVATE OPEN SPACE
I	3	0.17	PRIVATE OPEN SPACE
J	3	1.13	PARKLAND
K	2 & 3	0.33	B.M.P.
L	2 & 3	0.30	B.M.P.



NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	11/10/25	REVIEW COMMENTS	JKR	LV
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

OVERALL SITE LAYOUT

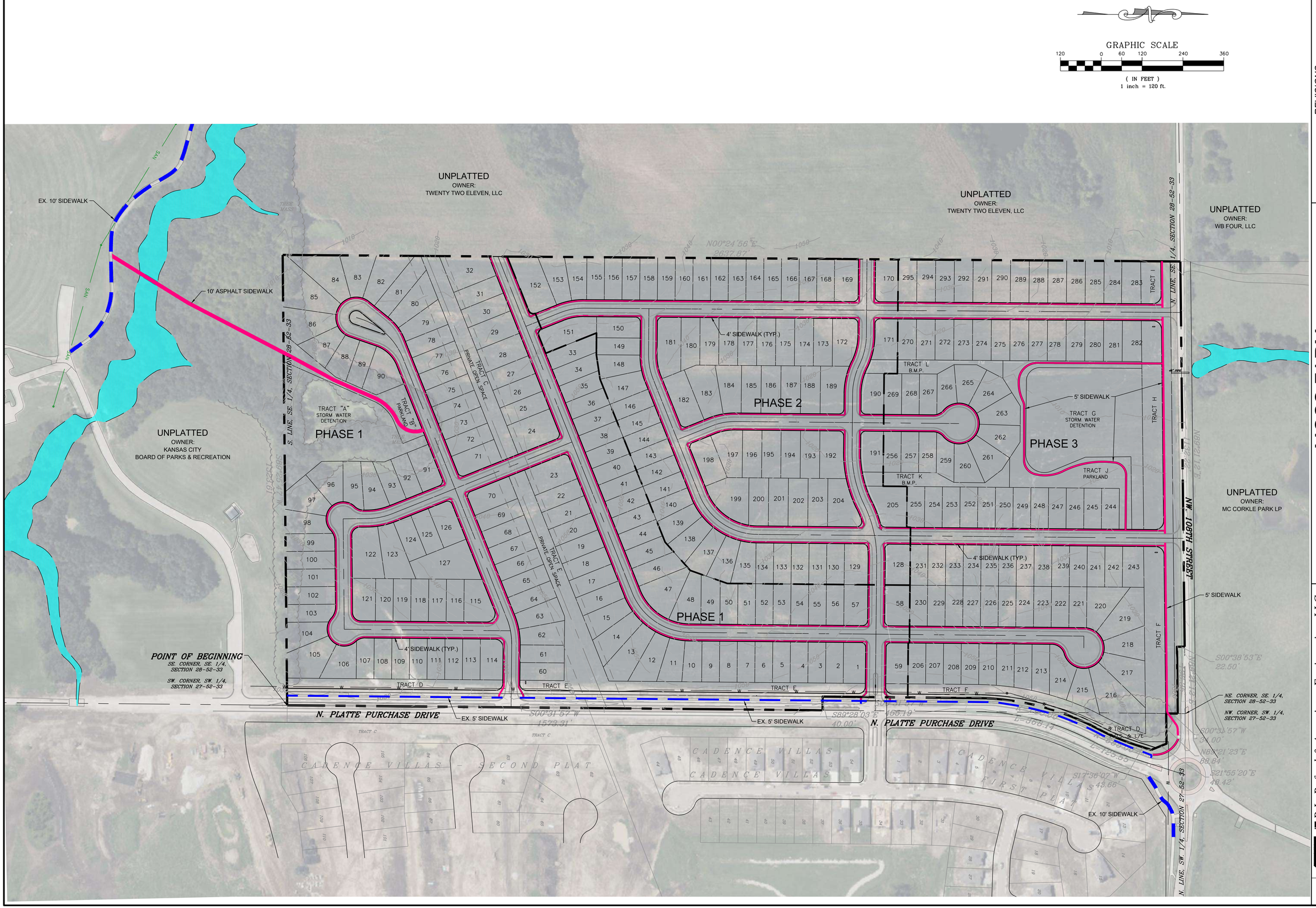
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
robl@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	JOB NO.
28-52N-33W	P-23337
COUNTY	SCALE
PLATTE	AS SHOWN
CHECKED BY	DRAWN BY
LV	JDF
DECEMBER 2024	

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO. C3

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC



REVISIONS			
NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	1/10/25	REVIEW COMMENTS	JKR	LV
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

INTERNAL BICYCLE & PEDESTRIAN PLAN

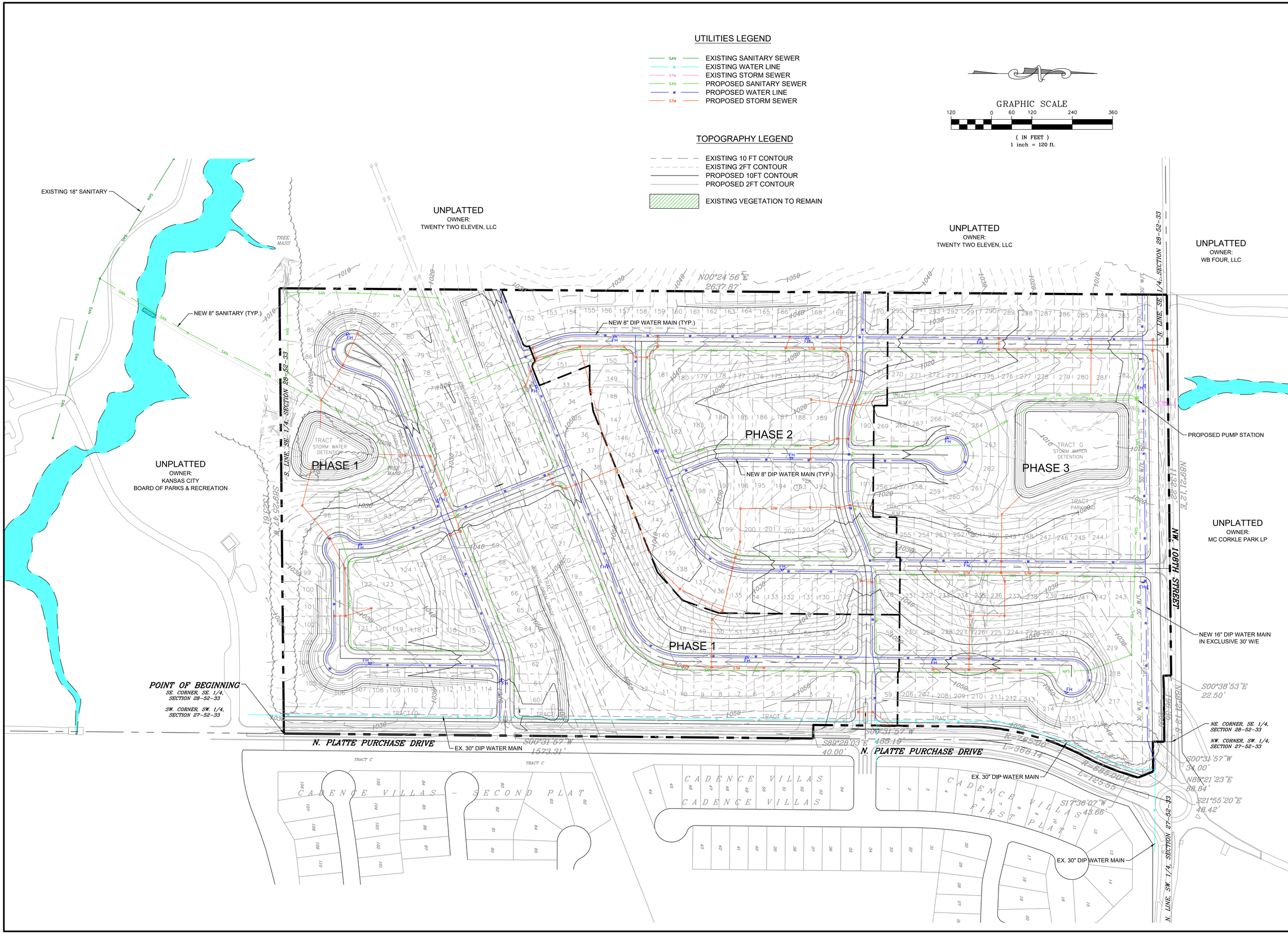
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE. 28-52N-33W	COUNTY PLATTE	JOB NO. P-23337	
PLAN DATE DECEMBER 2024	CHECKED BY LV	DRAWN BY JKR	

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO. C4

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC



REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	1/10/25	REVIEW COMMENTS	JKR	LV
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

GRADING & UTILITY PLAN

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	28-52N-33W
COUNTY	PLATTE
JOB NO.	P-23337
PLAN DATE	DECEMBER 2024
CHECKED BY	LV
DRAWN BY	JKR

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C5

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

MATCH LINE - SHEET 7
MATCH LINE - SHEET 6

MATCH LINE - SHEET 7
MATCH LINE - SHEET 6

DEVELOPER SHALL POST SIGN STATING:

"FUTURE THROUGH STREET TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS"

UNPLATTED
OWNER:
TWENTY TWO ELEVEN, LLC

NW. 105TH TERRACE
NW. 105TH STREET
NW. 104TH TERR.
N. DELTA AVENUE
N. AMES AVENUE
N. PLATTE PURCHASE DRIVE
TRACT C
PRIVATE OPEN SPACE
100' MO. PUBLIC SERVICE CO. ESMT.
TRACT "A"
STORM WATER DETENTION
79735 S.F.
1.83 AC.
TRACT "B"
PARKLAND
22763 S.F.
0.52 AC.
TRACT D
P.O.S. & L/E
18645 S.F.
0.43 AC.
PHASE 1
EX. 30" DIP. WATER MAIN
EX. 5' SIDEWALK
MONUMENT SIGN
10' ADDITIONAL RIGHT OF WAY TO BE DEDICATED
50.0' R/W
40.0' R/W
50.0' R/W
S. LINE, SE. 1/4, SECTION 28-52-33
S89°25'47"W
1323.61'
E. LINE, SE. 1/4, SECTION 28-52-33
S00°34'13"E
1593'
POINT OF BEGINNING
SE. CORNER, SE. 1/4, SECTION 28-52-33
SW. CORNER, SW. 1/4, SECTION 27-52-33
CADENCE VILLAS - SECOND PLAT
TABLE MESA

PROPOSED 8" SANITARY
PROPOSED 10' ASPHALT TRAIL
EXISTING 10' TRAIL
EX. 18" SANITARY

UNPLATTED
OWNER:
KANSAS CITY
BOARD OF PARKS & RECREATION

GRAPHIC SCALE
120 0 60 120 240 360
(IN FEET)
1 inch = 120 ft.

NOTE:
ACCESS TO TRACTS A-L SHALL NOT BE OBSTRUCTED BY FENCE WALL OR LOCKED GATE.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	1/10/25	REVIEW COMMENTS	AKR	LV
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT - 1 OF 3

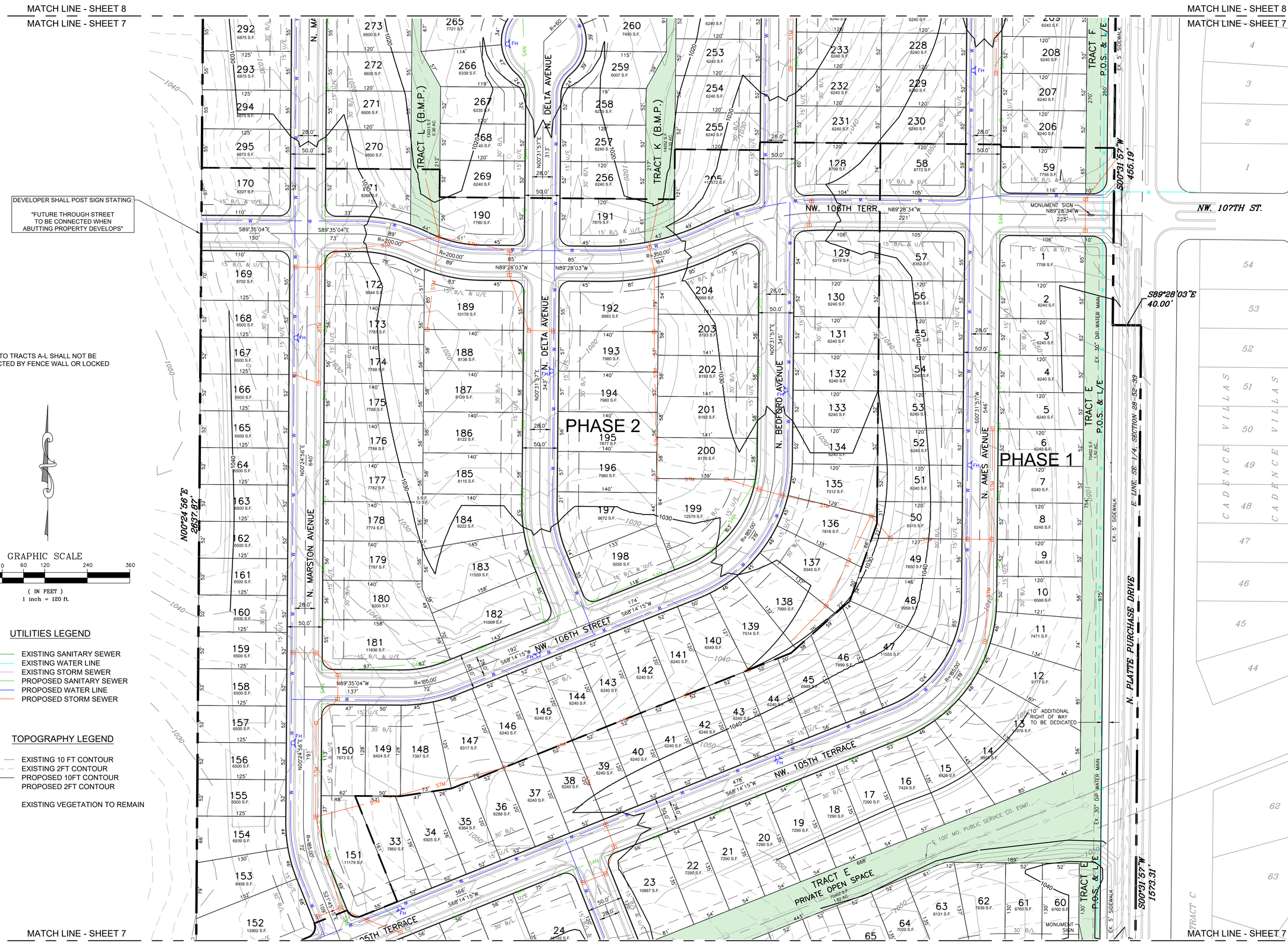
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-6152

SEC-TWP-RGE.	28-52N-33W
PLAT DATE	DECEMBER 2024
JOB NO.	P-23337
COUNTY	PLATTE
CHECKED BY	LJY
DRAWN BY	AKR

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C6

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC



REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	1/10/25	REVIEW COMMENTS	JKR	LV
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT - 2 OF 3

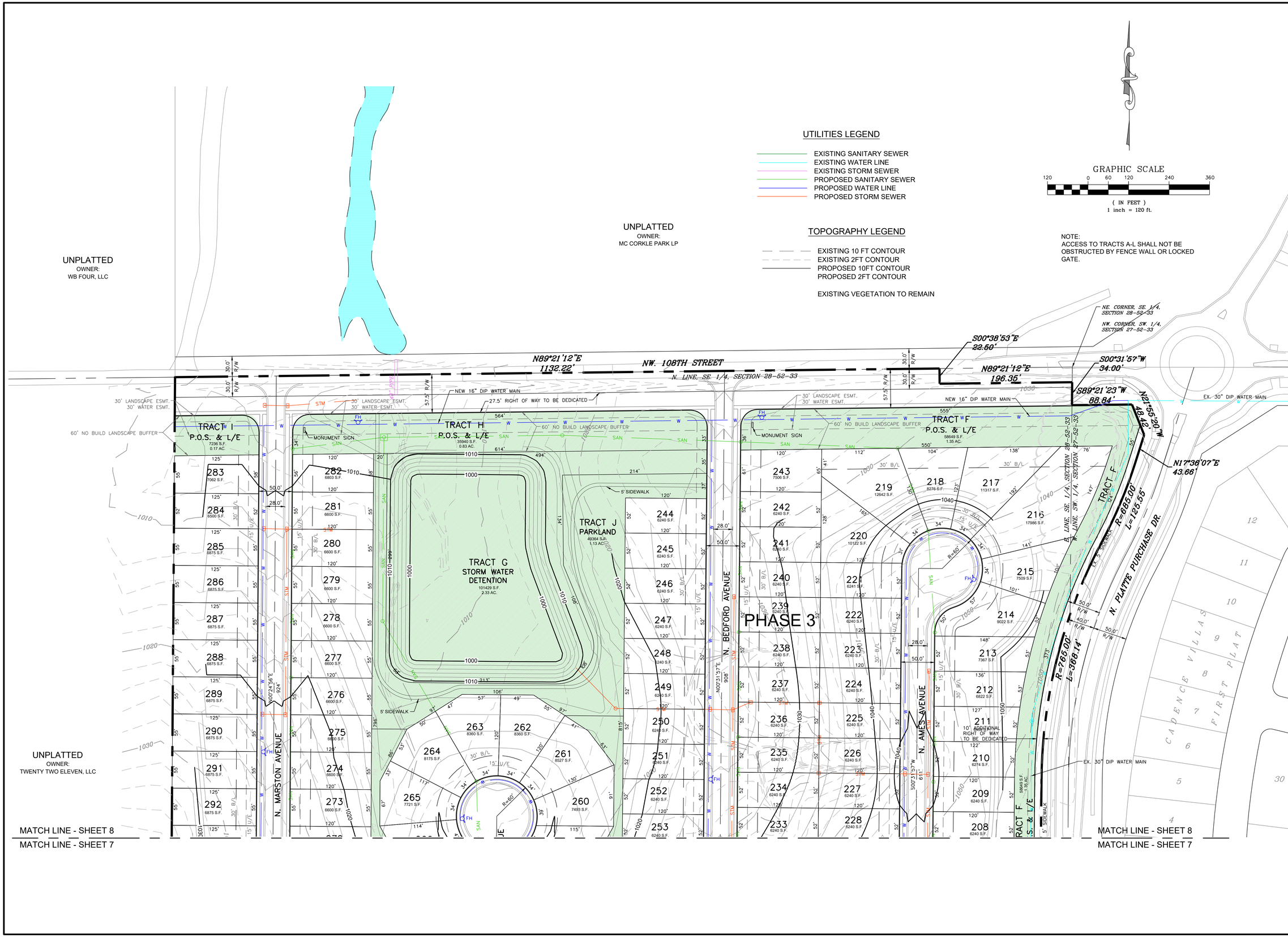
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	28-52N-33W
PLAN DATE	DECEMBER 2024
COUNTY	PLATTE
CHECKED BY	LV
JOB NO.	P-23337
DRAWN BY	JKR

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO. C7

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC



REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	1/10/25	REVIEW COMMENTS	JKR	LV
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY PLAT 3 OF 3

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	28-52N-33W
PLAN DATE	DECEMBER 2024
COUNTY	PLATTE
CHECKED BY	LV
JOB NO.	P-23337
DRAWN BY	JKR

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C8

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

TABLE 3 - LANDSCAPE REQUIREMENTS

88-425 - LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES	133	201		
88-425-04 GENERAL	N/A	N/A		
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS	N/A	N/A		
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			
SHRUBS/WALL/BERM	N/A			
88-425-06 INTERIOR VEHICULAR USE AREA	N/A	N/A		
INTERIOR AREA	N/A	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 SCHEDULE

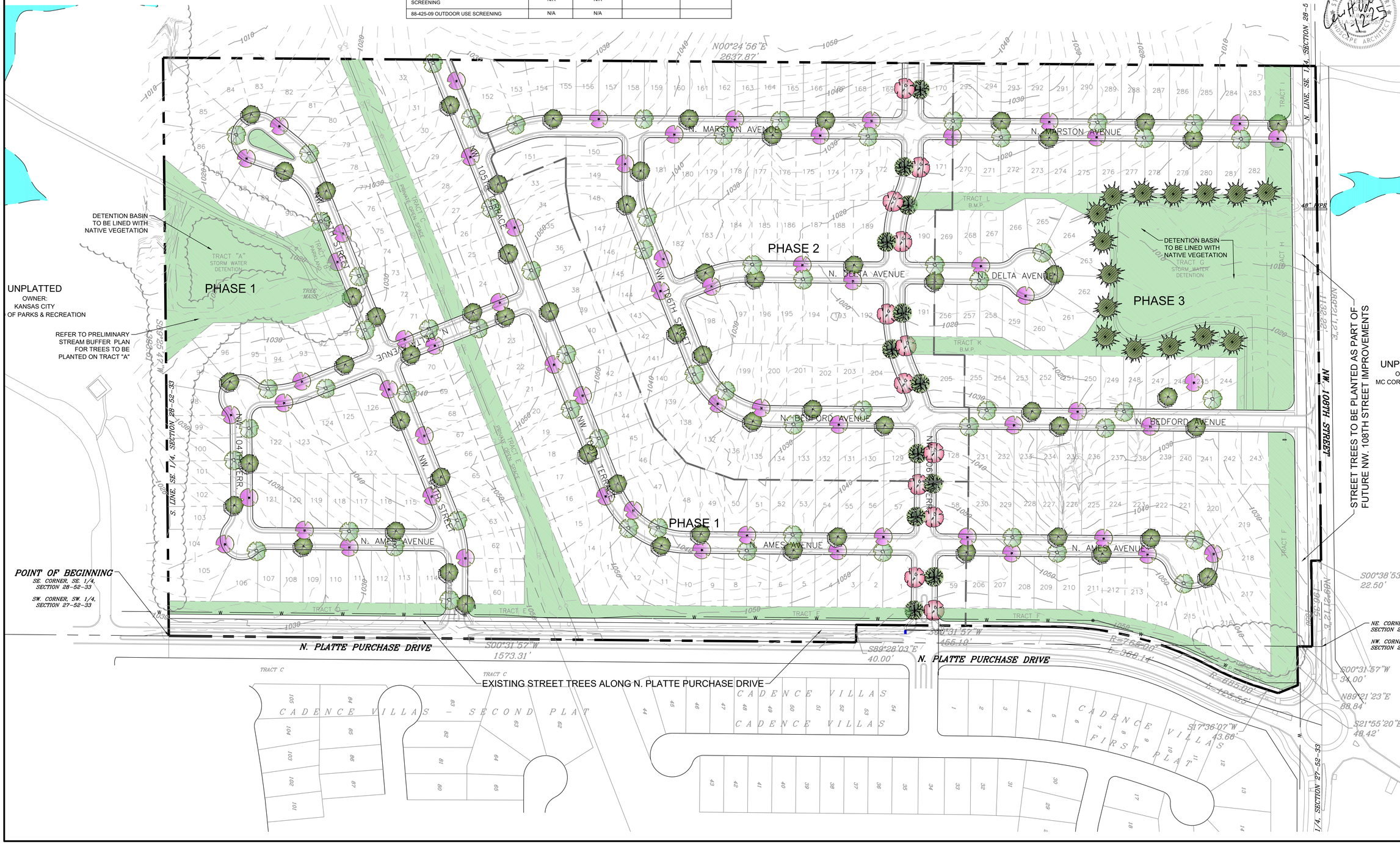
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MIN. ROOT	MIN. SIZE	CAL. / HT.
OVERSTORY TREES						
	12	QUERCUS RUBRO	NORTHERN RED OAK			2"
	12	ACER x TRUNCATUM "WARRENRED"	PACIFIC SUNSET MAPLE			2"
	27	PINUS STROBUS	WHITE PINE			6' HT.
ORNAMENTAL TREES						
	59	CERCIS CANODENSIS	EASTERN REDBUD			2"
	60	CORNUS FLORIDA	FLOWERING DOGWOOD			2"
	58	ACER RUBRUM (ARMSTRONG)	RED MAPLE, ARMSTRONG			2"

PLANT SPECIES SHALL BE NATIVE TO MISSOURI

GRAPHIC SCALE

120 0 60 120 240 360

(IN FEET)
1 inch = 120 ft.



COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	1/10/25	REVIEW COMMENTS	JKR	LV
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY STREETSCAPE PLAN

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14065, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	JOB NO.
28-52N-33W	P-23337
COUNTY	CHECKED BY
PLATTE	LV
PLAN DATE	DRAWN BY
DECEMBER 2024	JKR

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO.
C9

MITIGATION DATA

TREE CANOPY REMOVED (AC.)	PRESERVED TREE CANOPY OUTSIDE STREAM BUFFER (AC.)	STREAM BUFFER UNDISTURBED (AC.)	CALIPER INCHES OF TREES PROVIDED PER 88-425	CALIPER INCHES OF TREES REQUIRED FOR MITIGATION
2.4	1.1	0.0	402	-334

GRAPHIC SCALE

120 0 60 120 240 360

(IN FEET)
1 inch = 120 ft.

TOPOGRAPHY LEGEND

- EXISTING 10 FT CONTOUR
- EXISTING 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- EXISTING VEGETATION TO REMAIN
- EXISTING VEGETATION TO BE REMOVED

NOTES:
1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

2. REFER TO LANDSCAPE PLAN FOR TREES REQUIRED TO MEET REQUIREMENTS FOR LANDSCAPE AND SCREENING PER 88-425.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1				
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

TREE PRESERVATION & MITIGATION PLAN

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE. 28-52N-33W	COUNTY PLATTE	JOB NO. P-23337	
PLAN DATE DECEMBER 2024	CHECKED BY LV	DRAWN BY JKR	

FOR WILLIAM T. MANN REVOCABLE TRUST

SHEET NO. C10

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

STREAM BUFFER DESIGN TABLE

ZONE	EXISTING (AC.)	DISTURBED (AC.)	MITIGATION (AC.)
STREAMSIDE ZONE	0.50	0.44	0.44
MIDDLE ZONE	-	-	-
OUTER ZONE	1.85	1.56 AC. OR 84%	1.56
TOTAL	2.35	2.00	2.00

MITIGATION RATE 1.5:1 OUTERZONE = 1.56 (2.34 AC.)
MITIGATION RATE 4:1 STREAMSIDE ZONE = 0.44 ACRES (1.76 AC.)
MITIGATION REQUIRED = 4.10 ACRES
MITIGATION AREA PROVIDED = 0.39 ACRES

DENOTES TREE TO BE PLANTED

PRELIMINARY STREAM BUFFER CALCULATIONS:

STREAM SIDE ZONE:

TOTAL STREAM SIDE ZONE: 0.50 AC.
DISTURBED AREA: 0.44 AC. - DETENTION GRADING & UTILITY CROSSING

MIDDLE ZONE:

TOTAL MIDDLE ZONE: N/A
DISTURBED AREA: N/A

OUTER ZONE:

TOTAL OUTER ZONE AREA: 1.85 AC.
DISTURBED AREA: 1.56 AC. OR 84% OF TOTAL OUTER ZONE

STREAM BUFFER NOTES:

1. A FINAL STREAM BUFFER PLAN SHALL BE PROVIDED FOR EACH PHASE WHEN APPLICABLE. THIS PLAN INCLUDES:
   a) BUFFER ZONES DETERMINED PER SECTION 88-415-03
   b) FINAL IMPACTS AND MITIGATION PER SECTION 88-415-05
2. FINAL STREAM BUFFER PLANS SHALL FOLLOW ALL REGULATIONS OF SECTION 88-415.
3. DETERMINED OUTER ZONE SHALL BE A MIN. 75' PLUS AREAS OF MATURE RIPARIAN VEGETATION AND/OR SLOPES EXCEEDING 12% TO A MAXIMUM OF 150' IF UNDISTURBED OR 250' IF DISTURBED.

EXISTING LEGEND

- STREAM SIDE ZONE
- MIDDLE ZONE
- OUTER ZONE

DISTURBED LEGEND

- STREAM SIDE ZONE
- MIDDLE ZONE
- OUTER ZONE

GRAPHIC SCALE
120 0 60 120 240 360
(IN FEET)
1 inch = 120 ft.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1				
2				
3				
4				
5				
6				
7				

MOSS FARM

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPMENT PLAN & PRELIMINARY PLAT

PRELIMINARY STREAM BUFFER PLAN

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING – CIVIL ENGINEERS – DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR WILLIAM T. MANN REVOCABLE TRUST

SEC.-TWP.-RGE. 27 & 28-52N-33W
COUNTY PLATTE
JOB NO. P-23337
PLAN DATE DECEMBER 2024
CHECKED BY LV
DRAWN BY JKR

SHEET NO. C11

COPYRIGHT 2022 R.L. BUFORD & ASSOCIATES, LLC

Meeting Sign-In Sheet

Project Name and Address

Moss Farm - 10700 N. Platte Purchase Drive, Kansas City, MO 64155

Moss Farm - 10700 N. Platte Purchase Drive, Kansas City, MO 64155

Name	Address	Phone	Email
Antonio Sotelo	10726 N. Bell KC, MO 64155	816-392-6575	asotelo62@gmail.com
Sandy Madge			smaag@reecenichols.com
Carol Sundker			
Drew Barber	10714 N. Bell KC, MO 64155	937-672-4959	

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00194, CD-CPC-2024-00195

Meeting Date: Monday, January 27, 2025

Meeting Location: Teams

Meeting Time (include start and end time): 5:00pm - 6:00pm

Additional Comments (optional):

The few that attended the meeting were neighbors to the east, in Cadence Villas. The neighbors were curious as to what was being planned, what the timing of the development is. They ask if it would be maintenance provided, like theirs. The only concern that was expressed at the meeting was the width and improving Platte Purchase Drive.

We received an email after the meeting from a different resident, concerned about the backs of homes facing Platte Purchase Drive, clutter + sheds that accumulate. Suggested landscaping and hardscapes to buffer.

View results

Respondent

34 Alexis Berra

65:00
Time to complete

1. Checklist Review Type *

- (●) Controlling (Playbook Checklist)
- ( ) Non-Controlling (General Checklist)

Case Overview (Playbook Checklist)

2. District Planner *

Lexi Berra (1st)

3. Date of Review *

12/30/2024

4. Location

10700 N Platte Purchase Dr

5. Case # *

CD-CPC-2024-00195

6. Case Type *

Development Plan

7. Companion Case #

CD-CPC-2024-00194

8. Companion Case Type

Rezoning

9. Area Plan *

KCI

10. Future Land Use *

- [x] Low Density Residential
- [ ] Medium Density Residential
- [ ] Medium-High Density Residential
- [ ] High Density Residential
- [ ] Residential Urban Low Density
- [ ] Residential Urban
- [ ] Mixed-Use Neighborhood
- [ ] Mixed-Use Community
- [ ] Downtown Residential
- [ ] Downtown Mixed-Use
- [ ] Downtown Core
- [ ] Office/Residential
- [ ] Office
- [ ] Commercial
- [ ] Light Industrial
- [ ] Industrial
- [ ] Heavy Industrial
- [ ] Open Space/Buffer
- [ ] Conservation District
- [ ] Institutional
- [x] Park

Project Analysis (Playbook Checklist)

Only complete relevant analysis sections. Refer to Division SOP for case review consideration questions.

11. Land Use Impact Analysis

Currently the site is undeveloped, zoned R-7.5, and has a future land use of residential low density. The proposed rezoning and use are consistent with the future land use as residential low density allows developments up to 5.8 units per acre and the project totals 5.59 units per acre. The change in zoning does not require an area plan amendment and would not be considered spot zoning. The proposed site is within the contiguous development area which is a zone where new development should be targeted. The surrounding area would experience increased traffic and noise. There are appropriate land transitions.

12. Mobility Impact Analysis

The project is located along two streets recognized by the major street plan. NW 108th street is designated as a parkway and is subject to parkway and boulevard standards, N Platte Purchase Dr is designated as a local link. The section of 108th the proposed project resides on is designated as a primary image street by the KCI area plan and should be held to the highest aesthetic standards. N Platte purchase is improved however 108th has no sidewalks. The new streets proposed somewhat maintain a grid pattern however there are a set of cul-de-sacs on the northern half of the property which decrease connectivity. The proposed project provides a walkway to Platte Purchase park south of the site, and has sidewalks throughout, however there is no sidewalk shown on 108th.

13. Sustainability Impact Analysis

The proposed site would remove pervious surface, however no large vegetation is being lost. There is a regulated stream on the southern portion of the site. Proposed landscaping meets city code however there are no street trees located along 108th st. As a primary image street additional landscaping should be added along 108th as aesthetic enchantments are encouraged along image streets.

14. Housing Impact Analysis

The proposed project features 295 units of single family residential. The established architectural theme in the area is suburban single family homes with wood siding and masonry.

15. Public Realm Impact Analysis

There are no historical properties located nearby however Platte Purchase park is located just South of the site.

16. Additional Analysis

The proposed project needs to address concerns regarding connectivity, sidewalks, and street trees,

17. Other Relevant City Plans

Major Street Plan, Small Neighborhood or Streetscape Plan, TrailsKC Plan, Walkability Plan, etc.

18. Overall Alignment with Area Plan *

- ○ High
- ◉ Medium
- ○ Low

19. Development Form Designation *

N/A

20. Development Form Guidelines Evaluation *

- ( ) High
- ( ) Medium
- (•) Low

21. Global Design Guidelines Evaluation *

	High	Medium	Low	N/A	More Information Needed
Accommodates safe and convenient travel access	○	◉	○	○	○
Avoids creating or perpetuating barriers	○	◉	○	○	○
Creates new neighborhoods with distinctive character	○	◉	○	○	○
Enhances the safety and inclusiveness for everyone	○	◉	○	○	○
Improves access to daily needs	○	○	◉	○	○
Improves opportunities for affordable housing	○	◉	○	○	○
Integrates with the surrounding area	◉	○	○	○	○
Minimizes impact on the natural environment	○	○	◉	○	○
Preserves, refurbishes, and reuses historic buildings	○	○	○	◉	○
Provides a mix of uses or increases housing diversity	○	○	◉	○	○
Provides a continuous street network	○	○	◉	○	○
Provides well-designed and activated public spaces	○	○	○	◉	○
Supported by infrastructure designed to last 100 years	◉	○	○	○	○
Uses infill sites and existing infrastructure effectively	○	◉	○	○	○

22. Goal Supporting Criteria Evaluation *

Refer to Checklist Handbook for individual criterion under each Playbook Goal

	High	Medium	Low	N/A	More Information Needed
Connected City	○	○	◉	○	○
Diversity & Opportunity	○	○	◉	○	○
Healthy Environment	○	○	◉	○	○
History, Arts & Culture	○	◉	○	○	○
Parks & Open Space	○	◉	○	○	○
People of All Ages	○	◉	○	○	○
Smart City	○	○	○	◉	○
Strong & Accessible Neighborhoods	○	◉	○	○	○
Sustainable & Equitable Growth	○	◉	○	○	○
Well-Designed City	○	◉	○	○	○

23. Overall Alignment with KC Spirit Playbook *

High - project advances multiple Playbook Goals/Guidelines and requires minimal conditions/corrections
Medium - project advances several Playbook Goals/Guidelines but requires some conditions/corrections
Low - project advances few Playbook Goals/Guidelines and requires multiple conditions/corrections

- ○ High
- ◉ Medium
- ○ Low

24. Staff Comments *

This proposed project has obtained a "medium" KC Spirit Playbook alignment. To better align with the KC Spirit playbook and KCI Area plan changes should be made regarding connectivity, landscaping, and sidewalks.

25. Recommended Conditions/Corrections

-Provide a sidewalk as well as street trees along 108th as it is a primary image street designated by the KCI area plan. (KCI Area Plan pg. 62)
-Consider connecting the two Eastern most cul-de-sacs as the KCI area plan and the KC Spirit playbook discourage the use of cul-de-sacs (KC Spirit Playbook pg. 349)