



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

September 5, 2023

**Project Name**  
29 Forest Townhomes

**Docket #C3**

**Request**  
CLD-FnPlat-2023-00013  
Final Plat

**Applicant**  
Rob Young  
RL Buford

**Owner**  
Tyler Asby

**Location** 2901 Forest Ave  
**Area** About 0.6 acres  
**Zoning** R-1.5  
**Council District** 3<sup>rd</sup>  
**County** Jackson  
**School District** KCMO 110

## Surrounding Land Uses

**North:** Vacant Residential, zoned R-1.5  
**South:** RideKC Property, zoned R-1.5  
**East:** Residential, zoned R-1.5  
**West:** KCPS Property, zoned B4-5

## Major Street Plan

The City's Major Street Plan does not identify any streets at this location

## Land Use Plan

The Greater Downtown Area Plan recommends Downtown Residential uses for the subject property.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on May 19, 2023. Scheduling deviations from 2023 Cycle M have occurred.

- Revisions needed to plat by applicant.

## 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 and south is existing structures which are commercial in nature. To the north and east are properties zoned residential with some residential structures in the area. There is no associated regulated stream with the subject site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-1.5 (Residential) on about 0.5 acres generally located at the southeast corner of east 29th Street and Forest Avenue allowing for the creation of 9 lots and 1 tract.

## CONTROLLING CASE

**Case No. CD-CPC-2021-00234** – Approved a Preliminary Plat for a 9 Unit Residential Development on about 0.5 acres generally located at the southeast corner of east 29th Street and Forest Avenue.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 Recommendation: **Approval Subject to Conditions**

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District R-1.5 (Residential) on about 0.5 acres generally located at the southeast corner of east 29th Street and Forest Avenue allowing for the creation of 9 lots and 1 tract residential development. This use was approved in Case No. CD-CPC-2021-00234 which served as the Preliminary Plat. The Preliminary Plat proposed to develop nine (9) residential townhomes with seven (7) of the homes having access off of east 29<sup>th</sup> Street and two (2) having access off of Forest Avenue. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

**PLAT ANALYSIS**

**\*indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	In conformance with the approved 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 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 request 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  
Planner



## Plan Conditions

Report Date: August 31, 2023

Case Number: CLD-FnPlat-2023-00013

Project: 29 Forest Townhomes

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

1. The developer shall secure approval of a street tree planting plan from the City Forester prior to recording the final plat.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.

*Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

3. 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.
4. 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.
5. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
6. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division 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.
7. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
8. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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 as may be required.
9. The developer shall submit covenants, conditions and restrictions to the Land Development Division 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.
10. 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 Fire Department. Contact Michael Schroeder at (816) 513-4604 / [michael.schroeder@kcmo.org](mailto:michael.schroeder@kcmo.org) with questions.*

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

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

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12. As indicated on plat, the developer has elected to pay a money-in-lieu of fee to satisfy the parkland dedication requirements of 88-408. For 7 multi-family units and a 2 unit duplex, the money-in-lieu of fee equates to \$5,856.17. An invoice has been assessed under CLD-FnPlat-2023-00013 and is available to pay via CompassKC. Fee shall be paid prior to plat approval.

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

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, as amended, commonly known as the Development Regulations.
14. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
15. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
16. The developer must grant any BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
17. The developer must submit covenants, conditions and restrictions to the Land Development Division 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 storm water detention area tracts, prior to recording the plat.



FINAL PLAT  
29 FOREST

WARRANTY DEED DESCRIPTION:

ACCORDING TO THE RECORDED PLAT THEREON

SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF:

LOT 10, BEACON HILL PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

*PROPOSED DESCRIPTION:*

THE SOUTHWEST CORNER OF SAID LOT 10; HENCE NO. 33 44 E. ALONG THE WEST LINE OF SAID LOTS 10, 11, AND 12, A DISTANCE OF 107.04 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES.

# SEMI-PERMANENT MONUMENTALIZATION:

5/8" IRON BAR WITH ALUMINUM CAR STAMPED "15-2003000080" SET AT ALL CORNERS MARKED "▲"

ANGLES TO THE HORIZONTAL AND AT THE SAME DISTANCE FROM THE MEANING BOUNDARY CURVE.

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MINERAL FLEWY, 1904 [2000 ADJUSTMENT],  
COUNCILMAN'S ORDINANCE BY U.F.C.

A. TITLE REPORT ITEMS NUMBERS 1-9 CONTAIN NO INFORMATION THAT CAN BE PLOTTED HEREON.

ACCOMPANYING PLAN, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS 29 FURZE

GINBEL DEDICATION: SITE'S SHOWN HEREON AND NOT HEREFORWARD DEDICATED FOR PUBLIC USE AS GINBEL RIGHT-OF-WAY AND HEREBY DEDICATED.

# DIRECTION OF TRADING SERVICES AND ITS IMPACT ON INDIAN TRADING INDUSTRY.

DETENTION AND BMP FACILITIES FOR THE PLAT OF "29 FOREIGN

\$5,656.17 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR 9 SINGLE FAMILY UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

FLOOD DAMAGE. ACCORDING TO THE FLOOD INSURANCE RATE MAP COMBINED PANEL NO. 28060C02040, PANEL 204 OF 200, THAT DEVISED UNOCCUPIED AREAS DETERMINED TO BE INUNDATED BY A 2% ANNUAL CHANCE ET NONDAIN

*IN WITNESS WHEREOF:*

YAKAR PARTNERS, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

MANAGER

SS:

OF YARR PARTNERS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT SAID INSTRUMENT WAS SIGNED BY THE FREE ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC

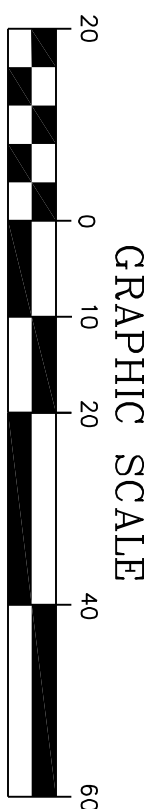
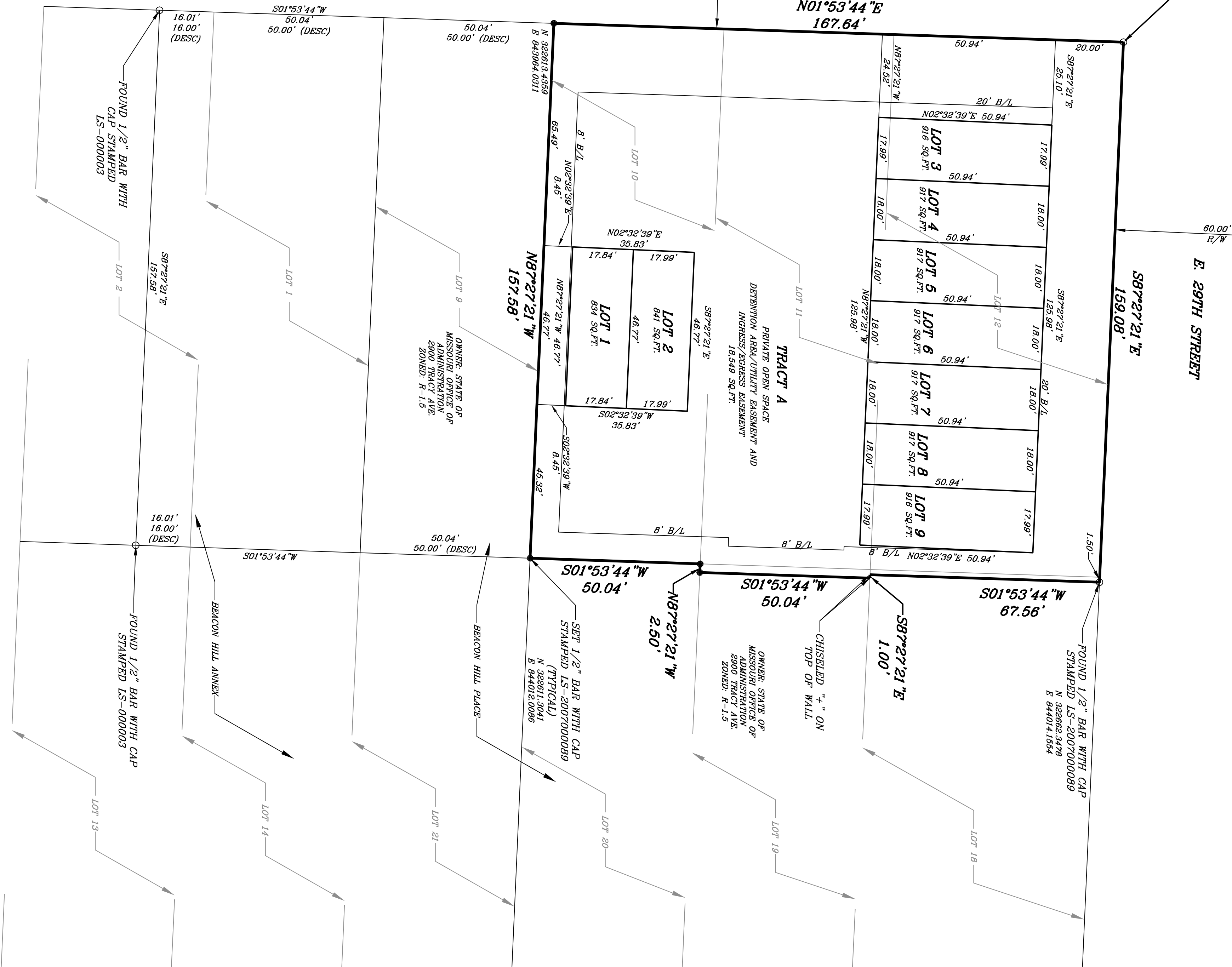
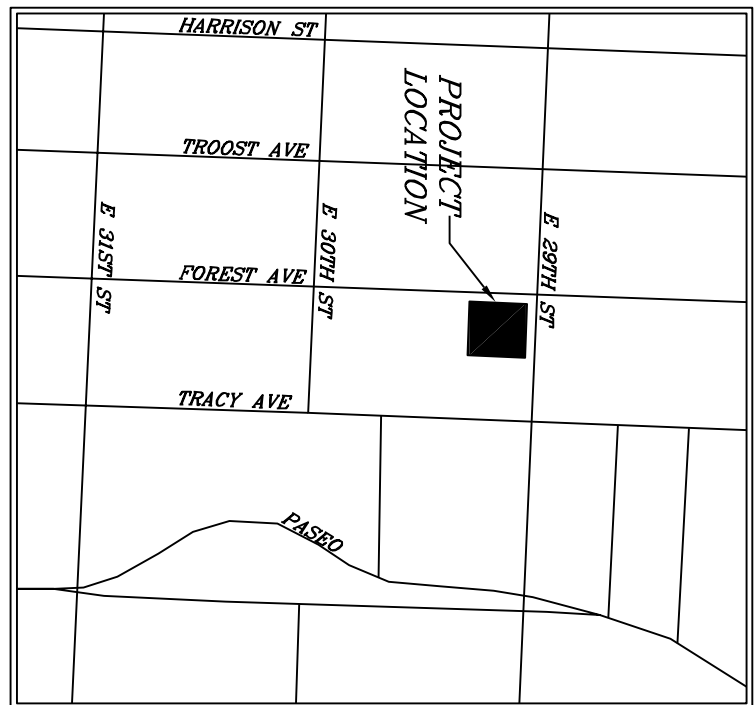
**MY COMMISSION EXPIRES:**

APPROVED: \_\_\_\_\_


DULY AUTHENTICATED AS PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

QUINION LUCAS

MARTIN SANDERSON



LAND AREA  
TOTAL LAND AREA: 0.61 ACRES  
LAND AREA DEDICATED TO RIGHT OF WAY: 0 ACRES  
NET LAND AREA: 0.61 ACRES

	<b>R.L. Buford &amp; Associates LLC</b> LAND SURVEYING – DEVELOPMENT CONSULTANTS R.L. BUFORD & ASSOCIATES, LLC – MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977 rob@rlbuford.com		
	P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152		
	OR <b>YAAR PARTNERS</b>		
	SEC. – TWP. – RGE. 16 – 49 – 33	COUNTY JACKSON	JOB NO. J-21239
DATE 02/23/2023	FIELD BOOK	DRAWN BY R.G.Y.	
<b>REPLAT</b>			