# CITY PLAN COMMISSION STAFF REPORT

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

April 16, 2025

**Project Name**
**Jadan Hills Residential Development**

**Docket #4**

**Request**
**4.1** (CD-CPC-2025-00038): Area Plan Amendment
**4.2** (CD-CPC-2025-00034): Rezoning
**4.3** (CD-CPC-2025-00033):Development Plan

**Applicant**
Qiyamah Muhammad
Olsson

**Owner**
Jacie Lieber

| | |
|---|---|
| **Location** | 6717 N Holly St. |
| **Area** | About 20 acres |
| **Zoning** | R-80 |
| **Council District** | 2nd |
| **County** | Clay |
| **School District** | North Kansas City |

**Surrounding Land Uses**
**North:** Residential, Zoned R-80 & R-7.5
**South:** Residential, Zoned R-80 & R-7.5
**East:** Residential, Zoned R-7.5
**West:** Residential, Zoned R-7.5

**KC Spirit Playbook Alignment**
Case Number CD-CPC-2025-00033
LRP determination: Medium Alignment

**Land Use Plan**
The Line Creek Area Plan recommends Residential Low Density Land Use for this location. The proposed plan does not align with this designation and an associated Area Plan Amendment was submitted . See Criteria X for more information.

**Major Street Plan**
Northwest 68th Street is identified on the City's Major Street Plan as a thoroughfare. North Holly Street is not identified in the Major Street Plan.

**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-80 to District R-6, an Area Plan Amendment to the Line Creek Parkway Area Plan from Residential Low Density to Residential Medium Density and approval of a Development Plan on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue allowing for the creation of 57 lots and 5 tracts for the purpose of a single unit home development.

**PROJECT TIMELINE**
The application for the subject request was filed on February 21, 2025. No scheduling deviations from 2025 Cycle 4.2 have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**
The subject site is not located within a registered neighborhood or homes association.

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

**EXISTING CONDITIONS**
The subject site is currently undeveloped and has been mostly cleared of trees. There is no associated regulated stream with the subject site.

**CONTROLLING CASE**
There is no controlling case for the subject site.

**PROFESSIONAL STAFF RECOMMENDATION**
Docket #4.1 Recommendation: **Approval**
Docket #4.2 Recommendation: **Approval**
Docket #4.3 Recommendation: **Approval Subject to Conditions**

**VICINITY MAP**

**REZONING REVIEW**

The applicant is proposing to rezone 20.51 acres from District R-80 to District R-6. This rezoning will allow for a medium density residential development. The project site is a vacant parcel made up of 2 unplatted parcels. The proposed rezoning is associated with an accompanying Development Plan.

The future land use as identified in the Line Creek Area Plan for this site is residential low density. This future land use corresponds with the R-7.5 and R-10 zoning districts. The Community Planning Division identified the need for an Area Plan Amendment to update these parcels to Residential Medium Density.

**SPECIFIC REVIEW CRITERIA- REZONING**

**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 Line Creek Area Plan recommends Residential Low Density land use for this location. This proposal is not consistent with the future land use plan and an Area Plan Amendment is required to Residential Medium Density.

**B. Zoning and use of nearby property;**

Nearby properties to the east, south, and west are zoned R-7.5 which is compatible with the proposed zoning district. To the north are two R-80 properties.

**C. Physical character of the area in which the subject property is located;**

Adjacent properties consist mainly of single unit residential development. There is no commercial development existing west of Highway 169. The proposed rezoning is not expected to change the physical character of the area.

**D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

There is existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards with the proposed development.

**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. The proposed rezoning will change the zoning to R-6, The R-6 zoning district permits single unit homes on lots of at least 6,000 square feet. This lot size and density is suitable for this area and is not permitted under the current zoning district of R-80, which requires at least 80,000 square feet of area per lot.

**F. Length of time the subject property has remained vacant as zoned;**

The subject site has been vacant since 2019, when one single unit home was demolished.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The rezoning is not expected to detrimentally affect nearby properties.

**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 as the property would most likely remain undeveloped.

**DEVELOPMENT PLAN REVIEW**

The applicant is seeking approval of a Development Plan in proposed District R-6 on approximately 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue allowing for the creation of 57 lots and 5 tracts for the purpose of a single unit home development.

The proposed subdivision will divide the existing unplatted parcel into 57 lots. In accordance with R-6 Zoning District requirements, all lots must be a minimum of 6,000 square feet. Proposed lot sizes range from 7,146 to 15,474 square feet, with an average lot size of approximately 8,000 square feet. While the R-6 district mandates a minimum lot width of 50 feet, the developer is proposing a minimum width of 54 feet. No deviations from the standard R-6 setback requirements are being requested.

Access to the site will come from the new vehicular entrances from the north on Northwest 68th Street and the west on North Holly Street. In addition, the development will improve and utilize an existing paper street to the

east, connecting to N. Madison Avenue. A stub street is also included at the southern boundary, allowing for future connection to adjacent properties when developed.

In response to staff recommendations, the applicant has incorporated additional pedestrian connections, including a trail through Tract D to promote connectivity and safe pedestrian access across the site. These trails allow movement from east to west within the tracts, separated from vehicular traffic. A pedestrian trail has also been included in Tract A, which is planned to feature a dog park.

Landscaping details will be finalized with the Project Plan, which must be approved prior to the Final Plat. Preliminary landscape plans include a variety of deciduous shade trees, evergreens, and street trees, in compliance with Section 88-445 of the Zoning and Development Code.

There are no architectural standards proposed with this Development Plan. Each residential house will be individually designed.

**DEVELOPMENT PLAN ANALYSIS**

| Standards | Applies | Meets | More Information |
|---|---|---|---|
| Lot and Building Standards (88-110) | Yes | Yes, Subject to Conditions | Each lot will be individually reviewed for a site plan in conformance with 88-110 with building permit review. |
| Accessory or Use- Specific Standards (88-305 – 385) | No | | |
| Boulevard and Parkway Standards (88-323) | No | | |
| Parkland Dedication (88-408) | Yes | Yes, Subject to Conditions | To be satisfied prior to recording of the Final Plat either by dedication or payment in lieu of. |
| Tree Preservation and Protection (88-424) | Yes | Yes, Subject to Conditions | |
| Parking and Loading Standards (88-420) | Yes | Yes | |
| Landscape and Screening Standards (88-425) | Yes | Yes, Subject to Conditions | To be satisfied prior to recording of the Final Plat with approval of a Project Plan. |
| Outdoor Lighting Standards (88-430) | Yes | Yes | |
| Sign Standards (88-445) | No | | |
| Pedestrian Standards (88-450) | Yes | Yes | |

**SPECIFIC REVIEW CRITERIA- DEVELOPMENT PLAN**

**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 proposed Development Plan complies with all standards of the Zoning and Development Code. This project advances some goals outlined in the Line Creek Area Plan and KC Spirit Playbook. The development plan and rezoning require an area plan amendment to residential medium density which staff is supportive of. Additionally, the applicant has added a trail system throughout the site for additional connectivity.

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

The proposed Development Plan is allowed within the R-6 Zoning District which permits single unit detached residential.

**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;**

Vehicular ingress and egress to and from the site is not inhibited by this Development Plan. Access is provided of NW 68th Street and N Holly Street.

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

The proposed Development Plan does not inhibit pedestrian circulation and safety. Additional Pedestrian Connections were asked for by City Staff and the applicant provided pedestrian only paths though the middle of the neighborhood and throughout Tract A, the dog park amenity.

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

Adequate utilities are proposed with the Development Plan.

**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.**

There are no proposed buildings or structures with this Development Plan. Each individual single unit home will obtain its own individual building permit. Staff does not review architectural details on single unit homes.

**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.**

Proposed landscaping will be reviewed with a separate Project Plan to ensure that it is in conformance with the requirements as set forth in Section 88-425 of 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.**

Excess impervious area is not proposed with this Development Plan.

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

The Project Plan identifies trees to remain and new trees to be planted.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials
4. KC Spirit Alignment

**PROFESSIONAL STAFF RECOMMENDATION**

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

Respectfully Submitted,

Matthew Barnes, AICP
Lead Planner

# Plan Conditions

Report Date: April 10, 2025

Case Number: CD-CPC-2025-00033

Project: Jadan Hills Residential Development

*Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.*

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.*

2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

3. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

4. 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."

5. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.

6. That prior to submitting an application, for a Final Plat please submit and gain approval of a Street Name Plan by the Street Name Committee for the entire site. Please coordinate with Justin Smith at Justin.Smith@kcmo.org if you have any questions.

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

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

8. 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

9. 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)

10. 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)

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

12. 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)

13. 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)

14. 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 (816) 513-7678 / richard.sanchez@kcmo.org with questions.*

15. 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 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to recording of the Final Plat.

16. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to recording of the Final Plat.

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

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.

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

18. 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.

19. 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.

20. That the east half of N Holly St shall be improved to residential collector street standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

21. 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.

22. 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.

23. 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.

24. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

25. 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.

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

26. 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

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

27. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. https://www.kcwater.us/projects/rulesandregulations/

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

28. The developer must submit water main extension plans prepared by a Missouri PE to the water main extension desk for review, acceptance per the KC Water Rules and Regulations for Water main extensions and Relocations and generally following the size and location as shown on the development plans utility plan sheet. The water main extension plans shall be under contract (permitted) prior to final plat recording or building permit issuance. (https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf).

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

29. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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.

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

36. 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.

37. 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.

38. 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.

39. 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.

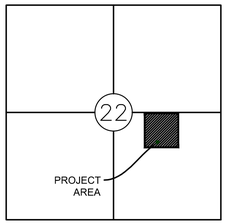
40. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain (Re-establishment of basin outlet).

41. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

42. 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.

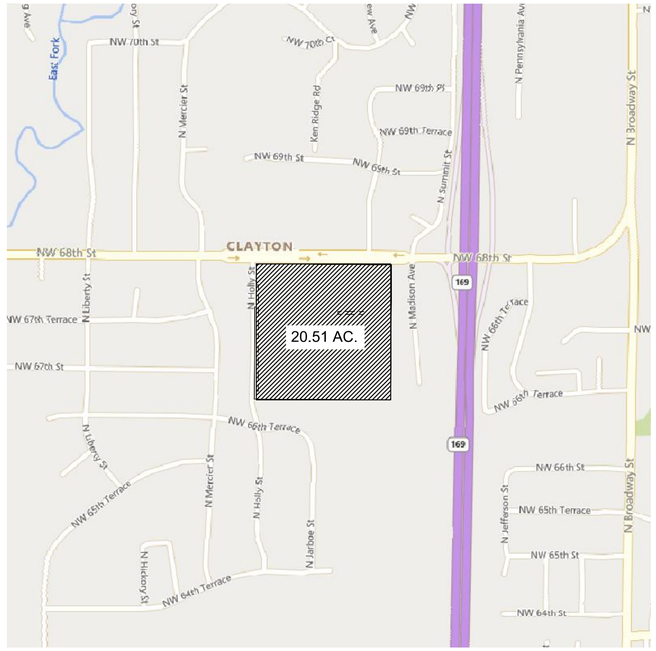
# JADAN HILLS
# REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

SECTION 22, TOWNSHIP 51 N, RANGE 33 W
IN KANSAS CITY, CLAY COUNTY, MO




VICINITY MAP
S 03 T 52 N, R 31 W
SCALE 1"=2000'

| PROJECT TEAM |
|---|
| OWNER / DEVELOPER<br>L&L BUILDING COMPANY, LLC<br>7004 N COVENTRY AVE<br>KANSAS CITY, MO 64151<br>CONTACT: JACIE LIEBER<br>PHONE: 816.935.6078<br>EMAIL: JACIELIEBER@YAHOO.COM |
| ENGINEER<br>OLSSON, INC.<br>1301 BURLINGTON, SUITE 100<br>NORTH KANSAS CITY, MO 64116<br>CONTACT: STEPHEN SAYLOR, P.E.<br>PHONE: 816.361.1177<br>EMAIL: SSAYLOR@OLSSON.COM |
| LANDSCAPE ARCHITECT<br>OLSSON, INC.<br>1301 BURLINGTON, SUITE 100<br>NORTH KANSAS CITY, MO 64116<br>CONTACT: JACOB HODSON, P.L.A.<br>PHONE: 816.361.1177<br>EMAIL: JHODSON@OLSSON.COM |

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SCALE IN FEET

| SHEET LIST | |
|---|---|
| Sheet Number | Sheet Title |
| 01 | TITLE SHEET |
| 02 | EXISTING CONDITIONS |
| 03 | PRELIMINARY PLAT |
| 04 | SITE DEVELOPMENT PLAN |
| 05 | GRADING & UTILITY PLAN |
| 06 | TREE PRESERVATION PLAN |
| 07 | STREAM BUFFER PLAN |
| 08 | OVERALL LANDSCAPE PLAN |
| 09 | PUBLIC STREET LIGHTING PLAN |

PROPOERTY DESCRIPTION

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 51, RANGE 33 IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 44 MINUTES 44 SECONDS EAST
ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 39.89 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 47.27 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW. 68TH STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 36 MINUTES 06 SECONDS EAST.
ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 925.67 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 942.97 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 949.31 FEET; THENCE NORTH 00 DEGREES 24 MINUTES
07 SECONDS EAST, A DISTANCE OF 645.44 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 13 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 205.43 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 45 SECONDS WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 15 SECONDS EAST, A DISTANCE OF 79.43 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARE DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 20.51 ACRES, MORE OR LESS.

olsson
1301 Burlington Street
North Kansas City, MO 64116
olsson.com
TEL 816.361.1177
FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

REVISIONS DESCRIPTION | DATE | NO. REV.

TITLE SHEET

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI
2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET
01

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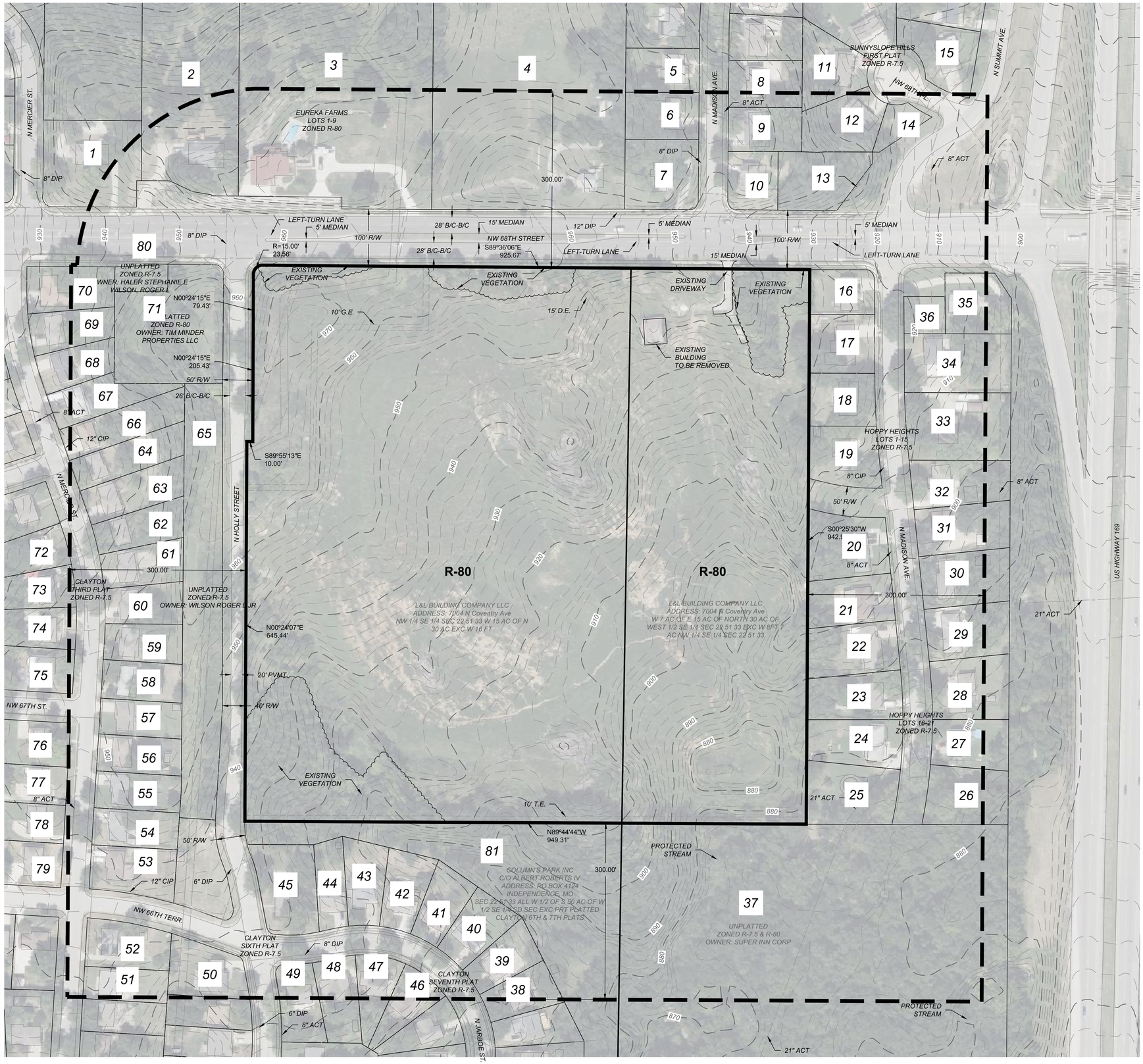


| | |
|---|---|
| 1 | KENYON CURTIS E & ELINOR A<br>2818 NW 66TH ST<br>KANSAS CITY, MO 64154 |
| 2 | JONES DARRON & ALECIA MICHELLE TRUST<br>1250 NW 68TH ST<br>KANSAS CITY, MO 64118 |
| 3 | EARLENBAUGH JOHN P & SHARON R1112 NW 68TH ST<br>KANSAS CITY, MO 64118 |
| 4 | BOWMAN JEFFERY SCOTT<br>BOWMAN, JAY LEX & ANDERSON, ROBIN<br>6555 NW 72ND ST<br>KANSAS CITY, MO 64118 |
| 5 | SILVEY KARA E<br>6812 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 6 | PERRIN GREGORY MICHAEL & DEBRA SUE<br>6908 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 7 | BOWMAN JEFFERY SCOTT<br>BOWMAN, JAY LEX & ANDERSON, ROBIN<br>6555 NW 72ND ST<br>KANSAS CITY, MO 64118 |
| 8 | MINDRUP JAMES M JR<br>6812 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 9 | 1STOPY LLC<br>10800 LYNDALE AVE S<br>STE 232<br>MINNEAPOLIS, MN 55420 |
| 10 | BARR HOLLY<br>6805 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 11 | CASTILLO ANDRES<br>816 NW 68TH PL<br>KANSAS CITY, MO 64118 |
| 12 | LASALLE MICHAEL K<br>SCARCHIO, ANNETTE M ETAL<br>811 NW 68TH PL<br>KANSAS CITY, MO 64118 |
| 13 | LIBERTY ASSETS LLC<br>PO BOX 885<br>LIBERTY, MO 64069 |
| 14 | HART JAMES B<br>2251 NE 122ND ST<br>LIBERTY, MO 64068 |
| 15 | SKY HOMES 2 LLC<br>3495 PIEDMONT RD NE<br>BLDG 11-900<br>ATLANTA, GA 30305 |
| 16 | HOUSING AUTHORITY OF KC MO<br>920 MAIN ST<br>STE 701<br>KANSAS CITY, MO 64105 |
| 17 | GUEVARA SHARON L & DAVID ETAL; JERRY A GUEVARA<br>6789 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 18 | MELTON FRANKIE G<br>ETAL<br>1510 RICHFIELD RD<br>LIBERTY, MO 64068 |
| 19 | MCRAY LAURA L<br>MCRAY, JACK L.<br>6728 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 20 | JUDDS KRYSTIN<br>6720 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 21 | WILBERGER CHARLES W & LINDA S<br>6710 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 22 | PAULSEEN STEVE<br>6704 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 23 | VANDEPUTTE MASON & ADRIANA<br>6700 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 24 | TRICARICO LOUIS V JR<br>ETAL<br>6644 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 25 | TRICARICO LOUIS V JR<br>ETAL<br>6644 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 26 | MESH MICHAEL A & TAMARA L<br>6643 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 27 | MESH MICHAEL A & TAMARA L<br>6643 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 28 | HEISER DANIEL L<br>6701 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 29 | MINTHORN GEORGE E & LINDA L<br>TRUST<br>109 PINE ST<br>SMITHVILLE, MO 64089 |
| 30 | BLOOD KIMBERLY<br>1001 CHISAM RD<br>KEARNEY, MO 64060 |
| 31 | DAVIS NORMAN & DRMA<br>ETAL<br>6719 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 32 | LILES BARBARA H<br>TRUST<br>6723 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 33 | CURRY DAVID L & SHIRLEY A<br>6727 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 34 | REED DAVID F & STEPHANIE L<br>6733 N MADISON AVE<br>KANSAS CITY, MO 64118 |
| 35 | GOODRICH BRANDON R<br>801 NW 68TH ST<br>KANSAS CITY, MO 64118 |
| 36 | KANSAS CITY CITY OF<br>414 E 12TH ST<br>KANSAS CITY, MO 64106 |
| 37 | SUPER INN CORP<br>5001 NE PAVILION RD<br>KANSAS CITY, MO 64116 |
| 38 | YOCHUN JENNIFER & ROBERT<br>1102 NW 68TH TER<br>KANSAS CITY, MO 64118 |
| 39 | MILLER CHARLES STEVEN & PATRICIA<br>ETAL<br>1104 NW 68TH TER<br>KANSAS CITY, MO 64118 |
| 40 | STEINKOPFF KARL O & TAMMY S<br>1106 NW 68TH TER<br>KANSAS CITY, MO 64118 |
| 41 | STAVEY EMMA<br>1108 NW 68TH TER<br>KANSAS CITY, MO 64118 |
| 42 | UNDERHILL J D & JUNE P<br>ETAL<br>1110 NW 68TH TER<br>KANSAS CITY, MO 64118 |
| 43 | JACKSON ROBERTA D<br>1112 NW 68TH TER<br>KANSAS CITY, MO 64118 |
| 44 | MATUNNK PETER A & DIANNA K<br>ETAL<br>1114 NW 68TH TER<br>KANSAS CITY, MO 64118 |
| 45 | JRB PROPERTIES LLC<br>C/O JAMES R BATTERSON<br>1032 W 90TH ST<br>KANSAS CITY, MO 64113 |
| 46 | PXH SFR PROPCO 2 LP<br>C/O FIRSTKEY HOMES LLC<br>600 GALLERIA PKWY SE<br>STE 1500<br>ATLANTA, GA 30339 |
| 47 | CLARKE CHRISTINA L<br>1109 NW 66TH TER<br>KANSAS CITY, MO 64118 |
| 48 | JONES RALPH D & LINDA M<br>1115 NW 66TH TER<br>KANSAS CITY, MO 64118 |
| 49 | BAYLISS ADRIAN A & CHRISTINA M<br>1119 NW 66TH TER<br>KANSAS CITY, MO 64118 |
| 50 | YORK JOSHUA & VEER ALISON<br>6315 N HOLLY ST<br>KANSAS CITY, MO 64118 |
| 51 | JENKINS DAVID L & GINA M<br>6607 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 52 | MARSH CODY<br>6611 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 53 | PAYNE SONJA L & WILLARD W III<br>6621 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 54 | YEPEZ ADOLFO<br>THATSAPHONE MICHELLE<br>6623 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 55 | MESTER JOHN E<br>6629 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 56 | TROUT JUSTIN & LINDSAY JO<br>6633 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 57 | MORALES YVETTE<br>BAEZA ODIVALDO PIZANO<br>6639 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 58 | LEWIS MA<br>6701 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 59 | BARNES DONNA KAY<br>ETAL<br>6707 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 60 | LEWIS MIKE K<br>6709 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 61 | HOLLINGSWORTH STEVEN J<br>6711 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 62 | ALLEN ANDREW<br>ROADY GINNY<br>6715 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 63 | BERGMAN KYLE L & SUSANNE B BOLSTAD<br>6717 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 64 | BERGMAN KYLE L & SUSANNE B BOLSTAD<br>6717 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 65 | WILSON ROGER L JR<br>1026 N JARBOE ST<br>KANSAS CITY, MO 64118 |
| 66 | BAF ASSETS II LLC<br>5501 PLAZA ON THE LK<br>STE 200<br>AUSTIN, TX 78746 |
| 67 | WILSON DAVID & SHARON<br>6721 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 68 | SHAFFER AARON M & MICHELLE A<br>6725 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 69 | WRIGHT JAMES & TH OMPSON-WRIGHT SUSANNE ETAL<br>6727 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 70 | THOPEN SONDRA K & DON T<br>6731 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 71 | TIM MINDER PROPERTIES LLC<br>PO BOX 729<br>SMITHVILLE, MO 64089 |
| 72 | LOPEZ ELIAS JR & BRENDA KAY<br>6737 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 73 | MAKSIUTA SHAWN<br>6739 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 74 | OMAZRUZ AMY & FREDY<br>6744 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 75 | LEWIS ABZAN & LANCYE<br>6750 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 76 | SULUBAN REGINULD & GAILA E<br>6628 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 77 | PERKINS BRENDA<br>6626 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 78 | MARCHENA CARLOS HERNANDEZ<br>6624 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 79 | DALE PATRICK M<br>DALE ZLATICA PERUSIC<br>6620 N MERCIER ST<br>KANSAS CITY, MO 64118 |
| 80 | HALER STEPHANIE E<br>WILSON, ROGER L<br>1026 NO. 68TH STR.<br>KANSAS CITY, MO 64118 |
| 81 | COLUMN'S PARK INC<br>C/O ALBERT ROBERTS IV<br>PO BOX 4124<br>INDEPENDENCE, MO 64051 |

LEGEND

- PROJECT PROPERTY BOUNDARY
- 300' ADJACENT PROPERTY OWNER BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STREAM CENTERLINE

N

0' 40' 80' 160'
SCALE IN FEET


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REVISIONS DESCRIPTION

| NO. REV. | DATE | REVISIONS |
|---|---|---|
| | | |

EXISTING CONDITIONS

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET
02

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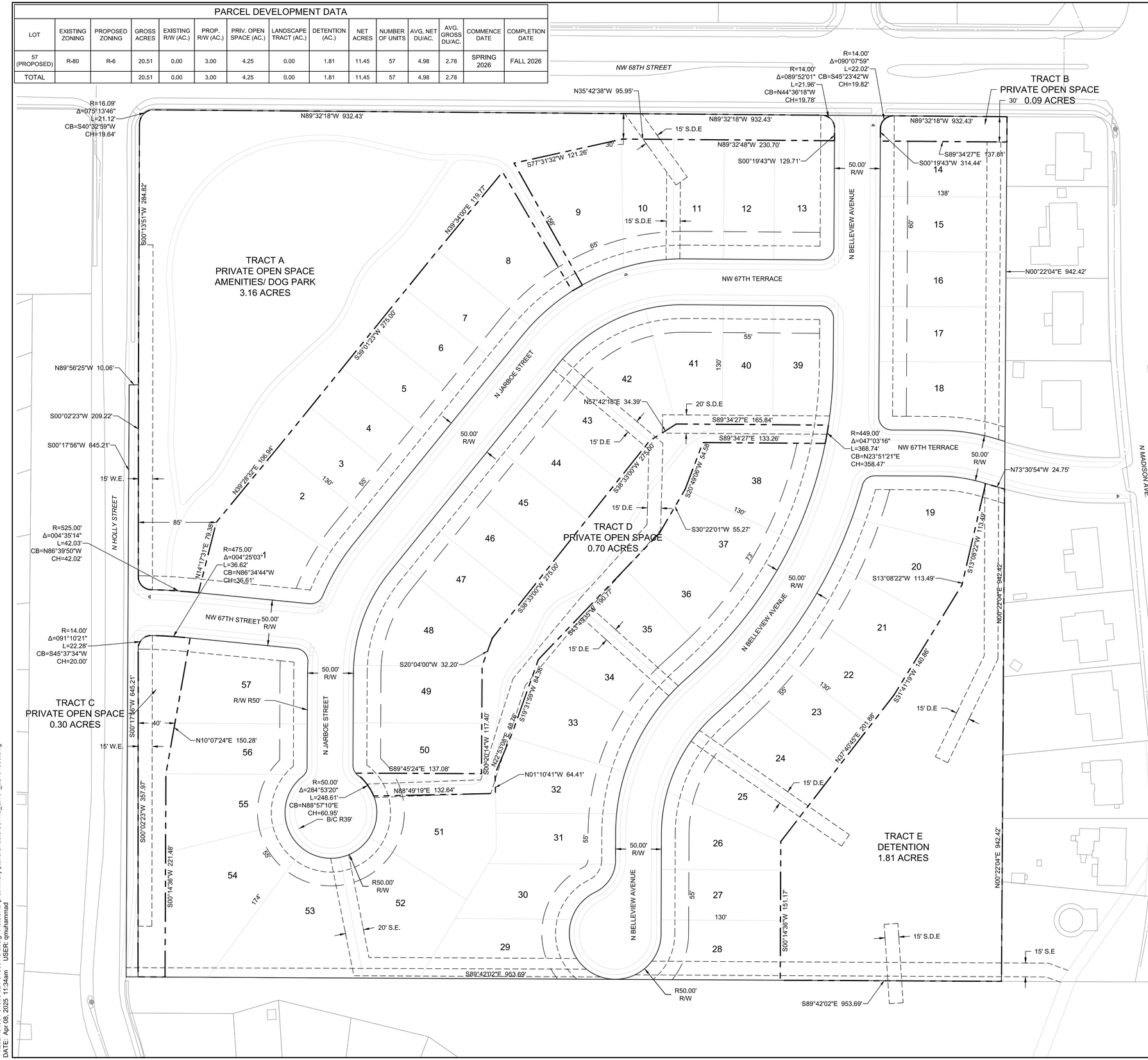
DATE: Apr 08, 2025 11:33am USER: qmuhammad

## PARCEL DEVELOPMENT DATA

| LOT | EXISTING ZONING | PROPOSED ZONING | GROSS ACRES | EXISTING R/W (AC.) | PROP. R/W (AC.) | PRIV. OPEN SPACE (AC.) | LANDSCAPE TRACT (AC.) | DETENTION (AC.) | NET ACRES | NUMBER OF UNITS | AVG. NET DU/AC. | AVG. GROSS DU/AC. | COMMENCE DATE | COMPLETION DATE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 57 (PROPOSED) | R-80 | R-6 | 20.51 | 0.00 | 3.00 | 4.25 | 0.00 | 1.81 | 11.45 | 57 | 4.98 | 2.78 | SPRING 2026 | FALL 2026 |
| TOTAL | | | 20.51 | 0.00 | 3.00 | 4.25 | 0.00 | 1.81 | 11.45 | 57 | 4.98 | 2.78 | | |




## LOT AREA TABLE

| LOT # | AREA (SF) | LOT WIDTH |
|---|---|---|
| LOT 1 | 12150.30 | 71.75' |
| LOT 2 | 7245.74 | 55.00' |
| LOT 3 | 7149.54 | 55.00' |
| LOT 4 | 7148.61 | 55.00' |
| LOT 5 | 7147.69 | 55.00' |
| LOT 6 | 7146.76 | 55.00' |
| LOT 7 | 7147.74 | 55.00' |
| LOT 8 | 11521.84 | 70.73' |
| LOT 9 | 12071.99 | 65.11' |
| LOT 10 | 7231.25 | 55.00' |
| LOT 11 | 7151.50 | 55.00' |
| LOT 12 | 7150.00 | 55.00' |
| LOT 13 | 8422.07 | 65.17' |
| LOT 14 | 8282.16 | 60.25' |
| LOT 15 | 8265.08 | 60.00' |
| LOT 16 | 8262.62 | 60.00' |
| LOT 17 | 8260.15 | 60.00' |
| LOT 18 | 10506.80 | 74.57 |
| LOT 19 | 8120.34 | 55.22' |
| LOT 20 | 9677.90 | 61.80' |

## PARCEL AREA TABLE

| LOT # | AREA (SF) | LOT WIDTH |
|---|---|---|
| LOT 21 | 8789.81 | 64.64' |
| LOT 22 | 7716.03 | 56.91' |
| LOT 23 | 7221.18 | 54.74' |
| LOT 24 | 9250.46 | 69.32' |
| LOT 25 | 7780.97 | 62.38' |
| LOT 26 | 7597.47 | 72.67' |
| LOT 27 | 7150.00 | 55.00' |
| LOT 28 | 8988.92 | 65.00' |
| LOT 29 | 9929.77 | 65.11' |
| LOT 30 | 8060.68 | 60.37' |
| LOT 31 | 7226.44 | 55.00' |
| LOT 32 | 8859.12 | 55.45' |
| LOT 33 | 7958.51 | 63.84' |
| LOT 34 | 9673.38 | 55.09' |
| LOT 35 | 7775.18 | 56.95' |
| LOT 36 | 8635.89 | 71.38' |
| LOT 37 | 8692.10 | 72.53' |
| LOT 38 | 10879.05 | 98.62' |
| LOT 39 | 8359.07 | 65.36' |
| LOT 40 | 7152.07 | 55.00' |

## PARCEL AREA TABLE

| LOT # | AREA (SF) | LOT WIDTH |
|---|---|---|
| LOT 41 | 8791.00 | 76.90' |
| LOT 42 | 9769.18 | 94.19' |
| LOT 43 | 7305.45 | 56.70' |
| LOT 44 | 7187.46 | 55.00' |
| LOT 45 | 7212.44 | 55.00' |
| LOT 46 | 7237.41 | 55.00' |
| LOT 47 | 7262.39 | 55.00' |
| LOT 48 | 10811.91 | 102.93' |
| LOT 49 | 8741.32 | 62.40' |
| LOT 50 | 7692.06 | 56.59' |
| LOT 51 | 11032.65 | 66.84' |
| LOT 52 | 13214.67 | 67.72' |
| LOT 53 | 14287.38 | 71.47' |
| LOT 54 | 15474.78 | 57.51' |
| LOT 55 | 9374.63 | 61.42' |
| LOT 56 | 8209.26 | 56.61' |
| LOT 57 | 11854.92 | 83.83' |

LEGEND
- PROJECT PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT

0' 25' 50' 100'
SCALE IN FEET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REVISIONS DESCRIPTION | DATE | NO. REV.

REVISIONS

PRELIMINARY PLAT

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET 03

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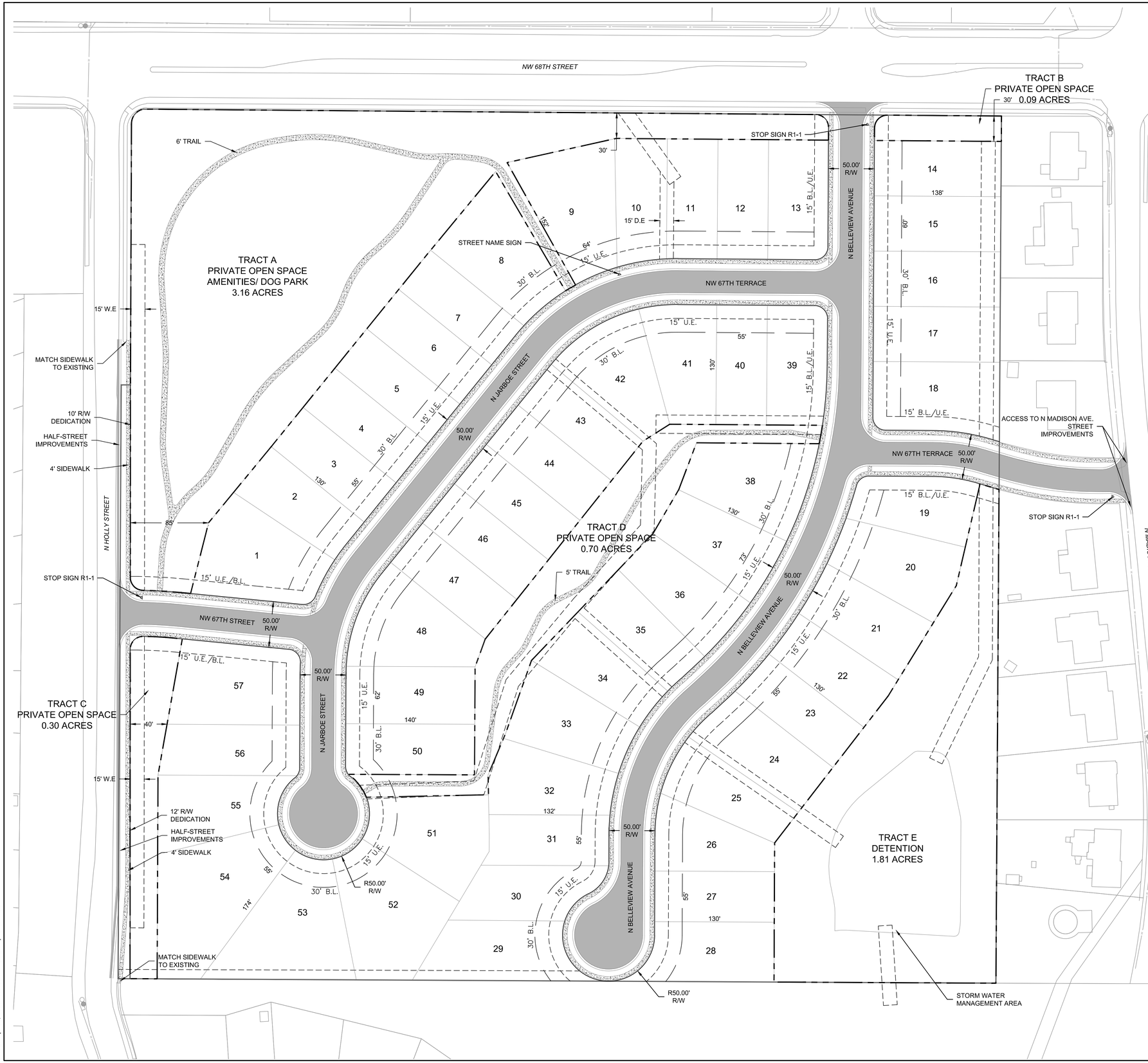

RESIDENTIAL LOCAL
N.T.S.
2" TYPE 3-01 ASPHALTIC CONCRETE SURFACE
6" TYPE 1-01 ASPHALTIC CONCRETE BASE COURSE
6" MIN. COMPACTED AGGREGATE
6" MIN. COMPACTED SUBGRADE, 95% OF STANDARD MAX. DENSITY
CG-2 CURB & GUTTER

**TABLE 1: SITE DATA**

| SITE DATA | EXISTING | PROPOSED | DEVIATION REQUESTED? | APPROVED |
|---|---|---|---|---|
| ZONING | R-80 | R-6 | NO | |
| GROSS LAND AREA | | | NO | |
| IN SQ.FT. | 893,415.6 | 893,415.6 | | |
| IN ACRES | 20.51 | 20.51 | | |
| RIGHT-OF-WAY | | | NO | |
| IN SQ. FT. | 0 | 127,076.46 | | |
| IN ACRES | 0 | 2.92 | | |
| BUILDING AREA (SF) | N/A | N/A | NO | |
| FLOOR AREA RATIO | N/A | N/A | NO | |
| RESIDENTIAL USE INFO | | | | |
| TOTAL DWELLING UNITS | | | | |
| DETACHED HOUSE | | 57 | NO | |
| ZERO LOT LINE HOUSE | | | | |
| COTTAGE HOUSE | | | | |
| SEMI-ATTACHED HOUSE | | | | |
| TOWNHOUSE | | | | |
| TWO-UNIT HOUSE | | | | |
| MULTI-UNIT HOUSE | | | | |
| COLONNADE | | | | |
| MULTIPLEX | | | | |
| MULTI-UNIT BUILDING | | | | |
| TOTAL LOTS | | | | |
| RESIDENTIAL | 2 | 57 | NO | |
| PUBLIC/CIVIC | | | | |
| COMMERCIAL | | | | |
| INDUSTRIAL | | | | |
| OTHER | | | | |

**TABLE 2: BUILDING DATA**

| BUILDING DATA | EXISTING | PROPOSED | DEVIATION REQUESTED? | APPROVED |
|---|---|---|---|---|
| REAR SETBACK | 0 | 30' | NO | |
| FRONT SETBACK | 0 | 30' | NO | |
| SIDE SETBACK | 0 | 10% OF LOT WIDTH, 8' MAX | NO | |
| SIDE SETBACK (ABUTTING STREET) | 0 | 15' | NO | |
| HEIGHT | 0 | 35' MAX. | NO | |

**TABLE 4: PARKING DATA**

| 88-420 PARKING | VEHICLE SPACES | | BICYCLE SPACES | | ALTERNATIVEP ROPOSED? |
|---|---|---|---|---|---|
| | REQUIRED | PROPOSED | REQUIRED (LONG/SHORT) | PROPOSED (LONG/SHORT) | |
| 1 STALL PER UNIT | 57 | 57 | N/A | N/A | NO |

**TABLE 5: OTHER DEVELOPMENT STANDARDS**

| 88-425 OTHER DEVELOPMENT STANDARDS | METHOD OF COMPLIANCE |
|---|---|
| 88-408 PARKLAND DEDICATION | SEE TABLE BELOW |
| 88-415 STREAM BUFFERS | SEE SHEET 07 |
| 88-430 OUTDOOR LIGHTING | N/A |
| 88-435 OUTDOOR DISPLAY, STORAGE, AND WORK AREAS | N/A |
| 88-445 SIGNS | PROPOSED MONUMENT SIGNS SHALL MEET 88-445 REQUIREMENTS |
| 88-450 PEDESTRIAN STANDARDS | PUBLIC SIDEWALKS |

**PARKLAND REQUIREMENTS**

| RESIDENTIAL UNIT TYPE | UNIT COUNT | PEOPLE PER UNIT | ACRES PER PERSON | REQUIRED ACREAGE |
|---|---|---|---|---|
| DETACHED HOUSES | 57 | 3.7 | 0.006 | 1.27 |
| SEMI-ATTACHED HOUSES | 0 | 3 | 0.006 | 0 |
| MULTI-UNIT BUILDINGS | 0 | 3 | 0.006 | 0 |
| TOTAL | 57 | | | 1.27 AC. |

LEGEND

ASPHALT PAVEMENT

CONCRETE SIDEWALK

N

0' 25' 50' 100'
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SITE DEVELOPMENT PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI
2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET 04

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12" DIP
NW 68TH STREET
8" DIP
CONNECT STORM SEWER TO EXISTING
12" DIP
TRACT B
PRIVATE OPEN SPACE
0.09 ACRES
8" CIP
CONNECT WATER TO EXISTING
TRACT A
PRIVATE OPEN SPACE
AMENITIES/ DOG PARK
3.16 ACRES
8" DIP
N BELLEVIEW AVENUE
NW 67TH TERRACE
PROPOSED FIRE HYDRANT
8" ACT
N JARBOE STREET
PROPOSED FIRE HYDRANT
8" DIP
NW 67TH TERRACE
CONNECT WATER TO EXISTING
N MADISON AVE.
N HOLLY STREET
TRACT D
PRIVATE OPEN SPACE
0.70 ACRES
PROPOSED FIRE HYDRANT
8" DIP
NW 67TH STREET
N BELLEVIEW AVENUE
8" CIP
6" DIP
TRACT C
PRIVATE OPEN SPACE
0.30 ACRES
N JARBOE STREET
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
TRACT E
DETENTION
1.81 ACRES
N BELLEVIEW AVENUE
PROPOSED FIRE HYDRANT
21" ACT
CONNECT SANITARY TO EXISTING
21" ACT
CONNECT WATER TO EXISTING
6" DIP
EXISTING FIRE HYDRANT

LEGEND
- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- MAJOR CONTOUR (PROPOSED)
- MINOR CONTOUR (PROPOSED)
- GAS (EXISTING)
- SANITARY SEWER (EXISTING)
- SANITARY SEWER (PROPOSED)
- STORM SEWER (EXISTING)
- STORM SEWER (PROPOSED)
- WATER (EXISTING)
- WATER (PROPOSED)

N

0' 25' 50' 100'
SCALE IN FEET

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GRADING & UTILITY PLAN

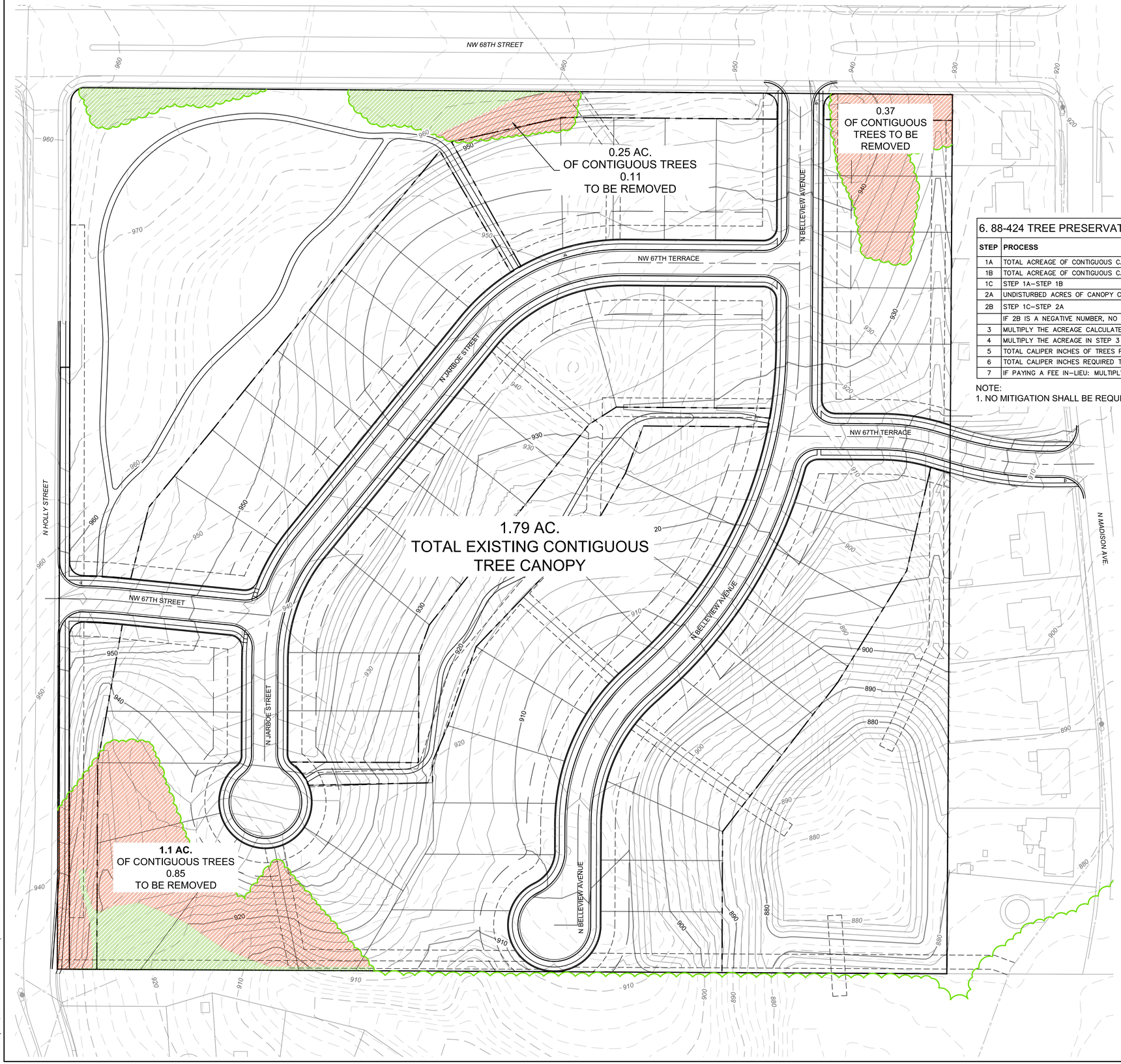
JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

2025

KANSAS CITY, MISSOURI

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

SHEET
05




## 6. 88-424 TREE PRESERVATION AND PROTECTION

| STEP | PROCESS | CALCULATION | UNITS |
|---|---|---|---|
| 1A | TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED | 1.1 | ACRES |
| 1B | TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER | 0.46 | ACRES |
| 1C | STEP 1A–STEP 1B | 0.64 | ACRES |
| 2A | UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS | 0.00 | ACRES |
| 2B | STEP 1C–STEP 2A | 0.64 | ACRES |
| | IF 2B IS A NEGATIVE NUMBER, NO MITIGATION IS REQUIRED, IF 2B IS POSITIVE, PROCEED TO STEP 3 | | |
| 3 | MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35 | 0.2 | |
| 4 | MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES | 33.6 | INCHES |
| 5 | TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88–425 | 536 | INCHES |
| 6 | TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4– STEP 5 | –502.4 | INCHES |
| 7 | IF PAYING A FEE IN–LIEU: MULTIPLY STEP 6 BY $185 | | DOLLARS |

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

## LEGEND

- PROJECT PROPERTY BOUNDARY
- EXISTING CONTIGUOUS TREE CANOPY
- TREES TO BE PRESERVED
- TREES TO BE REMOVED

N

0' 25' 50' 100'
SCALE IN FEET

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| NO. REV. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

TREE PRESERVATION PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

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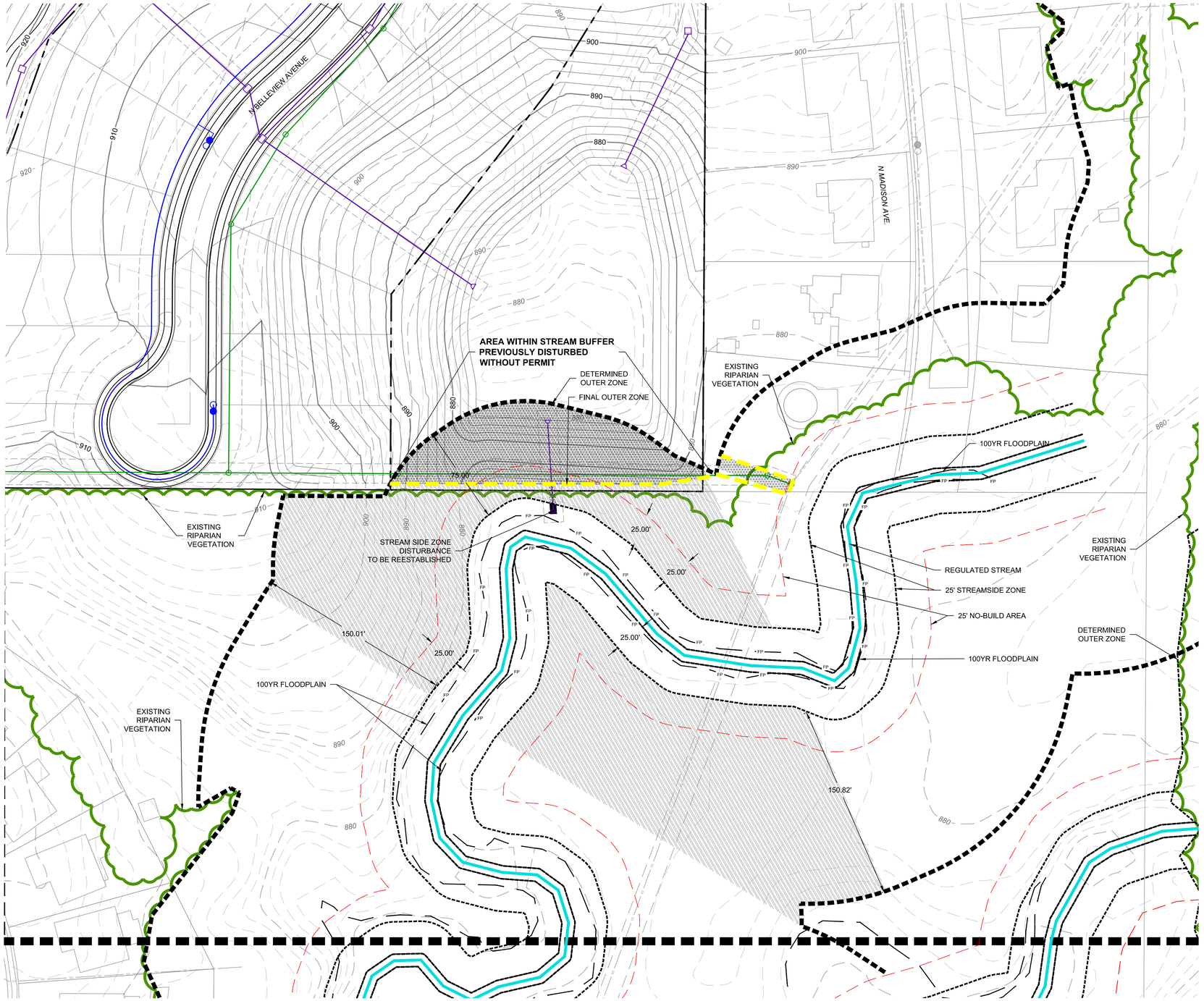


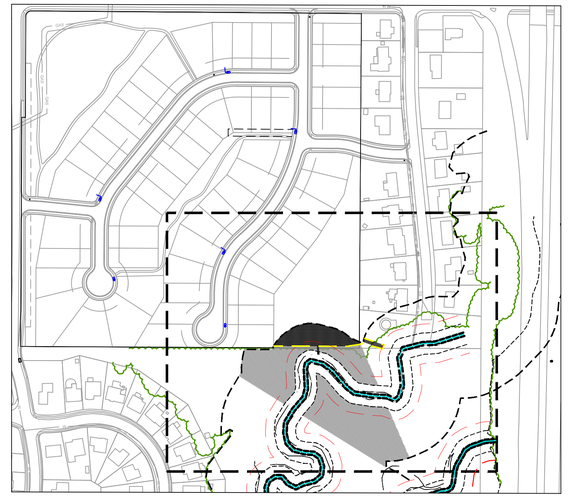

KEY MAP
N.T.S

LEGEND

- OUTER ZONE
- STREAMSIDE ZONE
- EDGE OF STREAM
- FINAL OUTER ZONE
- PROJECT PROPERTY BOUNDARY
- NO BUILD ZONE
- DETERMINED OUTER ZONE
- OUTER ZONE DISTURBANCE
- 999 EXISTING MAJOR CONTOUR
- 999 EXISTING MINOR CONTOUR
- 999 PROPOSED MAJOR CONTOUR
- 999 PROPOSED MINOR CONTOUR
- FP 100 YEAR FLOODPLAIN

LEGEND

- MAJOR CONTOUR (EXISTING)
- MINOR CONTOUR (EXISTING)
- MAJOR CONTOUR (PROPOSED)
- MINOR CONTOUR (PROPOSED)
- GAS (EXISTING)
- SANITARY SEWER (EXISTING)
- SANITARY SEWER (PROPOSED)
- STORM SEWER (EXISTING)
- STORM SEWER (PROPOSED)
- WATER (EXISTING)
- WATER (PROPOSED)

**STREAM BUFFER CALCULATIONS**

| ZONE | TOTAL AREA (ACRES) | DISTURBED AREA (ACRES) | TOTAL DISTURBED AREA (ACRES) | PERCENT OF DISTURBANCE (%) | REQUIRED AREA OF MITIGATION (4:1) (ACRES) | PROVIDED AREA OF MITIGATION (ACRES) |
|---|---|---|---|---|---|---|
| OUTER ZONE | 1.69 | 0.26 | 0.26 | 15.38% | 0.00 | 0.00 |
| MIDDLE ZONE | 0 | 0.00 | 0.00 | | 0.00 | |
| STREAMSIDE ZONE | 0.54 | 0.00 | 0.00 | 0.16% | 0.00 | |
| FINAL OUTER ZONE | 1.43 | | | | | |

STREAM BUFFER NOTES:

1. STREAM BUFFER GUIDELINES SHALL BE PER CHAPTER 88-415 OF THE CITY OF KANSAS CITY ZONING & DEVELOPMENT CODE.
2. FINAL STREAM BUFFER PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF LAND DISTURBANCE PERMIT FOR EACH LOT OR PHASE OF DEVELOPMENT.

N

0' 25' 50' 100'
SCALE IN FEET

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Missouri COA #001592

REVISIONS

| NO. REV. | DATE | REVISIONS DESCRIPTION |
|---|---|---|

STREAM BUFFER PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

2025

KANSAS CITY, MISSOURI

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

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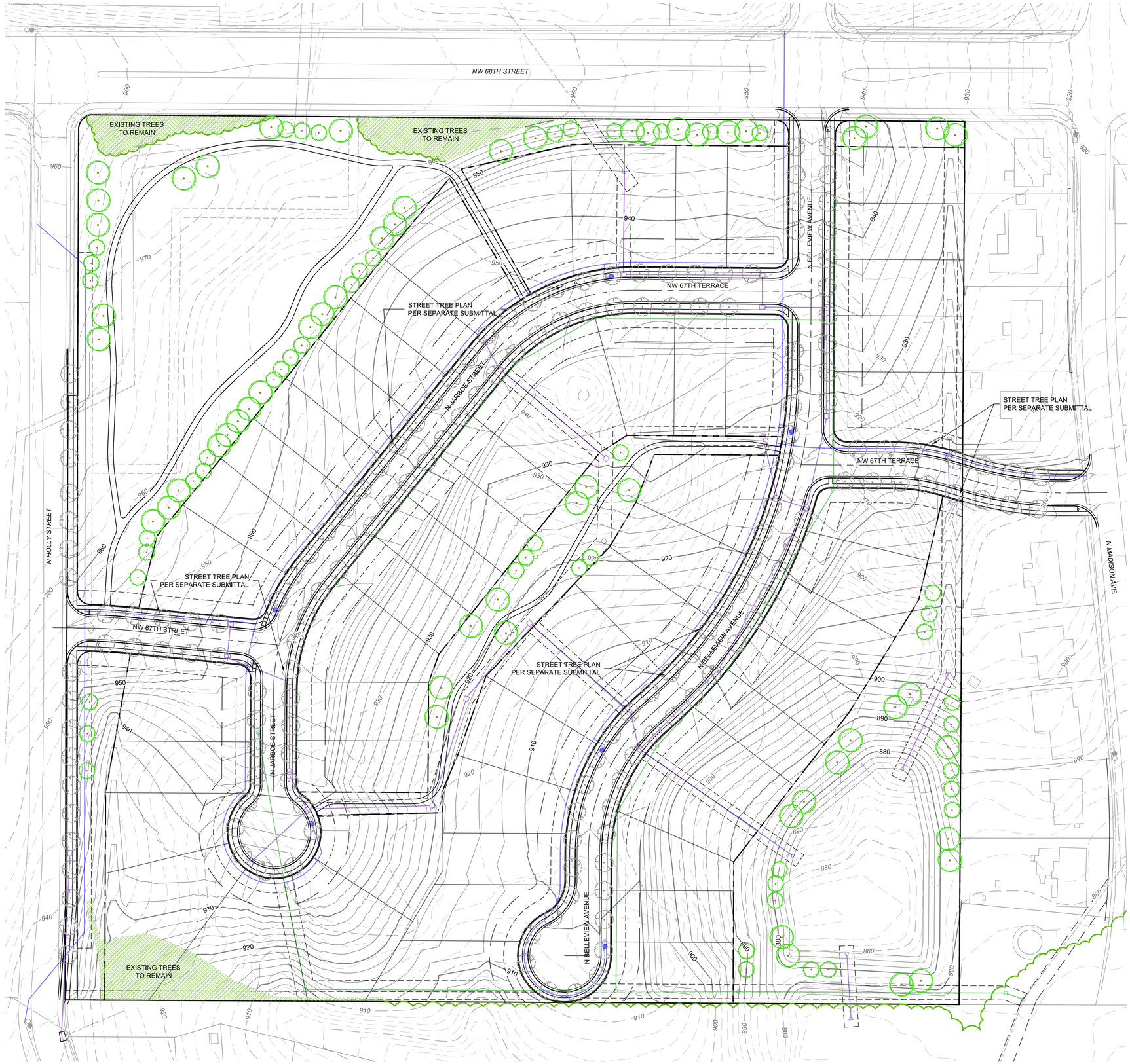


| TABLE 3 - LANDSCAPE REQUIREMENTS | | | | |
|---|---|---|---|---|
| 88-425 LANDSCAPE REQUIREMENTS | REQUIRED | PROPOSED | ALTERNATIVE REQUESTED? | APPROVED |
| 88-425-03 STREET TREES | 163 | 163 | NO | N/A |
| 88-425-04 GENERAL | 0 | 30+ | NO | |
| 88-425-05 PERIMETER VEHICULAR USE AREA | | | | |
| - ADJACENT TO STREETS | | | | |
| BUFFER WIDTH | 10'+ | 10'+ | NO | N/A |
| TREES | 14 | 14 | NO | N/A |
| SHRUBS/WALL/BERM | SHRUBS | TREES AND SHRUBS | NO | N/A |
| -ADJACENT TO RES. ZONES | | | | |
| BUFFER WIDTH | N/A | N/A | NO | N/A |
| SHRUBS/BERM/FENCE/WALL | N/A | N/A | NO | N/A |
| 88-425-06 INTERIOR VEHICULAR USE AREA | | | | |
| INTERIOR AREA | N/A | N/A | NO | N/A |
| TREES | N/A | N/A | NO | N/A |
| SHRUBS | N/A | N/A | NO | N/A |
| 88-425-07 PARKING GARAGE SCREENING | N/A | | | |
| 88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING | ALL PROPOSED MECHANICAL/ UTILITY EQUIPMENTS SHALL BE SCREENED. | | | |
| 88-425-09 OUTDOOR USE SCREENING | N/A | | | |

| TABLE 3B - LANDSCAPE SCHEDULE | | | | |
|---|---|---|---|---|
| 88-425 LANDSCAPE REQUIREMENTS | SYMBOL | | | |
| 88-425-03 STREET TREES | | | | |
| 88-425-04 GENERAL | | | | |
| 88-425-05 PERIMETER VEHICULAR USE AREA | | | | |
| - ADJACENT TO STREETS | | | | |
| BUFFER WIDTH | | | | |
| TREES | | | | |
| SHRUBS/WALL/BERM | | | | |
| -ADJACENT TO RES. ZONES | | | | |
| BUFFER WIDTH | | | | |
| SHRUBS/BERM/FENCE/WALL | | | | |
| 88-425-06 INTERIOR VEHICULAR USE AREA | | | | |
| INTERIOR AREA | | | | |
| TREES | | | | |
| SHRUBS | | | | |
| 88-425-07 PARKING GARAGE SCREENING | N/A | | | |
| 88-425-08 MECHANICAL/ UTILITY EQUIPMENT SCREENING | ALL PROPOSED MECHANICAL/ UTILITY EQUIPMENTS SHALL BE SCREENED. | | | |
| 88-425-09 OUTDOOR USE SCREENING | N/A | | | |

# PLANT SCHEDULE

| | | |
|---|---|---|
| | DECIDUOUS SHADE TREE (2.0 CAL.) | 56 |
| | EVERGREEN TREE | 49 |
| | STREET TREES (2.0 CAL.) | 163 |

FINAL PLANT CULTIVARS WILL BE IDENTIFIED ON THE PROJECT PLAN.


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| NO. REV. | DATE | REVISIONS DESCRIPTION |
|---|---|---|
| | | REVISIONS |

OVERALL LANDSCAPE PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT

KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

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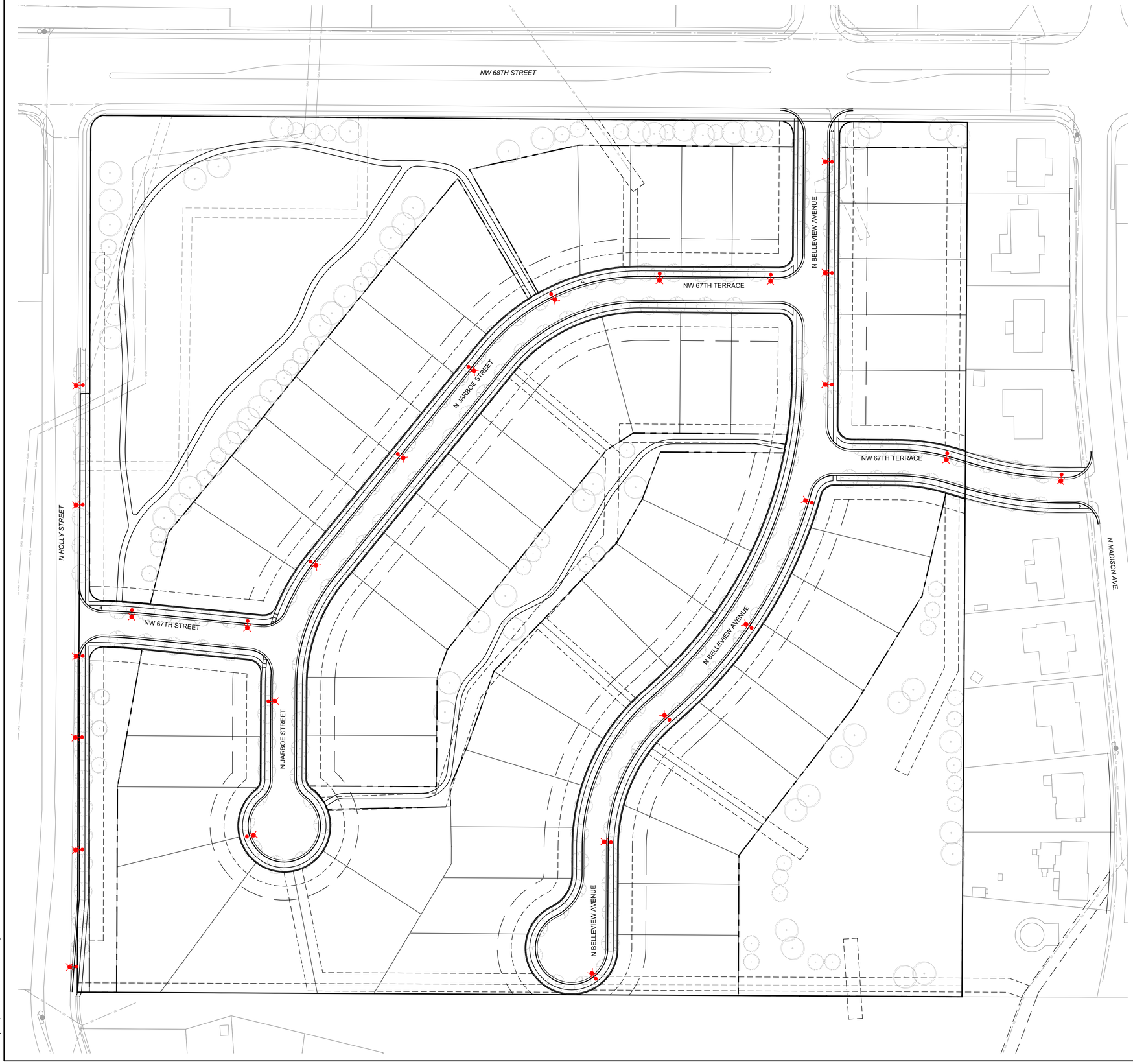


LEGEND

PROJECT PROPERTY BOUNDARY

PROPOSED STREET LIGHT

NOTES:

STREET LIGHTING DESIGN PER KCMO DESIGN STANDARDS SECTION 2800 STREET LIGHTING.

N

0' 25' 50' 100'

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| NO. REV. | DESCRIPTION | DATE |
|---|---|---|

PUBLIC STREET LIGHTING PLAN

JADAN HILLS
REZONING & DEVELOPMENT PLAN WITH PRELIMINARY PLAT
KANSAS CITY, MISSOURI

2025

drawn by: SM
checked by: SS
designed by: SS
QA/QC by:
project no.: 024-04366
date: 2025.02.21

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DATE: Apr 08, 2025 11:38am USER: qmuhammad

| | |
|---|---|
| **Meeting title** | Jadan Hills Neighborhood Meeting |
| **Attended participants** | 6 |
| **Start time** | 4/03/25, 4:59:35 PM |
| **End time** | 4/03/25, 6:10:01 PM |
| **Meeting duration** | 1h 10m 26s |
| **Average attendance time** | 24m 42s |

Participants

| Name | First Join | Last Leave |
|---|---|---|
| Qiyamah Muhammad | 4/03/25, 5:43:40 PM | 4/03/25, 6:10:01 PM |
| Stephen Saylor | 4/03/25, 5:18:55 PM | 4/03/25, 6:09:57 PM |
| Jacie (Unverified) | 4/03/25, 5:19:02 PM | 4/03/25, 6:09:56 PM |
| Patty Miller (Unverified)(+1) | 4/03/25, 5:21:59 PM | 4/03/25, 6:09:54 PM |
| Robert (Unverified)(+1) | 4/03/25, 5:30:52 PM | 4/03/25, 5:30:54 PM |
| Robbi  (Unverified) | 4/03/25, 5:36:15 PM | 4/03/25, 6:09:56 PM |
| GB (Unverified) | 4/03/25, 5:57:33 PM | 4/03/25, 6:09:59 PM |

# MEETING MINUTES

## Jadan Hills Neighborhood Meeting

| | |
|---|---|
| **Date:** | 04/03/25 |
| **Note Taker** | Qiyamah Muhammad |
| | |
| **Project #** | 024-04366 |

**Meeting notes:**

- **Project Overview:** Stephen presented the site plan, detailing the location of the project, which is bordered by 68th Street to the north, Holly Street to the west, Madison to the east, and 169 to the east. The project includes 57 single-family lots, detention areas, trails, and street improvements.
    - **Street Improvements:** Stephen explained that the project includes street improvements to Holly Street, such as adding curb and gutter, and extending the sidewalk to connect with the existing sidewalk, ensuring continuous pedestrian access.
    - **Detention and Trails:** Stephen highlighted that the project includes detention areas on the southeast side of the site and trails throughout the development, enhancing the neighborhood's amenities.
- **Concerns About Development:** Patty and Robert expressed concerns about the development, including the removal of trees, potential fire hazards, and the impact on their properties. Jacie assured them that the project aims to minimize tree removal and improve the area. Especially in the southeast corner and maintain a setback of at least 30 feet.
    - **Fire Hazards:** Patty raised concerns about potential fire hazards due to dead trees left from previous development attempts. Jacie assured her that once permitted by the city, they would grind up and remove the dead trees to mitigate fire risks**.**
    - **Homeless Issue:** Patty mentioned issues with homeless individuals living in the area since the last development attempt. Jacie acknowledged the problem and stated that they are working to clear the area as quickly as possible to prevent such issues.
    - **Stormwater Management:** Robbie raised concerns about stormwater management and the potential impact on their property. Stephen explained they plans to add storm sewer inlets to mitigate the issue and ensure proper drainage. Stephen also explained that the project plans to add additional storm sewer inlets to manage stormwater more effectively. This includes a new inlet to help distribute stormwater and prevent pooling, directing it to the detention basin.
    - **Existing Inlet Issues:** Robbie mentioned issues with the existing storm sewer inlet. Stephen acknowledged this and explained that the new inlet would help alleviate the burden on the existing system by redirecting some of the stormwater and reducing the risk of flooding and erosion**.**
- **Construction Timeline:** Jacie and Stephen estimated that the construction of the infrastructure would take about six months, starting in mid to late summer, assuming city approval.

- **Impact on Home Values:** Jacie mentioned that the new development would likely increase the home values of the surrounding areas, as the new homes would be valued at around $500,000.

- **Street Lighting:** Patty asked about street lighting on Holly Street. Stephen confirmed that streetlights would be required and would be installed as part of the street improvement plan.

- **Fencing and HOA:** Jacie mention that the development wouldn't be gated, but discussed the potential fencing options for the development, mentioning that the HOA would likely require modern wrought iron fences and prohibit chain-link fences.

**Follow-up tasks:**

- **Contact with Superior Bowen:** Get in contact with Superior Bowen to discuss the grading details for the project.
- **Stormwater Issue Investigation:** Investigate the stormwater issue mentioned by Robbi and determine if additional measures are needed to address the water pooling and drainage concerns.

**SUMMARY**

Area Plan Alignment:
***High**, Medium, Low*

KC Spirit Playbook Alignment:
*High, **Medium**, Low, N/A*

*CC- Connected City*
*DO - Diversity & Opportunity*
*HAC- History, Arts & Culture*
*HE - Healthy Environment*
*PAA - People of All Ages*
*POS - Parks & Open Spaces*
*SAN - Strong & Accessible Neighborhoods*
*SC - Smart City*
*SEG - Sustainable & Equitable Growth*
*WDC - Well Designed City*

| Evaluation | Goal | Notes |
|---|---|---|
| High | POS | The proposal has trails throughout the project and has dedicated private open space. |
| Medium | CC | The proposal connects to three separate roadways, however, has a cul-de-sac which are discouraged. |
| Low | | |

Alignment Comments:
This project advances some goals outlined in the Line Creek Area Plan and KC Spirit Playbook. The development plan and rezoning require an area plan amendment to residential medium density which staff is supportive of. Additionally, the applicant has added a trail system throughout the site for additional connectivity.