



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project

Wild Flower

Hearing Date July 7, 2020

Item	Case	Request
#8.1	CPC-2020-00053	Rezoning
#8.2	CPC-2020-00054	Preliminary Plat

Item Staff Recommendation(s)

#8.1	Approval without Conditions
#8.2	Approval with Conditions

Applicant

Matthew Schlicht
Engineering Solutions

Owner

Joseph Jeffers

Location Generally located on the north side of NE 104th Street, between Hwy A on the east and N. Willow Avenue on the west.

Area On about 22 & 15 acres

Zoning R-80

Council District 1st

County Clay

School District Liberty

Surrounding Land Uses

North: Residential uses zoned R-10.

East: Vacant undeveloped zoned R-80.

South: Residential uses zoned R-80.

West: Residential uses zoned R-10.

Land Use Plan

The iShoal Creek Valley Area Plan recommends Residential Low Density land uses. The request conforms to this recommendation.

Major Street Plan

Northeast 104th Street is classified as a two-lane thoroughfare requiring 80 ft of right-of-way. The Major Street Plan also identifies it as a local link typology.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were notified.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public engagement meeting on May 13, 2020 and May 26, 2020.

SUMMARY OF REQUEST

Applicant is seeking approval of a rezoning without a plan and a preliminary plat.

PURPOSE

Applicant is proposing to rezone the 15 acre parcel from R-80 to R-10 and approval of a preliminary plat which requires approval of the above-referenced requests.

HISTORY

There are no prior CPC cases regarding this parcel.

CONTROLLING CASE

There is no controlling case for this parcel.

EXISTING CONDITIONS

The subject site is 22 acre undeveloped parcel is located at the northeast corner of the city just outside unincorporated Clay County. The parcel is specifically located on the north side of NE 104th Street, between Hwy A on the east and N. Willow Avenue on the west. Northeast 104th Street is a two-lane rural street without curb, gutter or sidewalk.

The site is partially cleared of the natural vegetation with the exception of some deciduous trees scattered around the perimeter of the site. The site slopes from north to south with

drainage going to the pond on the adjoining property to the east. There is an existing trail/ track that is used for non profit functions.

KEY POINTS

- The request is to rezoned from R-80 to R-10 similar to the zoning to the west.
- Northeast 105th Terrace and NE 106th Terraces are stub streets planned and platted to provide connection to this parcel.
- The applicant has filed for a minor subdivision lot split to divide the parcel into 2 tracts separating the northerly 15 acres from the 7 acres along NE 104th Street.
- The applicant is request that the plat be amended to plat the 15 acre Tract 1 into 16 lots.

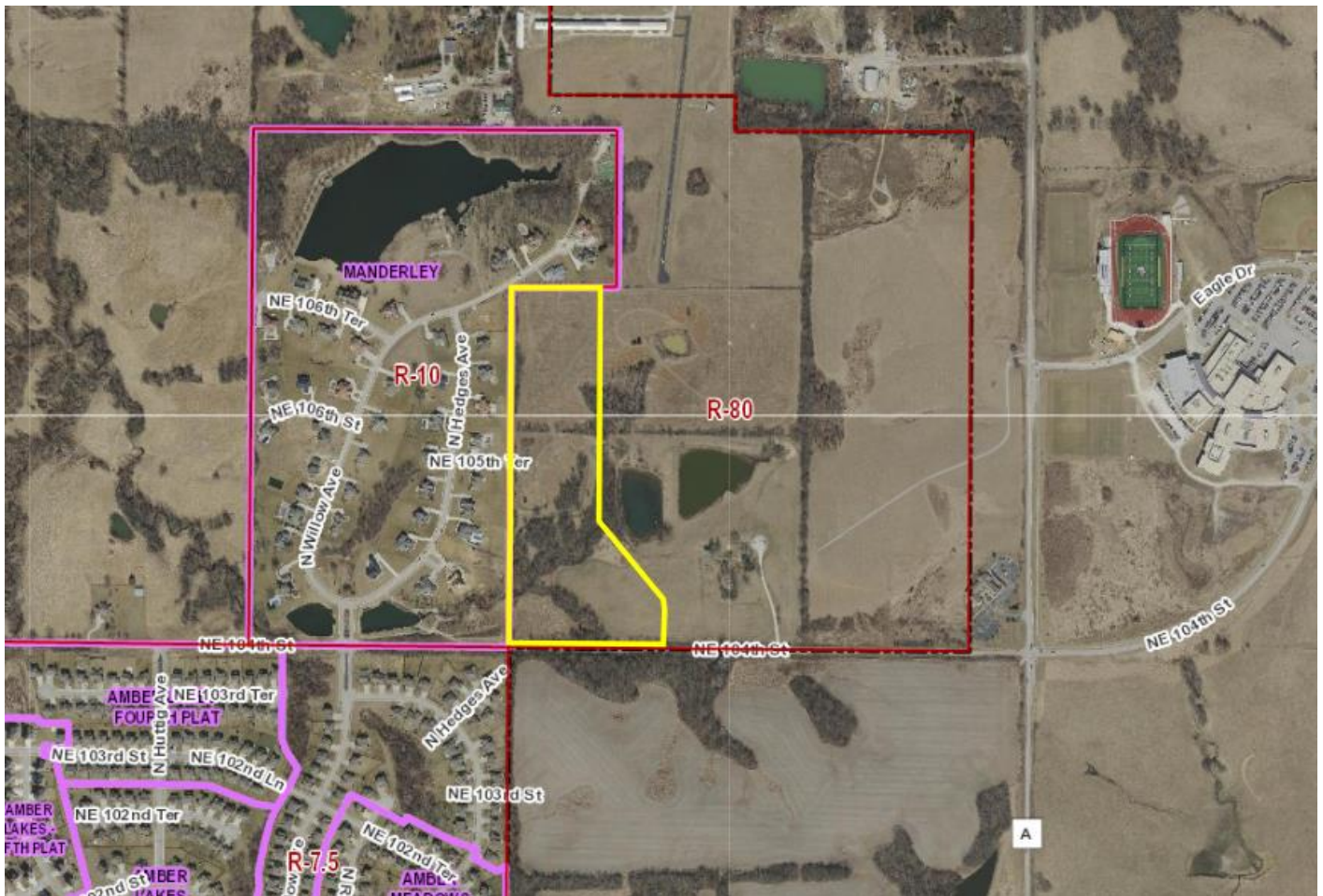
NEARBY DEVELOPMENTS

North: Manderley subdivision/ Roosterville Airport

East: Hosanna Lutheran Church/ Liberty North High School

South: Undeveloped farmland

West: Manderley subdivision



PLAN REVIEW

The request is to rezone the 15 acres from R-80 to R-10. The Shoal Creek Valley Area Plan recommends Residential Low Density land use at this location. This land use generally corresponds with the R-6, R-7.5 and R-10 zoning categories. Therefore the proposed rezoning to R-10 is consistent with the future land use recommendations of the Shoal Creek Valley Area Plan. No area plan amendment is required for this rezoning. Staff recommends that the entire 22 acre be rezoned as the tract along NE 104th Street is served by public street, sewer and water.

The Lot and Building Standard table below outlines the difference between the existing R-80 and the proposed R-10 zoning districts.

Table 110-2: Lot and Building Standards									
	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.5	R-0.3
CONVENTIONAL DEV'T									
Lot Size									
» Min. lot area (sq. ft.)	80,000	10,000	7,500	6,000	5,000	4,000	3,000	3,000	2,500
» Min. lot area per unit (sq. ft.)	80,000	10,000	7,500	6,000	5,000	2,500	1,500	350	300
» Min. lot width (ft.)	150	85	50	50	45	40	30	30	25
Front Setback¹									
» Minimum (% of lot depth)	25	25	25	25	25	25	15	15	15
» Min. garage (% of lot depth)	25	25	25	25	25	25	20	20	20
» Maximum required (ft.)	40	30	30	30	25	25	20	20	20
Rear Setback¹									
» Minimum (% of lot depth)	25	25	25	25	25	25	25	25	25
» Maximum required (ft.)	50	30	30	30	30	25	25	25	25
Side Setback¹									
» Min. each side (% lot width)	10	10	10	10	10	10	10	10	10
» Maximum required (ft.)	8	8	8	8	8	8	8	8	8
» Min. abutting street (ft.)	15	15	15	15	15	15	15	15	15
Height (ft.)									
» Maximum	35	35	35	35	35	40	45	164	235

Requested Deviations

None

Boulevard and Parkway Standards (88-323)

The standards are not applicable because the property is not within 150 of a Boulevard or Parkway.

Parkland Dedication (88-408)

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 16 residential dwelling units are proposed. Pursuant to this section a total of 0.36 acres must be dedicated for parkland purposes.

Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

Pedestrian Standards (88-450)

The standards of this section apply because the developer is required to provide a safe, attractive and usable pedestrian circulation system to avoid conflict between pedestrians and traffic.

Staff recommends that the developer provide a trail at the termination of the cul-de-sac though the detention tract to connect to the existing trail system to the west and eventually to NE 104th Street. Subject to the recommended conditions/plan corrections, the applicant's request conforms to the applicable provisions of this section.

PLAT REVIEW

The applicant is proposing to subdivide the existing 15 acre unplatted parcel of land into 16 detached residential lots within zoning district R-10. Average lot sizes are about 30,000 square feet per lot, with an average lot width of 130 feet. Building setbacks are shown in the amounts of 25 feet front yard setbacks and 15 feet side yard setback along public right of way. Staff recommends that the front, rear and side on corner setbacks be revised as follows; 50 feet front and rear and 30 feet side on corner. This is to ensure that the setback meets the 25% lot depth and matches the Manderley subdivision to the west.

CONNECTION TO ADJACENT PROPERTIES (88-405-10-B)

The plat proposes to connect to the existing stub streets (NE 105th Terrace and NE 106th Terrace) from the Manderley subdivision to the west. These stubs were required and provided as part of the development as required by Chapter 88-405-10-B of the Zoning and Development code. This subdivision is also required to provide the same connection to the property to the east. Staff recommends that the developer post a sign at the easterly stub of NE 105th Terrace per 88-405-10-B-6. The code further states the reasons for the interconnections of streets between subdivisions below.

Chapter 88-405-10-B-1

1. A network of interconnected streets is intended to:
 - (a) provide safe, convenient, and efficient means of access to lots;
 - (b) promote orderly development patterns;
 - (c) facilitate the effective and efficient provision of emergency and public services; and
 - (d) avoid degradation of traffic carrying capacity on the major street network.

The zoning and development code does not require that all subdivisions connect to major thoroughfares. Rather the subdivision regulations places significant emphasis on making sure that all subdivisions are interconnected via streets and trails as a way to reduce the burden on the major streets.

Parkland Dedication:

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

$$\begin{aligned} 16 \text{ single-family lots} \times 3.7 \times 0.006 &= 0.36 \text{ acres} \\ 0.36 \text{ acres} \times \$48,801.37 \text{ (2020 Fees)} &= \$17,334.25 \end{aligned}$$

Staff recommends that the developer either dedicate 0.36 acres of parkland or contribute \$17,334.25 in lieu of parkland dedication for the 16 single family lots in satisfaction of Chapter 88-408 of the Zoning and Development Code.

Requested Waivers

None.

REZONING ANALYSIS

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:

88-515-08-A. Conformance with adopted plans and planning policies;

The proposed plan conforms to all adopted plans and policies.

88-515-08-B. Zoning and use of nearby property;

The proposed plan is compatible with adjoining uses.

88-515-08-C. Physical character of the area in which the subject property is located;

The proposed plan is in conformance.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The parcel is adequately served by public facilities.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The existing zoning would have yielded 8.2 lots under the R-80 zoning. Under the R10 zoning the yield will be 67.5 lots, but the developer is proposing 16 lots.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The property has never been developed.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed R-10 zoning district will match the adjoining properties to the west.

88-515-08-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.

There is no identified gain if this request is denied.

#8.1 - PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval without conditions.**

8.2 - PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval subject to the following conditions** based on the application, plans, and documents provided for review prior to ordinance request:

The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact Olofu Agbaji at olofu.agbaji@kcmo.org.

1. That the developer shall submit plans, revised as noted below, to the Development Management Division via Compass PRIOR to City Council consideration:
 - a. Call out any request for waiver, deviation and modification to the subdivision regulations on the face of the plat.
 - b. Call out any request for deferment or desire to post bonds in lieu of constructions of public improvements on the face of the plat.
 - c. Clearly depict all POS tracts and amenities to be dedicated in lieu of parkland.
 - d. Provide a trail at the termination of the cul-de-sac through the detention tract to connect to the existing trail system to the west and eventually to NE 104th Street.
 - e. Show 50 feet front and rear yard setbacks and 30 feet side on corner setback.

The following are recommended by the Water Services Water Department. For questions, contact Nimesha Senanayake at Nimesha.Senanayake@kcmo.org.

- f. Show and label that the water line will be installed in a dedicated water easement.
- g. Extend public water mains as required by the water services department.

The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact Olofu Agbaji at Olofu.agbaji@kcmo.org.

2. That the developer record the minor subdivision lot split creating the two tract prior to ordinance request of the final plat.
3. That the developer submit a Street Naming Plan to Development Management Division prior to issuance of Building Permit. Street naming plan shall be approved prior to Mylar approval of the final plat.
4. Prior to issuance of a final certificate of occupancy, all landscaping as shown on the approved landscape plan, including trees, plant material and structural elements, must be in place and

healthy, as certified by a sealed letter submitted by a registered landscape architect licensed in the State of Missouri.

5. That the developer submit a project plan to the City Plan Commission for all private open space indicating plans for landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing zero foot candles at the property lines prior to Mylar approval or issuance of building permit.
6. That the developer post a sign at the terminus of all stub streets that states "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS" pursuant to Chapter 88-405-10-B-6 of the Zoning and Development Code as directed by the Public Works Department prior to Mylar approval of the plat.
7. 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.

The following are recommended by the Land Development Division of the City Planning and Development Department. For questions, contact Stacey Lowe at Stacey.lowe@kcmo.org.

8. 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.
9. The owner/developer must 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.
10. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
11. 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.
12. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
13. 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.
14. The developer must grant a 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.
15. 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.
16. 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 stormwater detention area tracts, prior to recording the plat.
17. The developer must 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.

18. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.

The following are recommended by the Parks and Recreation Department. For questions, contact Justin Peterson at justin.peterson@kcmo.org.

19. The developer shall pay money in lieu of dedication of parkland in the amount of per formula or Dedicate Acreage of Private Open Space for Parkland Purpose as identified in 88-408. The Money in Lieu is to be paid before the Final Plat is recorded with the county. Money in lieu of parkland for 2020 shall be based on the following formula:
$$(\# \text{ of units}) \times (3.7 \text{ persons per unit}) \times (0.006 \text{ acres per person}) = \text{acres of parkland required} \times 2020 \text{ parkland fee per acre } (\$48,801.37) = \text{Fee.}$$
20. 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.

The following are recommended by the Kansas City Fire Department. For questions, contact John Hastings at John.hastings@kcmo.org.

21. 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)
22. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
23. Dead end fire department access road(s) in excess of 150 feet shall be provided with an approved turn around feature (i.e., cul-de-sac, hammerhead). Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2012: § 503.2.5)

The following are recommended by the Water Services Department. For questions, contact Nimesha Senanayake at Nimesha.Senanayake@kcmo.org.

24. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
25. Follow the KCMO Rules and Regulations for new Water service lines and kills.

Respectfully Submitted,



Olofu Agbaji



Application Number: CD-CPCP-2020-00053 & CD-CPC-2020-00054
Application Type: Residential Rezoning with Preliminary Plat
Meeting Date: 5-13-2020

A virtual meeting was held on this project via Zoom on May 13, 2020 at 5:00 pm

Zoom Meeting
<https://us04web.zoom.us/j/72535047873>

Meeting ID: 725 3504 7873

The meeting began with Matt Schlicht providing a brief overview of the project and schedule summarize as follows:

The development of the Wildflower subdivision will consist of 16 single family lots with a large common area. This requires a rezoning from R-80 to R-10 to allow for lots that are less than 80,000 sf per lot. The previously shown lots along 104th Street have been removed while the developer continues to work with staff to develop a plan to provide public water for the development.

The Wildflower subdivision was described as begin single family with similar lots sizes and types to the existing homes located in the existing subdivision to the west, Manderley and it was noted that the proposed R-10 zoning is the same as the existing Manderley subdivision.

At this point the floor was opened for questions to from the other people on the meeting. The list of persons attending the meeting are provided with this letter. This following is a representation of the questions / discussion that occurred:

Robin Morris

Why were the lots on the south removed?

-The two lots were removed on the south because it was taking some time to determine the required public water improvements / needs and the developer's responsibility of those requirements so the developer has decided to move forward with the 16 lots while the water requirements / responsibilities is determined.

When will the project start?

-The plan is to start the project as soon as the Preliminary Plat and Rezoning is approved.

Heather Wolessky

Maderley was not originally zoned R-10 it was made that after the other zoning was removed from the City's Zoning Code.

Is the water system capable of supplying the development, because when Manderley was built there were issues?

-We have not been made aware of any water supply issues.

Where do you need to extend water?

-Along 104th Street to the easterly point of Joe Jeffer's property.



Adam Brown

Is there not another zoning district between R-80 and R-10?

-No there is not another step in the zoning code

You don't own the survey because it was prepared for Dennis Shriver by Martin Mueller,
PLS

-I explained that the developer discussed and worked out a deal with Mr Mueller
but if Mr. Brown had some different information, I would appreciate seeing it. I also
explained that I am a licensed land surveyor and have completed surveying on the site
and am currently completing more survey of the site to verify what Mr. Mueller prepared.

Colleen Olson

Is the south going to be developed or can it be a road connection to 104th Street?

-The south is going to be developed into two residential lots and the cost to construct the
road across the steam channel is too costly to construct an additional access to 104th
Street. Additionally, the two existing public access points in Maderley are sufficient to
provide necessary public access to the proposed development.

Joe

Road Connections is to Manderley so all the construction activity and future residents will go
through Manderley and they would desire it to go through 104th Street

-Again it was described that the 15 lots can utilize the existing access points located
within the Maderley subdivision that dead end at the west and north property limits of the
proposed development.

Tom Turner

Have there been any identified survey issues?

None that we have seen but I asked him if he knew of something specific

When do you have to construct the detention pond and what does it cost?

-I explained that the limits are based on the increase in impervious surface of the
development ground and I would expect the detention pond to cost around \$100,000

Does the airport need to approve since the proposed development is near Roosterville Airport?

-It was explained that the FAA does require a form 7460 to be completed prior to
construction but that it was a notice and not an approval from the FAA or the airport. I
also explained we spoke to KCMO Aviation Division and since this was not a publicly
funded airport the City did not have authority over the airport or any requirements of
approvals.

Margaret

There is a large amount of storm water that is generated by this site that drains onto the rear yards
or easterly side of Maderley, what can be done?

-The storm drainage and existing contours that existing today were described as directing
the storm water to the west and the development will install storm sewer and grade the
site which will control any storm water being directed toward the west.

Darrin

Can the developer change his mind and build 10,000 sf lots after this is approved?

-The zoning will be changed to allow for that but the Preliminary Plat that is being
requested is for lots that are generally 2 to 3 times that size. If this were to change the
developer would need to resubmit a revised Preliminary Plat to the City for review.



Application Number: CD-CPCP-2020-00053 & CD-CPC-2020-00054
Application Type: Residential Rezoning with Preliminary Plat
Meeting Date: 5-26-2020

A virtual meeting was held on this project via Zoom on May 26, 2020 at 5:00 pm

<https://us04web.zoom.us/j/7387977407?pwd=VHY2L3Faa2NKUVB3WThMWWpwWEg0UT09>

Meeting ID: 738 797 7407

Password: 9zgdiK

Lisa Smith

With this Zoning what can be built?

-Single family residential with lots at 10,000 sf minimum

What is the cost to connect to 104th Street?

-I would expect there to be some improvement required on 104th Street so I would expect a minimum of \$250,000

What is the sale price of the ground to the new buyer?

-I am not aware of that amount

Heather Wolesky

How long until this is developed?

-I would expect everything move along as fast as possible

Do you know what the City is required for the water extension?

-Travis Kiefer, Director of Water Services, has state the water main needs to be extended to the limit of the lot to be developed.

Tom French

Will Engineering Solutions continue to be involved with the process, even with the new developer?

-Currently we have a contract through the rezoning and preliminary plat and have spoken with the new developer, but we don't have a contract to continue.

Colleen Olson

Will homes be custom design?

-I do not know what the home types will be but expect them to be similar to Manderley

Will there be a monument sign?

-There is not a monument sign planed but there could be some type of delineator between the two subdivisions.

Does this developer have an example of something that he has completed similar to Manderley?

-I will ask but I don't currently

Joe Prenger

Who is the new developer?

-The current applicant is Joe Jeffers and I can certainly get you in contact with him if you would like to ask that question but I don't think that is public knowledge because there is only signed contract.



Scott

Will this access 104th Street?

-This development will not access 104th St.

Is the potential buyer buying both tracts and if not, why not?

-The potential buyer is waiting to get some clarity from KCMO on the required waterline improvements.

Jennifer Huyser

Can the lots be redrawn to 10,000 sf?

-The rezoning would allow for a 10,000 sf lot but the current Preliminary Plat does not have any lots of that size and if they would like those size lots they would need to submit a new Preliminary Plat.

Ed Enyeart

If this gets rezoned to R-10 how can we stop the developer from designing a plan to 10,000 sf lot?

-When that plan gets resubmitted you could comment on that plan

Clark Morris

How do you get answers to the water line questions?

-We are working with staff but since the staff is working remotely this has been slow

Kim & Tom Turner

Storm water concerns on the east side of Manderley

-A majority of the upper portion of Wildflower currently drains toward the rear yards of Manderley and when the development is constructed the streets, grading and storm sewer improvements will help control the storm water issues.

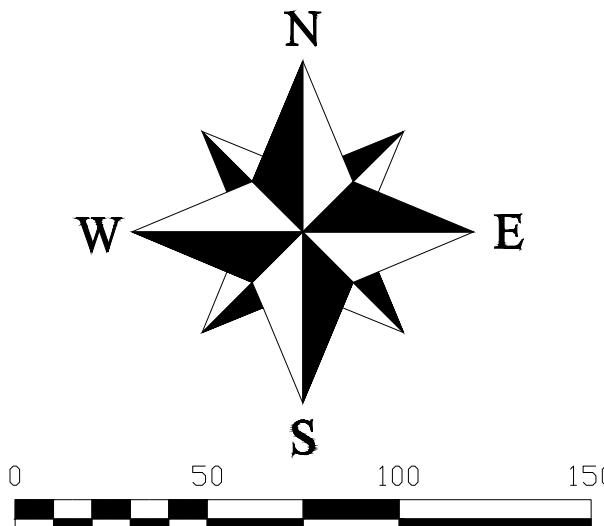
How do you get onto the City Meeting?

-The City's website will provide that information

The above questions and comments are a representation of the meeting minutes from the Virtual Neighborhood Meeting held on May 13 and May 26.

Matthew J Schlicht, PE, PLS

Preliminary Plat
Wild Flower, Lots 1-18 & Tract A
Section 25, Township 52 North, Range 32 West
Kansa City, Clay County, Missouri



LEGEND

- These standard symbols will be found in the drawing.
- Set 1/2" Rebar & Cap
 - ⊙ Found Survey Monument (As Noted)
 - Ⓜ Exception Document Location

OWNER / DEVELOPER:
JOSEPH C. JEFFERS
9703 N LAUREL AVENUE
KANSAS CITY, MO 64157

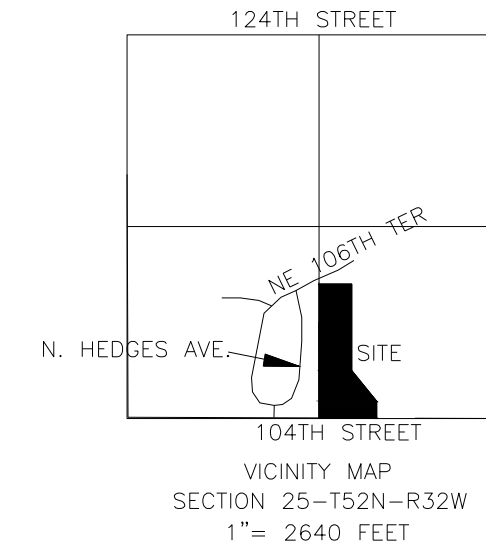
ZONING NOTES:

Site Area 947,195.02 sf (21.74 Acres)
Right of Way Area 1.97 Acres
Common Area 2.60 Acres
Lot Area 747,780.09 sf (17.17 Acres)
No. of Lots 18
Gross Density 0.83 Units per Acre
Net Density 1.05 Units per Acre

Current Zoning R-80
Proposed Zoning R-10

Development Standards (KCMO Zoning Code 88-110-06)

Min Lot Area (Sf. Ft.) 10,000 sf
Min Lot Width (Ft) 85 Feet
Front Setback 25 Feet
Rear Setback 25 Feet
Side Setback 25 Feet
Minimum: 10% of Lot Width
Maximum: 8 Feet
Minimum abutting street: 15 Feet



PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE WEST 90 ACRES OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE N00°28'48"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE 40.00 FEET TO THE POINT OF BEGINNING; THENCE N07°28'48"E CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1789.85 FEET; THENCE S89°47'04"E, A DISTANCE OF 453.36 FEET; THENCE S07°28'48"W, A DISTANCE OF 1192.51 FEET; THENCE S39°57'45"E, A DISTANCE OF 518.82 FEET; THENCE S07°27'29"W, A DISTANCE OF 204.53 FEET; THENCE N89°31'24"W, A DISTANCE OF 789.99 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

" Wild Flower - LOTS 1 - 18 & Tract A "

EASEMENTS

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.186 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STREETS

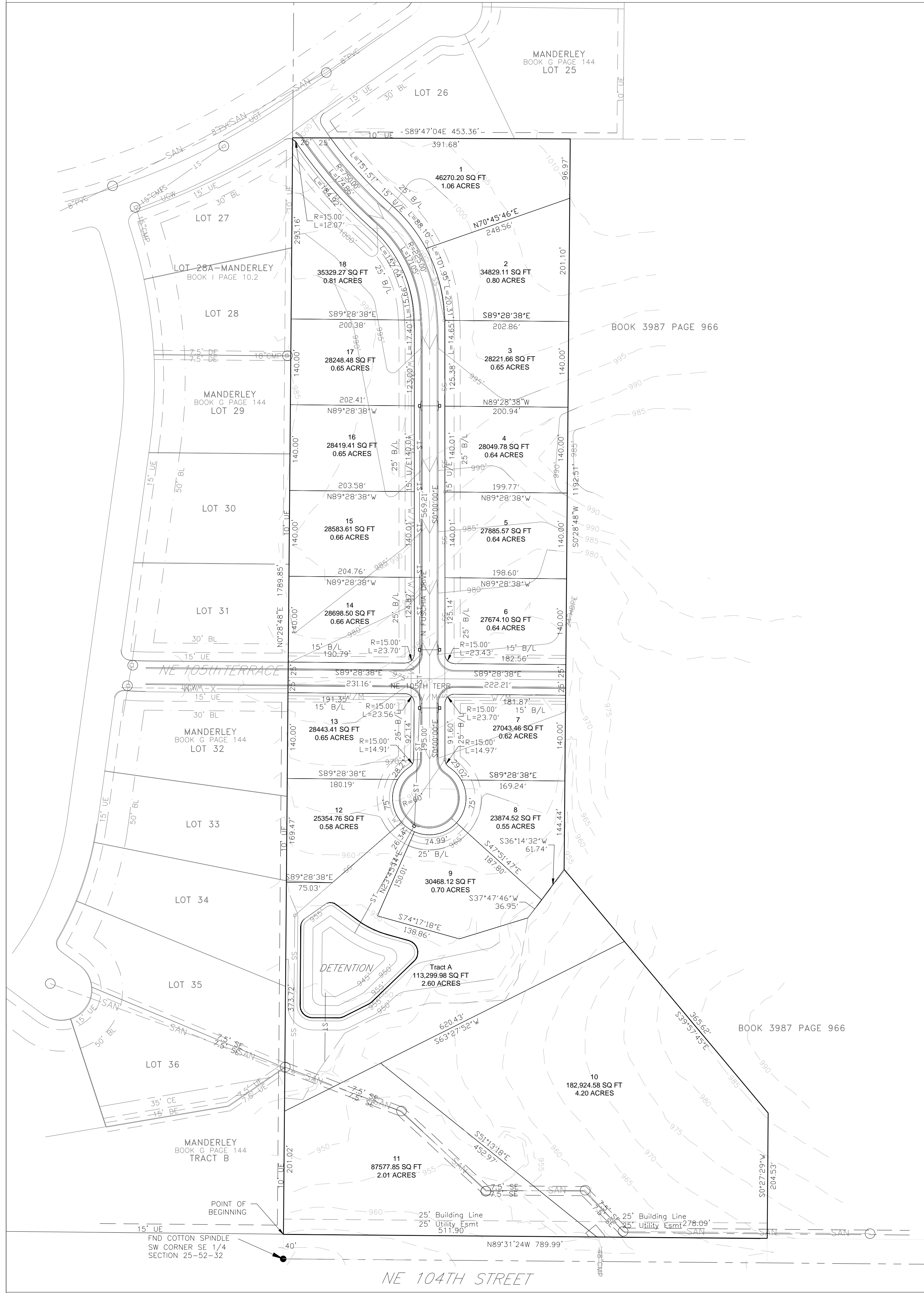
THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

BUILDING LINES

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT. NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Certificate of Survey by McLaughlin Mueller, Inc. No 19056, Dated 1-8-20.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No title report was furnished by the client.
- Bearings shown hereon are based upon bearings described in the Certificate of Survey by McLaughlin Mueller, Inc. No 19056, Dated 1-8-20.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- This property is located within the 100 year flood plain, zone "x" as shown on the Firm Panel 29095C0087G, Dated January 20, 2017.



REVISIONS

DATE	REVISIONS

Wild Flower
Lots 1 - 18 & Tract A
Residential Subdivision
Kansas City, Clay County, Missouri

Preliminary Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	25	52	32	Clay	Joe Jeffers
DATE OF PREPARATION	SCALE	DATE OF PREPARATION	DATE OF PREPARATION	DATE OF PREPARATION	DATE OF PREPARATION
M. Schlicht, PLS., PE	1"=100'	March 6, 2020	March 6, 2020	March 6, 2020	March 6, 2020

PROFESSIONAL SEAL

Preliminary Plat
Wildflower, Lots 1-16 & Tract A
Section 25, Township 52 North, Range 32 West
Kansas City, Clay County, Missouri

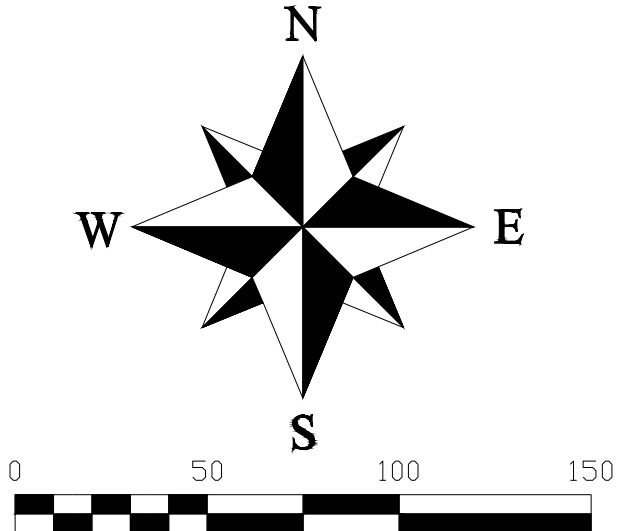
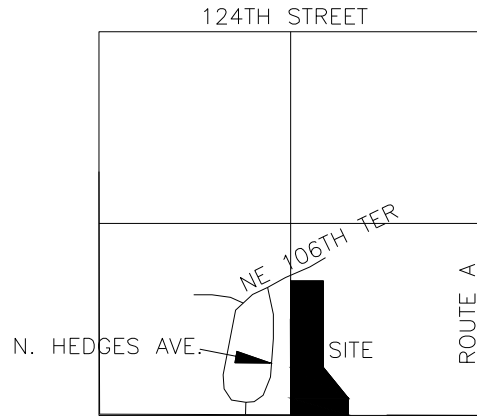
OWNER / DEVELOPER:
JOSEPH C. JEFFERS
9703 N LAUREL AVENUE
KANSAS CITY, MO 64157

ZONING NOTES:

Lots 1 - 16 and Tract A	
Site Area	15.53 Acres
Right of Way Area	1.97 Acres
Common Area	2.60 Acres
Lot Area	10.96 Acres
No. of Lots	16
Gross Density	1.03 Units per Acre
Net Density	1.46 Units per Acre
Current Zoning	R-80
Proposed Zoning	R-10

Development Standards (KCMO Zoning Code 88-110-06)

Min Lot Area (Sq. Ft.)	10,000 sq
Min Lot Width (Ft)	85 Feet
Front Setback	25 Feet
Rear Setback	25 Feet
Side Setback	Minimum: Maximum:
Minimum abutting street:	10% of Lot Width 8 Feet 15 Feet



LEGEND

These standard symbols will be found in the drawing.

- Set 1/2" Rebar & Cap
- ⊙ Found Survey Monument (As Noted)
- Ⓢ Exception Document Location

PLAT BOUNDARY DESCRIPTION

ALL THAT PART OF THE WEST 90 ACRES OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE N0°28'48"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE 241.02 FEET TO THE POINT OF BEGINNING, THENCE N0°28'48"E CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1789.85 FEET; THENCE S89°47'04"E, A DISTANCE OF 453.36 FEET; THENCE S0°28'48"W, A DISTANCE OF 1192.51 FEET; THENCE S39°57'45"E, A DISTANCE OF 153.20 FEET; THENCE S63°27'52"W, A DISTANCE OF 620.43 FEET TO THE POINT OF BEGINNING.
TRACT CONTAINS 676,692.60 SQ. FT. OR 15.53 ACRES MORE OR LESS.

DEDICATION:
THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION SHALL HEREAFTER BE KNOWN AS

" Wildflower - LOTS 1 - 16 & Tract A "

EASEMENTS
AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TV, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO THE PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188 RSMo. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

STREETS
THE ROADS AND STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE AS THOROUGHFARES ARE HEREBY SO DEDICATED.

BUILDING LINES
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT. NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

SURVEYOR'S GENERAL NOTES:

- This survey is based upon the following information provided by the client or researched by this surveyor.
(A). Certificate of Survey by McLaughlin Mueller, Inc. No 19056, Dated 1-8-20.
- This survey meets or exceeds the accuracy standards of a (SUBURBAN) Property Boundary Survey as defined by the Missouri Standards for Property Boundary Surveys.
- No title report was furnished by the client.
- Bearings shown hereon are based upon bearings described in the Certificate of Survey by McLaughlin Mueller, Inc. No 19056, Dated 1-8-20.
- This company assumes no responsibility in the location of existing utilities within the subject premises. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
- Subsurface and environmental conditions were not surveyed or examined or considered as a part of this survey. No evidence or statement is made concerning the existence or underground or overhead conditions, containers or facilities that may affect the use or development of this property. No attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
- This property is located within the 100 year flood plain, zone "x" as shown on the Firm Panel 29095C0087G, Dated January 20, 2017.

CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief.

Date: _____
Matthew J. Schlicht, MO-PLS 2012000102
Midwest Engineering Solutions, LLC, Corp Authority CLS-2005008319-D



REVISIONS

DATE	REVISIONS

Wildflower
Lots 1 - 16 & Tract A
Residential Subdivision
Kansas City, Clay County, Missouri

Preliminary Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	25	52	32	Clay	Joe Jeffers
M. Schlicht, PLS., PE					DATE OF PREPARATION April 24, 2020

PROFESSIONAL SEAL

ENGINEERING
ENGINEERING & SURVEYING
SOLUTIONS
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P: (816) 623-9888 F: (816) 623-9849