



CITY PLAN COMMISSION STAFF REPORT

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

September 4, 2024

Project Name
Walnut Townhomes Final Plat

Docket #C2

Request
CLD-FnPlat-2024-00022
Final Plat

Applicant
Lance Scott
Cook, Flatt & Strobel Engineers

Owner
Tim Roth

Location 3600 Walnut
Area About 0.41 acres
Zoning MPD
Council District 4th
County Jackson
School District Kansas City 110

Surrounding Land Uses
North: Residential, Zoned R-6
South: Residential, Zoned R-6
East: Residential, Zoned R-6
West: Commercial, Zoned B3-2

KC Spirit Playbook Alignment
Not Applicable- Not reviewed by controlling case.

Land Use Plan
The Midtown/Plaza Area Plan recommends Residential Medium High Density uses for the subject property. This proposal is consistent with the future land use plan designation.

Major Street Plan
The City's Major Street Plan does not identify Walnut or 36th Street at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on July 26, 2024. No scheduling deviations from 2024 Cycle 9.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently undeveloped. To the west, there are commercial structures within the Main Street Overlay. The property previously housed a church that has since been demolished. There are no regulated streams associated with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD (Master Planned Development) on about 0.462 acres generally located at the southwest corner of East 36th Street and Walnut Street, allowing for the creation of 8 lots and 2 tracts for the purpose of a townhome development.

CONTROLLING CASE

Case No. CD-CPC-2022-00087 – Ordinance 220599 approved by City Council on July 21, 2022, rezoned an area of about .462 acres generally located at 3600 Walnut Street from District R-6 to MPD and approved a preliminary development plan to allow for the construction of 8 townhomes.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

PLAT REVIEW

The request is for the approval of a Final Plat in District MPD (Master Planned Development), covering approximately 0.462 acres located at the southwest corner of East 36th Street and Walnut Street. The Final Plat proposes the creation of 8 lots and 2 tracts to facilitate a townhome development. This proposal follows the approval of Case No. CD-CPC-2022-00087, which was the Preliminary Plat.

The Preliminary Plat outlined the development of 8 individually owned townhomes, including a dog park for open space, and proposed the construction of a driveway connection along East 36th Street, which will serve as the sole vehicular access to the site. The Final Plat conforms to the Preliminary Plat and adheres to the lot and building standards specified in Section 88-280 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	Conforms with controlling MPD Plan.
Accessory or Use- Specific Standards (88-305 –385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Payment in Lieu of Parkland Dedication.

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Matthew Barnes
Lead Planner



Plan Conditions

Report Date: August 29, 2024

Case Number: CLD-FnPlat-2024-00022

Project: Walnut Townhomes Final Plat

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

1. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-XXXX-XXXX.
4. 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.
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.

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

6. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
7. • 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

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

8. 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
9. 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 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
10. Please provide amount due. For 2 semi-attached units and 6 multi-plex units, the fee equates to \$6,641.67. An invoice has been assessed under CLD-FnPlat-2024-00022 and is available to pay via CompassKC. Fee shall be paid prior to release of the plat.

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

11. 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.

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

12. 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.
13. 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.
14. 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.

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

15. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy.
16. 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.
17. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
19. The developer shall ensure that water and fire service lines meet current Water Services Department Rules and Regulations prior to issuance of a certificate of occupancy.
20. The developer shall secure permits to provide sanitary sewer service to each of the units within the development prior to issuance of a building permit. The internal sewers shall be private service lines.

OWNER/DEVELOPER: 36W PARTNERS, LLC
111 W 10TH STREET
KANSAS CITY, MISSOURI 64105
ATTN: GREG BAIR

ENGINEER: CFS ENGINEERS
1421 E 104TH STREET, SUITE 100
KANSAS CITY, MISSOURI 64131
ATTN: LANCE SCOTT

BASIS OF BEARINGS:
MISSOURI STATE PLANE COORDINATE SYSTEM
NAD83, MISSOURI WEST ZONE, US FOOT

HORIZONTAL DATUM:
PID 095106 JA-106 2 RESET
MISSOURI STATE PLANE WEST ZONE
NORTHING: 320,733.830 METERS
EASTING: 842,759.924 METERS
CAF = 0.999900178
1 METER = 3.28083333 US SURVEY FEET
ALL DISTANCES SHOWN ARE GROUND DISTANCES

FLOODPLAIN
THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA MAP PANEL NUMBER 29095C0262G, MAP REVISED JANUARY 20, 2017.

SURVEYOR'S GENERAL NOTES:
1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.
1.1. FIRST AMERICAN TITLE INSURANCE COMPANY
1.1.1. FILE NUMBER: NCS-1192096-KCTY
1.1.2. COMMITMENT DATE: AUGUST 30, 2023 AT 8:00 AM
1.1.3. DATE OF COVERAGE AMENDED TO JUNE 20, 2024

CLOSURE REPORT:
TOTAL TRAVERSE LENGTH: 558.88
ERROR IN CLOSURE: 0.008
CLOSURE IN ONE PART IN: 68227.96
ERROR IN NORTH: -0.0005
ERROR IN EAST: -0.0085
DIRECTION OF ERROR: S86°17'04.67"W

PLAT LEGEND:
● FOUND BOUNDARY MONUMENT (AS NOTED)
● SET 1/2" IRON BAR AND CAP "CF&S CLS 1999141100"

PARCEL AREA TABLE			STATE PLANE COORDINATE TABLE			
PARCEL	AREA SQ.FT.	AREA ACRES	CORNER	GRID NORTHING (M)	GRID EASTING (M)	
LOT : 1	904.35	0.02	200	321,319.607	842,628.478	
LOT : 2	903.89	0.02	201	321,318.045	842,661.876	
LOT : 3	906.67	0.02	202	321,310.074	842,669.132	
LOT : 4	906.67	0.02	203	321,271.974	842,667.333	
LOT : 5	906.69	0.02	204	321,273.914	842,626.326	
LOT : 6	906.66	0.02	MISSOURI STATE PLANE GRID COORDINATES SHOWN ABOVE ARE IN METERS			
LOT : 7	1,042.70	0.02				
LOT : 8	1,042.68	0.02	LAND DATA	AREA (SQ.FT.)	AREA (AC.)	
TRACT A	10,263.37	0.24	TOTAL LAND AREA	20,085.65	0.46	
TRACT B	2,301.97	0.05	LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0 SQ.FT.	0	
TOTALS	20,085.65	0.46	NET LAND AREA	20,085.65	0.46	
			PLAT DATA	COUNT		
			NUMBER OF LOTS	8		
			NUMBER OF TRACTS	2		

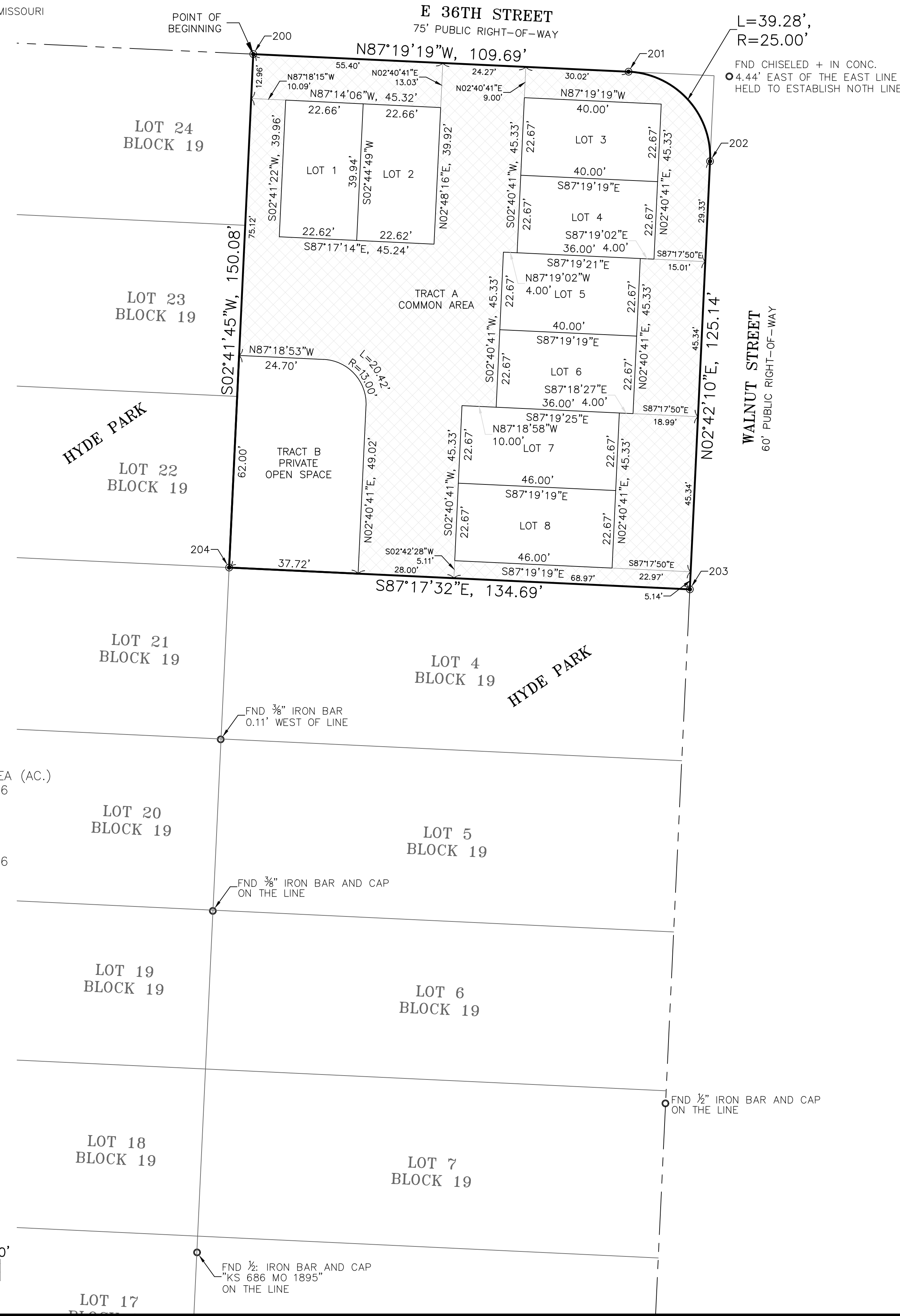
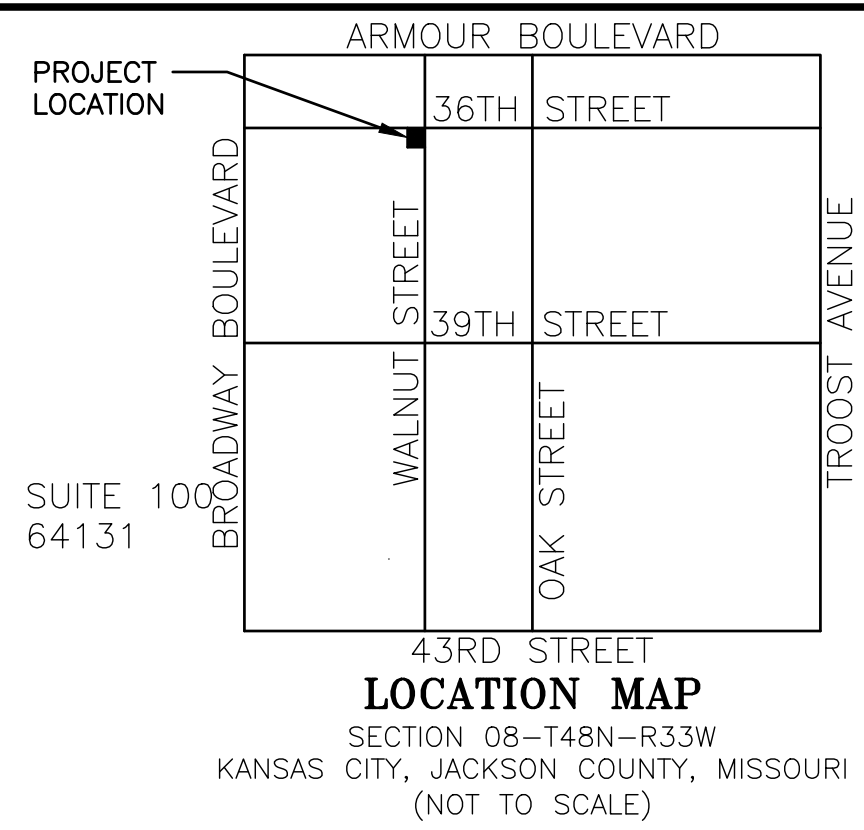
CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF WALNUT TOWNHOMES IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AT THIS TIME.

RONALD E. SCHROER, MISSOURI PLS 2569
CFS ENGINEERS CORPORATE AUTHORITY
CF&S CLS 1999141100

G:\shared\drives\225011\ICADD\225011\VF-PL-Boundary.dwg

A FINAL PLAT OF WALNUT TOWNHOMES

CLD-FnPlat-2024-00022
A REPLAT OF LOTS 1, 2 AND 3, BLOCK 19, HYDE PARK
A SUBDIVISION LOCATED IN SECTION 20, TOWNSHIP 49 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI



LEGAL DESCRIPTION
LOTS 1, 2 AND 3, BLOCK 19, HYDE PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 19 OF SAID HYDE PARK, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 36TH STREET, AS CURRENTLY ESTABLISHED, AND REFERENCED BY A SET 1/2" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE SOUTH 02 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF LOTS 1, 2 AND 3 OF SAID HYDE PARK, A DISTANCE OF 150.08 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 3, AS REFERENCED BY A SET 1/2" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE SOUTH 87 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 134.69 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF WALNUT STREET, AS CURRENTLY ESTABLISHED, AND REFERENCED BY A SET 1/2" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 02 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID WALNUT STREET, A DISTANCE OF 125.14 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.28 FEET TO A POINT OF TANGENCY; SAID POINT BEING ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 36TH STREET, AS CURRENTLY ESTABLISHED, AND REFERENCED BY A SET 1/2" IRON BAR AND CAP STAMPED "CF&S CLS 1999141100"; THENCE NORTH 87 DEGREES 19 MINUTES 19 SECONDS WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID EAST 36TH STREET, A DISTANCE OF 109.69 FEET, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20,085.65 SQUARE FEET OR 0.46 ACRES OF LAND MORE OR LESS.

MAINTENANCE OF TRACTS
TRACT A IS TO BE USED FOR COMMON AREA AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE WALNUT TOWNHOMES COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
TRACT B IS TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE WALNUT TOWNHOMES COVENANTS AND RESTRICTIONS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE
TRACT B CONTAINS 0.05 ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 2 SEMI-ATTACHED HOUSES AND 6 MULTI-PLEX UNITS PURSUANT TO SECTION 88-405-17-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF 0.108 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.
PAYMENT IN LIEU OF PARKLAND:
THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$6,614.67 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR THE REMAINING 0.103 ACRES REQUIRED PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

CROSS ACCESS AND PARKING
THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS 1 THROUGH 8 ALONG THE ACCESS DRIVES OR THROUGH THE PARKING LOTS IS HEREBY GRANTED.

RIGHT OF ENTRANCE
THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

PLAT DEDICATION
THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:
"WALNUT TOWNHOMES"

IN TESTIMONY WHEREOF THE UNDERSIGNED OWNERS HAVE HEREUNTO SET THEIR HAND THIS _____ DAY OF _____, 2024.

36W PARTNERS, LLC
BY: _____
GREGORY BAIR, MANAGING MEMBER
STATE OF MISSOURI)
)SS:
COUNTY OF JACKSON)

BE IT REMEMBERED, THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, PERSONALLY APPEARED GREGORY BAIR, KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR WRITTEN.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVALS:
CITY PLAN COMMISSION _____ PUBLIC WORKS
APPROVED DATE: _____
CASE NUMBER: _____ MICHAEL J. SHAW, DIRECTOR
CITY COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2024.

MAYOR, QUINTON LUCAS _____ CITY CLERK, MARILYN SANDERS _____

COUNTY RECORDING INFORMATION:
PLAT DEDICATION: WALNUT TOWNHOMES
PRIVATE OPEN SPACE DEDICATION: 0.05 ACRES
RECORD AS: PLAT
VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

