



CITY PLAN COMMISSION STAFF REPORT

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

June 7, 2022

Project Name

Rock Creek

Docket #10 Request

- .1 - CD-CPC-2022-00040 – Rezoning Without Plan.
- .2 - CD-CPC-2022-00041 - Development Plan.

Applicants

Patricia Jensen
Rouse Frets White Goss Gentile Rhodes, PC

Owners

Robertson Construction LLC

Location	Generally located at the SEC of E. 104 th & NE Cookingham Dr. (291).
Area	About 35 & 142 acres
Zoning	R-7.5 & R-5
Council District	1 st
County	Clay
School District	Liberty 230

Surrounding Land Uses

North: zoned R-7.5, vacant, future Creekside residential development.

South: zoned R-2.5, Barrington Ridge villas.

East: zoned R-7.5, Amber Lakes.

West: zoned R-7.5, Brentwood.

Major Street Plan

Northeast Cookingham Drive (291) is classified as a 4-lane Thoroughfare under MODOT jurisdiction by the City's Major Street Plan. Northeast 104th Street is classified as a 2-lane Local link. The Bike KC plan shows future Liberty 291 trail on NE Cookingham Road.

Land Use Plan

The Shoal Creek Valley Area Plan recommends Low Density Residential land use for the subject property. The request conforms to this recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Amber Meadows Homes Association, Barrington Ridge Homeowners Association, Brentwood Homes Association and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on April 14, 2022, a summary of which is attached.

EXISTING CONDITIONS

The project site is part of a 140-acre parcel generally located at the southeast corner of NE 104th Street and NE Cookingham Drive. The site is undeveloped agricultural farmland with three existing small ponds. The subject parcel has about 2,200 feet of frontage on NE 104th Street and about 950 feet of frontage along NE Cookingham Drive. There are two existing stub street connections to Amber Lakes subdivision to the east (NE 101st Terrace and NE 103 Street). North Arlington is an existing stub street providing connection to Barrington Ridge to the south.

Surrounding land uses are mostly existing single-family homes to the east, west and south. To the north are vacant undeveloped tracts that include future Creekside residential development.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning of about 35 acres from District R-7.5 to District R-5, and approval of a Development Plan (preliminary plat) on about 142 acres to allow for 258 detached lots and 91 multi-family units (349 total units) in 10 phases.

PROFESSIONAL STAFF RECOMMENDATION

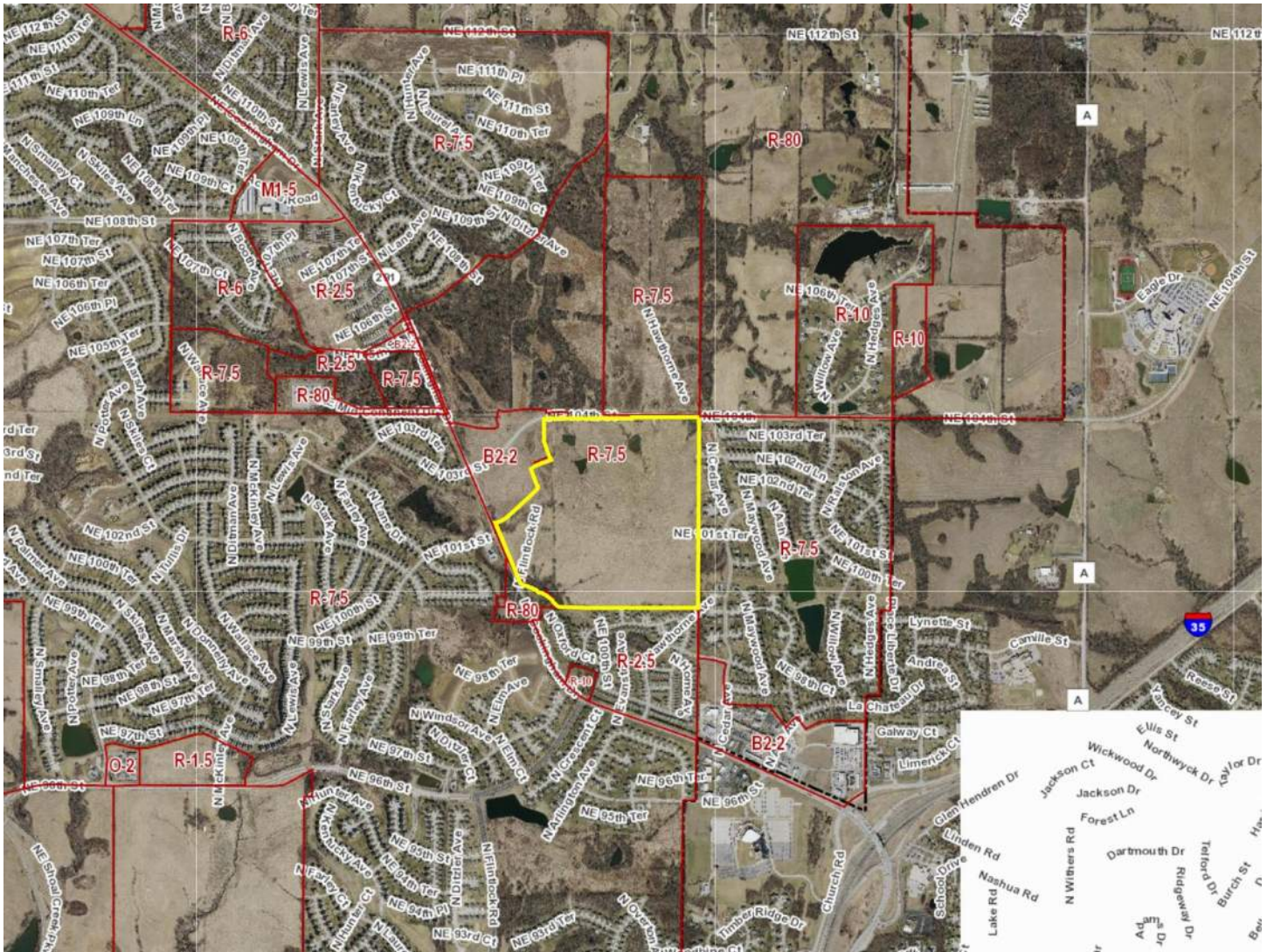
Docket #10.1 Recommendation: Approval without conditions.

Docket #10.2 Recommendation: Approval with conditions.

CONTROLLING CASE – Case No. 6056-CUP-17 – Committee Substitute Ordinance No. 060583 passed by City Council on June 15, 2006, approved a Community Unit Project (CUP) Plan on about 380 acres generally located on the east side of M-291 (NE Cookingham Drive) between NE 100th Street on the south and NE 109th Terrace on the north, in District R-1a (One family dwelling district, medium density) to allow for single family, duplexes and multifamily residences, private open space, public parkland and detention.

Case No. 6056-P-20 - Ordinance No. 060582 passed by City Council on June 15, 2006, rezoned about 380 acres generally located on the east side of M-291 (NE Cookingham Drive) between NE 100th Street on the south and NE 109th Terrace on the north, to consider rezoning the area from Districts R-1a (One family dwelling district, medium density), CP-2 (Local planned business center), PD/RA (Planned development overlay/Agricultural district), R-5 (High apartment district), RA (Agricultural district), and R-1aa (One family dwelling district, low density) to District R-1a (One family dwelling district, medium density).

PLAN LOCATION



PRIOR ACTION

Following the public engagement meeting with the neighborhood on April 14, 2022, the applicant asked the CPC at the May 3rd meeting to continue these cases to the June 7, 2022, CPC hearing to allow them to revise the plan based on neighborhood comments.

PLAN REVIEW

These companion cases are necessary as the applicant is seeking approval to rezone about 35 acres from District R-7.5 (Residential 7.5) to District R-5 (Residential 5) and approval of a Development Plan which also acts as a preliminary plat in District R-7.5 and R-5 (Residential R-7.5 & R-5) on about 142 acres to allow for 258 detached lots and 91 multi-family units (349 total units) in 10 phases.

Case No. CD-CPC-2022-00040 is a request to consider rezoning 35 acres of the 142-acre parcel from District R-7.5 (Residential 7.5) to District R-5 (Residential 5).

AREA PLAN:

The site is within the Shoal Creek Valley Area Plan which recommends Low Density Residential land use for the subject property. The proposed development plan is in conformance with the Area Plan future land use recommendation therefore an area plan amendment is not necessary.

COMMENT: Staff is supportive of the proposed rezoning as it is compliant with the area plan future land use recommendation.

Case No. CD-CPC-2022-00041 is a request to consider approval of a Residential Development Plan in District R-7.5 and R-5 (Residential R-7.5 & R-5) on about 142 acres to allow for 258 detached lots and 91 multi-family units (398 total units) in 10 phases. The subject site was included within a community unit plan approved by Committee Substitute Ordinance No. 060583 passed by City Council on June 15, 2006, on 380 acres extending west to N.E. Cookingham Drive. That community unit plan has expired, and no platting occurred.

The plan proposes single family detached lots and multi-family maintenance provided residential villas similar to the Barrington Ridge development to the south. This is a deviation from the original proposal of 4-unit multi-family buildings and an overall reduction of 49 units within the R-5 parcel. The plan does not propose any connection to NE Cookingham Drive. The main entry into the development is proposed via two public streets (N. Arlington Avenue and N. Crescent Avenue) on the south side of NE 104th Street. The plan also proposes to make all three connections to the existing subdivision via the stub streets. Two will be to Amber Lakes subdivision to the east (NE 101st Terrace and NE 103 Street), and the third will be to N. Arlington Avenue connection to Barrington Ridge to the south. The plan also provides a pool and clubhouse and working trails as part of the amenities to count toward parkland dedication.

The plat proposes 258 single family detached lots with proposed public streets with average lot sizes of about 12,000 square feet per lot, and average lot width of about 73 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.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	NO		
Parkland Dedication (88-408)	YES		SEE ANALYSIS
Parking and Loading Standards (88-420)	N/A		
Landscape and Screening Standards (88-425)	YES		SEE ANALYSIS
Outdoor Lighting Standards (88-430)	NO		

Sign Standards (88-445) YES

MUST MEET 88-445

Pedestrian Standards (88-450) YES

SEE ANALYSIS

Requested Deviations

There is no requested deviation.

Zoning Review Criteria (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:

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

The proposed rezoning is consistent with the Shoal Creek Valley Area Plan future land use recommendation.

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

Nearby properties are primarily single family and multifamily uses in the area. This proposal will be compatible.

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

The proposed plan will be compatible with the physical character of the area.

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

Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.

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

The current zoning designation is R-7.5 and the development cannot be done under the existing zoning.

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 rezoning is not expected to detrimentally affect nearby properties.

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.

A denial of the application would not allow the development to occur thereby limiting the ability of the developer to complete this project.

Development Plan Review Criteria (88-516)

In order to be approved, the plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

The proposed development meets the requirements of the zoning and development code and follows the recommended land use of the Shoal Creek Valley Area Plan.

88-516-05-B. The proposed use must be allowed in the district in which it is located.

Detached houses are permitted in the R-5 and R-7.5 zoning districts.

88-516-05-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.
The proposed plan meets the requirements for vehicular access and circulation.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.
The applicant shows sidewalks and internal trails connecting the development to the Liberty 291 trail.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
There are adequate utilities to serve the proposed development.

88-516-05-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.
Staff recommends that the applicant submit proposed architectural color elevation for the detached villas showing multiple design schemes prior to ordinance request.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.
The applicant has not provided a landscaping plan that focuses screening and buffer elements along the public roadway. Staff recommends that a preliminary landscape plan be submitted for the 30 foot buffer tracts showing adequate screen with berms and evergreen trees prior to ordinance request.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
The proposed site plan provides an efficient layout for the proposed uses and does not create unnecessary impervious surfaces.

88-516-05-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 site currently has very few, if any, mature trees that would be removed for this development.

PROFESSIONAL STAFF RECOMMENDATION

Docket Items #10.1 - Staff recommends Approval without conditions.

Docket Items #10.1 - Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions

Report Date: June 03, 2022

Case Number: CD-CPC-2022-00041

Project: Rock Creek

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

1. 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.
2. 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.
3. The developer must dedicate additional right of way for NE 104TH Street as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 40 feet of right of way as measured from the centerline (80 feet total ROW), along those areas being platted, or seek approval recommendations from the Transportation and Development Committee for any variances requested to the Major Street Plan prior to City Plan Commission approval.
4. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
5. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
6. 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. The hammerhead turn arounds shown on the plan will need to be approved by the Fire Department.
7. 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.
8. 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.
9. 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.
10. The developer must 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.
11. 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
12. The developer must 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 City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

13. 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.
14. 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.
15. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
16. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.
17. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
18. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
19. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.
20. The developer shall submit a final stream buffer plan to the Land Development Division 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.
21. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.

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

22. That the developer provide detailed architectural information on the proposed building for review and approval by staff prior to ordinance request or submit a design guideline for the proposed development. The design guidelines shall call out how this plan incorporates the Shoal Cree Valley Area Plan design guidelines wherever the opportunity presents itself. The guidelines shall call out all preferred and prohibited building materials.
23. 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.

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

24. 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.
25. 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.
26. That the developer shall submit plans, revised as noted below, to the Development Management Division via Compass PRIOR to City Council consideration:
 1. Submit evidence of approval by MoDOT prior to ordinance request.
 2. Submit proposed architectural color elevation for the detached villas showing multiple design schemes.
 3. Submit a preliminary landscape plan for the 30-foot buffer tracts showing adequate screen with berms and evergreen trees prior to ordinance request.

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

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

27. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
28. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2)

29. Original Condition (edited by DMD): 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)

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

Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)

30. 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-2018: § 503.2.5)

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

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

32. 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
33. The developer is 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 (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to recording the final plat.
34. Any proposed trails to be counted towards satisfying the parkland dedication requirements shall be calculated per 88-408-H and 8 feet minimum in width and concrete in material.

Condition(s) by Public Works Department. Contact Jeffrey Bryan at (816) 513-9865 / Jeffrey.Bryan@kcmo.org with questions.

35. The developer shall work with MoDOT and the City for acceptance of the traffic impact study prior to any certificate of occupancy.

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

36. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
37. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact –Sean Allen -816-513-0318
North of River contact Todd Hawes – 816-513-0296

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

38. 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.
(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

(Mid-Continent Public Library)

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

[illegible]

Robertson/Rock Creek
NEIGHBORHOOD MEETING
April 14, 2022

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Bill Wood	9608 NE 100th KC, MO 64157 816-415-4012
Gloria Wood	9608 NE 100th KC, MO 64157 816-415-4012
Dan Shaw	9604 NE 100th St KC MO 64157 952-937-1569
Ruth Schnakenberg	10005 N. Hurlington Ave. KC MO 64157 816-509-5347
Don Schnakenberg	10005 N. Hurlington Ave KCMO 64157 816-509-5344
Judy Wehrhain	9427 NE 100th K.C. MO. 64157 816-429-8028
Tony Smith	9911 N. Hawthorne Ave KC MO 64157 816-839-1546
Harald Rannig - Bill Woodbury	9919 N. Hawthorne Ave K.C., MO 64157 816-981-2115

Robertson/Rock Creek
NEIGHBORHOOD MEETING
April 14, 2022

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Wicki Foller	9957 N. Hawthorne Ave. 816.769.4038
Donnie EDWARDS	9701 NE 100th St. K.C. MO 816 728 8615
Cindy Danneman	9905 N. Crescent St KC. Mo. 64157
Boeing & Bob Todd	9915 N. Hawthorne Ave. K.C. Mo. 64157
Siri Hudson	9382 NE Coolidgeham Ar KCMO 64157
Deb Stoke	10008 NE 100th St KCMO 64157
Jay McCauley	11254 N Randolph Ave K.C. Mo. 64157
Barbara Klemme	11250 N Randolph Ave KC MO 64157
Virginia Meyerboeth	11252 N. Randolph Ave KC. Mo. 64157

Robertson/Rock Creek
NEIGHBORHOOD MEETING
April 14, 2022

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Greg Noland	714-0254 10061 NE 101ST TER KC MO 64157
Gary Sellers HOA Vice President Amber Lakes/Meadows	816-529-5895 10102 NE 102nd Terrace
John Petrucci & Kristine Miranda	816-287-1412 10017 NE 100th 101st Ter
Melinda Richerson	913-499-9546 9911 N. Oxford CT KC MO 64157
Bob & Roslyn KLINE	816-520-6389 9908 N Hawthorne Ave. KCMO 64157
Mary L. Anderson	10000 N Arlington Ave KCMO 64157
Diane Hall	10008 N. Arlington Ave, K.C. MO. 64157
MICHAEL R DAVIS	KCMO 9716 NE 100th St 64157
Beth & Tom Cree	9917 N Hawthorne Ave, KCMO 64157

Robertson/Rock Creek
NEIGHBORHOOD MEETING
April 14, 2022

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Ron & Glenda Chiles	9612 NE 100th St Kansas City, MO 64157
STAN CLARK	9804 NE 100TH ST. 64157
Jim + Terry Lewis	9535 NE 100th St. KCMO 64157
Jim ROBERTSON	P.O. Box 165 LIBERTY, MO. 64069

ROCK CREEK

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 52, RANGE 32,
IN KANSAS CITY, CLAY COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

	INDEX
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	PRELIMINARY PLAT
C4—C5	PRELIMINARY DEVELOPMENT PLAN
C6	PRELIMINARY UTILITY PLAN
C7	PRELIMINARY GRADING PLAN

<u>OWNER/DEVELOPER:</u> ROBERTSON CONSTRUCTION ATTN: JIM ROBERTSON PO BOX 876 LIBERTY, MO 876 (816)781-1943	<u>PREPARED & SUBMITTED BY:</u> PHELPS ENGINEERING, INC. 1270 N. WINCHESTER OLATHE, KS 66061 913-393-1155 OFFICE 913-393-1166 FAX CONTACT: JUDD CLAUSSEN, P.E.
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FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29005C00066, AND DATED JANUARY 20, 2017.

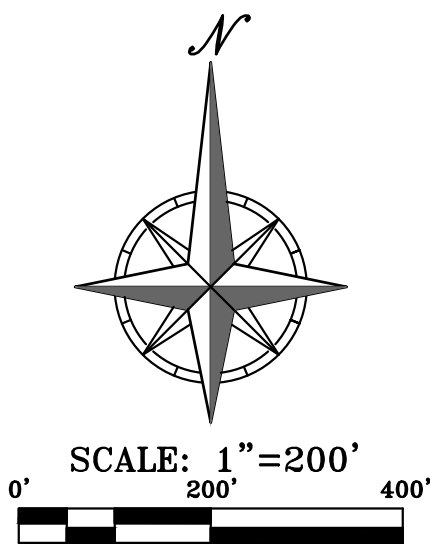
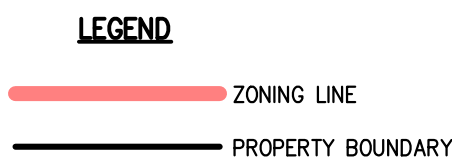
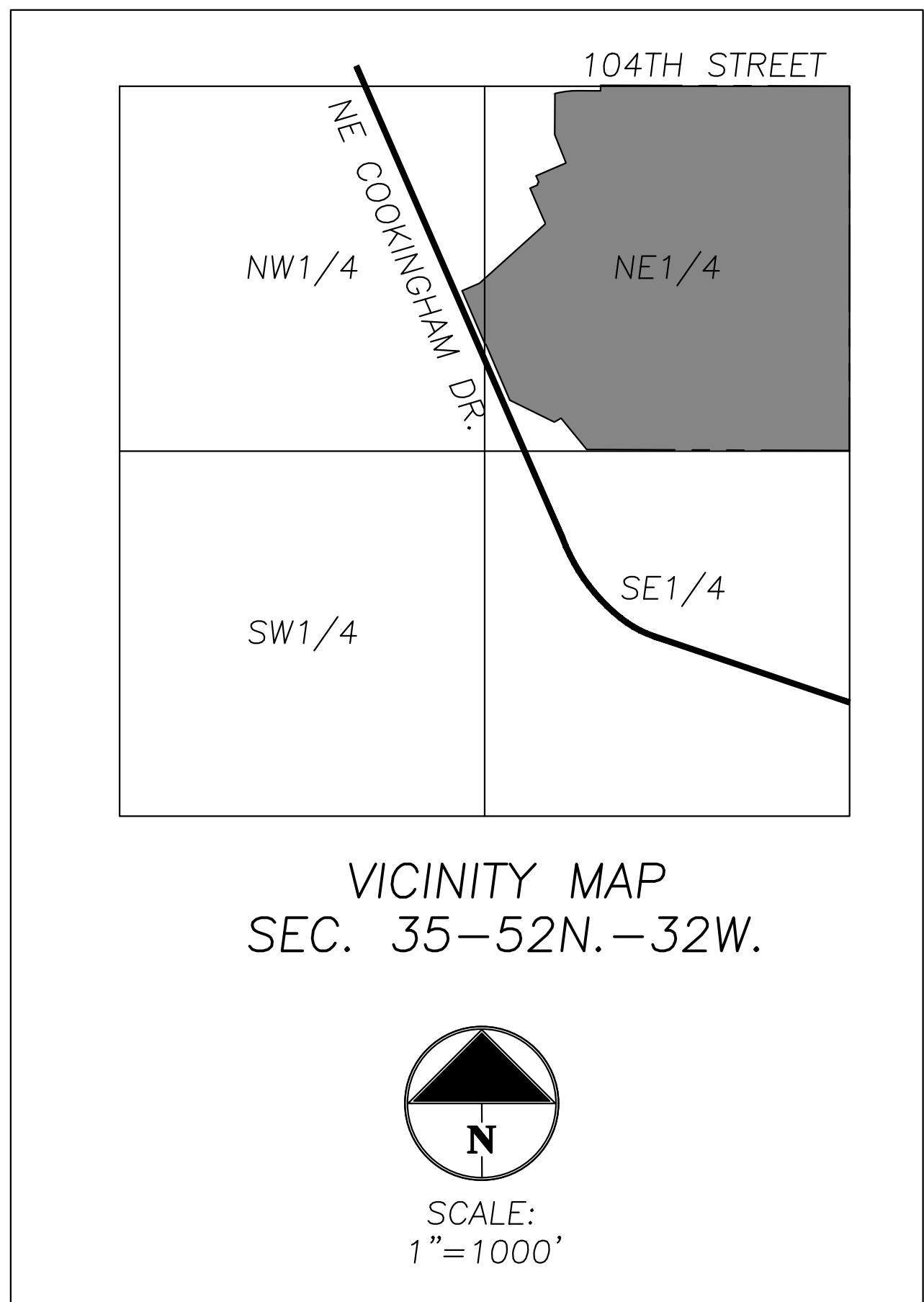
GENERAL NOTES:

1. EXISTING ZONING: R-7.5
PROPOSED ZONING: R-7.5 & R5
2. PROPOSED CONTOURS, GRADES, AND UTILITIES ARE SUBJECT TO FINAL ENGINEERING DESIGN, AND APPROVAL BY DEVELOPMENT SERVICES, PRIVATE UTILITY COMPANIES, AND PERMIT PLAN APPROVALS.
3. FINAL DESIGN OF STORMWATER DETENTION & BMP'S SHALL BE PER APPROVED STORM DRAINAGE STUDY. STORMWATER STUDY WILL IDENTIFY DETENTION, VOLUME CONTROL, AND TREATMENT AREAS.

REZONING LEGAL (R-5):

All that part of the Northeast Quarter of Section 35, Township 52 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 35, said point also being the Northeast plat corner of AMBER LAKES – FOURTH PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri; thence S 02°02'07" W, along the East line of the Northeast Quarter of said Section 35 and along the West plat line of AMBER LAKES – FOURTH PLAT and also along the West plat line of AMBER LAKES – FIFTH PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 2150.45 feet to the Point of Beginning; thence continuing S 02°02'07" W, along the East line of the Northeast Quarter of said Section 35 and along the West plat line of said AMBER LAKES – FIFTH PLAT and the West plat line of AMBER LAKES – FIRST PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 485.00 feet to the Southeast corner of the Northeast Quarter of said Section 35, said point also being the Northeast plat corner of BARRINGTON RIDGE – FIRST PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri; thence N 89°45'46" W, along the South line of the Northeast Quarter of said Section 35 and along the North plat line of said BARRINGTON RIDGE – FIRST PLAT and along the North plat line of said BARRINGTON RIDGE – SECOND PLAT, a platted subdivision of land in the City of Kansas City, Clay County, Missouri, a distance of 1899.74 feet; thence N 39°16'22" W, a distance of 293.00 feet; thence S 59°14'49" W, a distance of 56.00 feet; thence N 63°44'26" W, a distance of 359.42 feet to a point on the Easterly right-of-way line of Missouri Route 291, as now established; thence along the Easterly right-of-way line of said Missouri Route 291, for the following three (3) courses; thence N 23°16'16" W, a distance of 440.70 feet; thence S 66°45'48" W, a distance of 5.00 feet; thence N 23°16'16" W, a distance of 308.13 feet to a point on the base line of Missouri Public Service Company Electric Line Easement as described in Book 1003 of Page 837; thence along said base line of said Missouri Public Service Company Electric Line Easement, for the following two (2) courses; thence S 57°37'04" E, a distance of 469.17 feet; thence S 82°25'04" E, a distance of 2381.00 feet to the point of beginning, containing 35,287.77 acres, more or less, of unplatted land.



811

UTILITY NOTES:
 VISUAL INDICATIONS OF UTILITIES ARE AS SHOWN.
 UNDERGROUND LOCATIONS SHOWN, AS FURNISHED BY THEIR LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD AT THE TIME OF CONSTRUCTION. FOR ACTUAL FIELD LOCATIONS OF UNDERGROUND UTILITIES CALL 811.

**Know what's below.
 Call before you dig.**

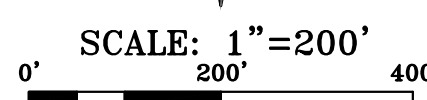
PHelps ENGINEERING, INC
1370 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsenengineering.com

COVER SHEET
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI

[illegible]

- [illegible]

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, CLAY COUNTY, MISSOURI MAP NO. 29095C0089G, AND DATED JANUARY 20, 2017.



EXISTING CONDITIONS
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI

**PLANNING
ENGINEERING
IMPLEMENTATION**

PHIELDS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax: (913) 393-1166
www.phieldsengineering.com

No.	Date	Revisions:	Sy App.
PROJECT NO. 200765	4/15/22	CITY COMMENTS	BIG DEU
DRAWING: 7/23/21 BROWN BIG	5/20/22	REVISED LAYOUT	BIG DEU
CHECKED: DEU APPROVED: DEU			
DATE OF AUTHORIZATION			
DATE OF REVIEW: 8-19-22			
DATE OF REVISION: 8-30-22			
DATE OF CLOSURE: 8-30-22			
CERTIFICATE OF AUTHORIZATION			
NO. SURVEYING: 200700128			

SHEET

C2

A SUBDIVISION IN THE NORTH HALF OF
SECTION 35, TOWNSHIP 52, RANGE 32,
IN THE CITY OF KANSAS CITY,
CLAY COUNTY, MISSOURI

[illegible]

1. ALL TRACTS AS SHOWN HEREON SHALL BE DEDICATED AS PRIVATE OPEN SPACE, COMMON AREAS AND MAY INCLUDE BUT NOT LIMITED TO LANDSCAPING, FENCING, SUBDIVISION MONUMENTS, STORM WATER DETENTION AND AMENITIES AND WILL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION.

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, CLAY COUNTY, MISSOURI, MAP NO. 29095C00896, AND DATED JANUARY 20, 2017.

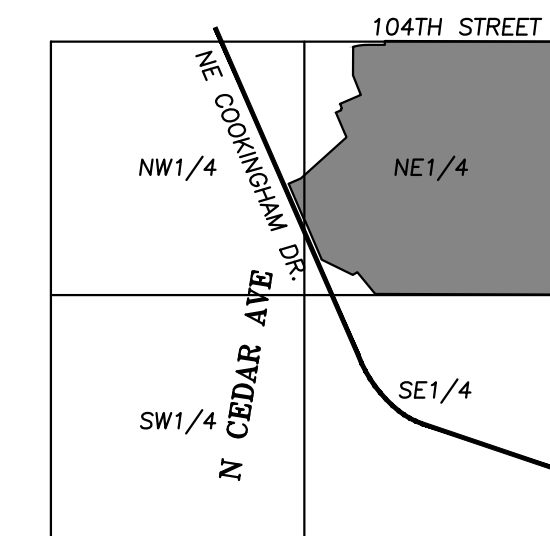
GROSS AREA	±142.1952 ACRES
EXISTING ZONING	R-7.5
PROPOSED ZONING	R-7.5, R-5
PROPOSED ZONING AREAS	R-7.5 = 106.91 Acres / R-5 35.29 Acres
PROPOSED NUMBER OF LOTS	SINGLE-FAMILY 258 / VILLA SINGLE-FAMILY 11
PROPOSED NUMBER OF UNITS	SINGLE-FAMILY 258 / VILLA SINGLE-FAMILY 91
PROPOSED LAND USE	RESIDENTIAL

ROBERTSON CONSTRUCTION
ATTN: JIM ROBERTSON
PO BOX 876
LIBERTY, MO 876

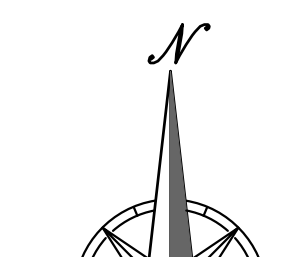
PHELPS ENGINEERING, J
ATTN: DOUG UBBEN, J
1270 N. WINCHESTER
OLATHE, KS. 66061
(913) 393-1155
(913) 393-1166 FAX

 ZONING LINE
 PHASE LINE
 PHASE NUMBER

PHASE	LAND-USE DESCRIPTION	DEVELOPMENT DATA										COMMENCEMENT DATE	COMPLETION DATE
		GROSS ACRES	OPEN SPACE	DEFINITION (AC)	NET ACRES	AVG. DU/AC	DUPLEX (JOC)	DUPLEX (JOC)	DUPLEX (JOC)	DUPLEX (JOC)	DUPLEX (JOC)		
1	SINGLE FAMILY	17.0682	4.9272	0.7131	13.100	10.6668	40	0.2667	3.7500	2.0617	2002	2004	
2	SINGLE FAMILY	32.7694	2.0205	0	0	16.7639	35	0.2785	3.6217	2.8500	2004	2006	
3	SINGLE FAMILY	38.919	3.9000	0	0	19.0095	35	0.2785	3.6217	2.8500	2004	2006	
4	SINGLE FAMILY	16.8861	1.6886	0.2933	2.0933	15.1928	35	0.2664	4.0559	4.0000	2008	2010	
5	SINGLE FAMILY	12.6185	1.8515	0	0	9.7665	35	0.2718	3.6907	3.6000	2008	2010	
6	SINGLE FAMILY	18.8152	2.8815	0.4485	3.7689	15.0467	35	0.2660	3.5460	3.5000	2008	2010	
7	SINGLE FAMILY	6.2571	1.2666	0	0	4.9905	35	0.2718	3.6905	3.6000	2008	2010	
8	SINGLE FAMILY	1.8617	0.4575	0	0	1.4042	35	0.2718	3.6905	3.6000	2008	2010	
9	VILLA SINGLE FAMILY	20.3949	3.7393	5.5036	5.0236	9.7858	48	0.2019	4.9049	3.0201	2008	2012	
10	VILLA SINGLE FAMILY	30.829	3.2861	2.371	5.0589	3.7644	48	0.2060	11.7596	12.2200	2008	2012	



VICINITY MAP
SEC. 35-52N.-32W.



SCALE: 1"=100'

100' 200'

PROJECTION BASIS: MISSOURI STATE PLANE
WEST ZONE 42403

PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsen지니어ing.com

PRELIMINARY PLAT
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI

SHEET
C3

[illegible]

FLOOD NOTE:

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290173, CLAY COUNTY, MISSOURI MAP NO. 29095C00896, AND DATED JANUARY 20, 2017.

<u>OWNER/DEVELOPER:</u>	<u>PREPARED & SUBMITTED BY:</u>
ROBERTSON CONSTRUCTION	PHELPS ENGINEERING, INC.
ATTN: JIM ROBERTSON	1270 N. WINCHESTER
PO BOX 876	OLATHE, KS 66061
LIBERTY, MO 876	913-393-1155 OFFICE
(816)781-1943	913-393-1166 FAX
	CONTACT: JUDD CLAUSSEN, P.E.

LEGEND

	PL	PROPERTY LINE
	LL	LOT LINE
	R/W	RIGHT-OF-WAY
	CHP	EXISTING OVERHEAD POWER LINE
		BUILDING SETBACKS
		PHASE LINE
	1	PHASE NUMBER

DEVELOPMENT DATA TABLE												
PHASE	LAND USE DESCRIPTION	GROSS ACRES	STREET CLOSURE	OPEN SPACE	CHURCH	DETENTION (AC)	UNITS	AVG. DU/AC	DUPPER AC (NET)	DUPPER AC (GROSS)	COMMENCE DATE	COMPLETION DATE
1	SINGLE FAMILY	17.6682	4.932	0.7173	3.7803	0.5668	40	0.2667	3.7607	2.2657	2002	2004
2	SINGLE FAMILY	12.2754	0	0	0	0.6257	38	0.2667	3.7607	2.2657	2002	2004
3	SINGLE FAMILY	18.719	1.9009	0.8851	2.865	0.19375	41	0.2930	4.2442	2.1903	2008	2010
4	SINGLE FAMILY	16.8602	2.2776	0.9913	2.8819	0.3524	42	0.4056	4.0569	2.0509	2008	2010
5	SINGLE FAMILY	21.6188	0	0	0	0	43	0.2930	4.2442	2.1903	2008	2010
6	SINGLE FAMILY	18.8119	1.9015	0.4885	2.7819	0.116	43	0.2930	3.5467	2.1795	2002	2004
7	SINGLE FAMILY	6.2707	0	0	0	0	44	0.2930	4.2442	2.1903	2008	2010
8	SINGLE FAMILY	1.9537	0.0479	0	0	1.5538	5	0.3033	3.2086	2.0502	2008	2010
9	VILLA SINGLE FAMILY	23.7669	3.7371	3.5750	5.0124	0.7859	48	0.2039	4.9052	2.0133	2002	2004
10	VILLA SINGLE FAMILY	13.3302	2.222	0.8806	2.8806	0.0000	49	0.2039	4.9052	2.0133	2002	2004
TOTAL		142.195	12.77	12.3288	18.0919	84.0634	393	0.2407	4.1515	2.4544		

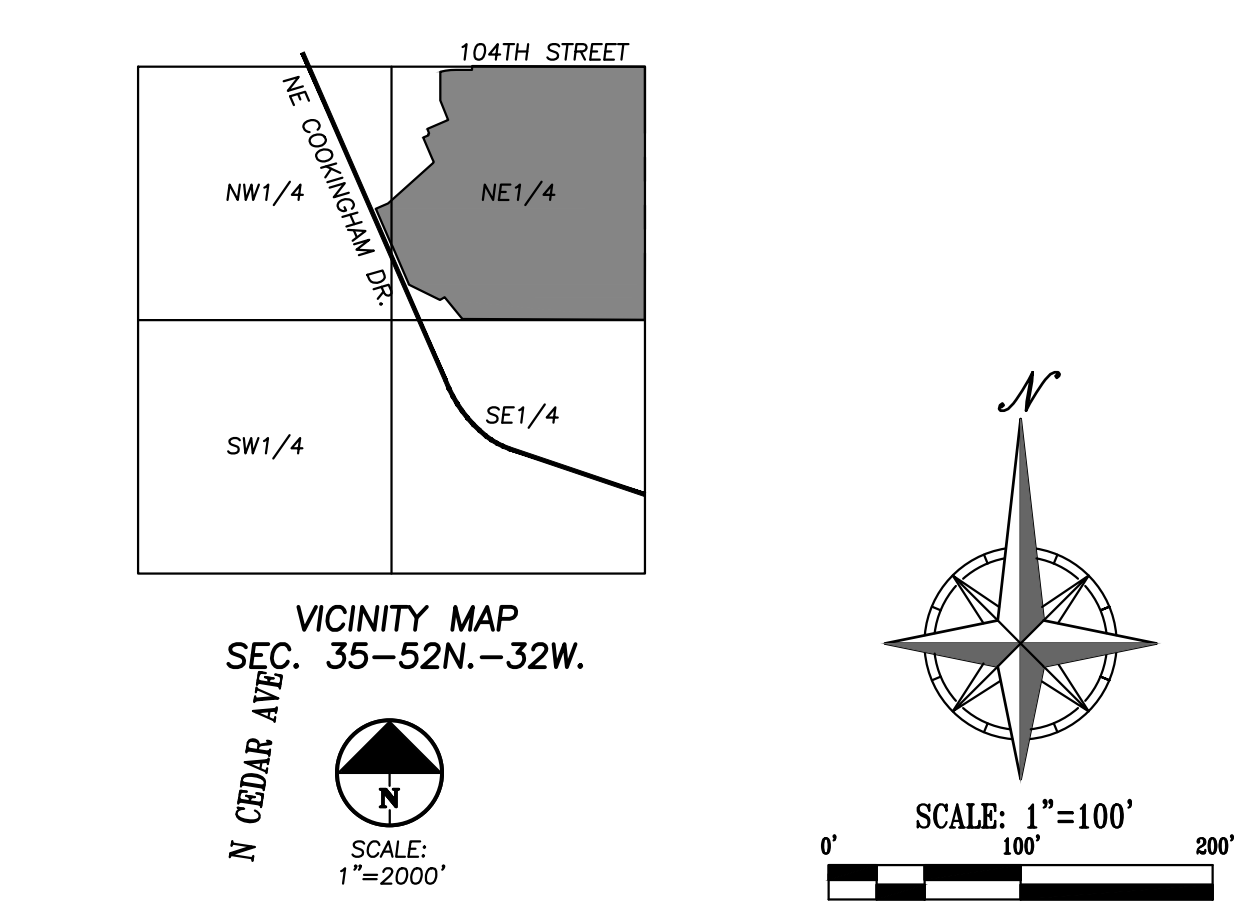
NOTES:

1. BUILDING SETBACKS:

R7.5
FRONT: 25'
REAR: 25% OF LOT DEPTH
25' MAX
SIDE: 10% LOT WIDTH EACH SIDE
8' MAX
15' ABUTTING STREET

R5
FRONT: 20'
REAR: 25% OF LOT DEPTH
30' MAX
SIDE: 10% LOT WIDTH EACH SIDE
8' MAX
15' ABUTTING STREET

2. REQUIRED PARKLAND CALCULATION:
SINGLE-FAMILY:
(258 D.U.) x 3.7 x 0.006 = 5.73 ACRES REQUIRED
VILLA SINGLE-FAMILY:
(100 D.U.) x 3.7 x 0.006 = 2.02 ACRES REQUIRED
= SHEET C5 FOR GRAPHIC OF PARKLAND DEDICATION



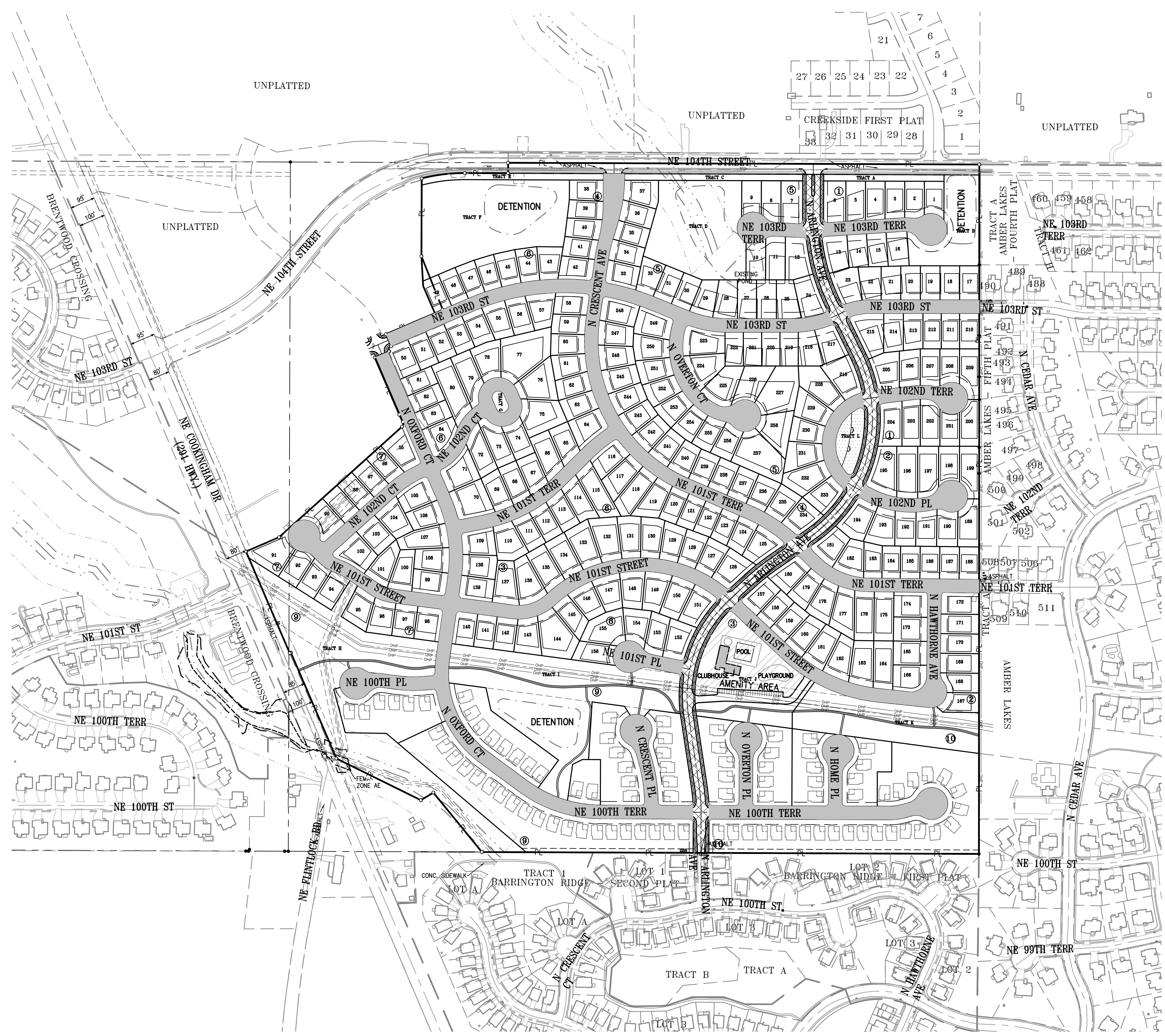
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**PLANNING
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IMPLEMENTATION**

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PRELIMINARY DEVELOPMENT PLAN
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI

\\pds\server\projects\1\200765\img\preliminary development\plan\SITE.dwg Layout2 May 20, 2022 - 12:25pm Bradley Gault



VEHICULAR CIRCULATION / ROADWAY CLASSIFICATION

LEGEND

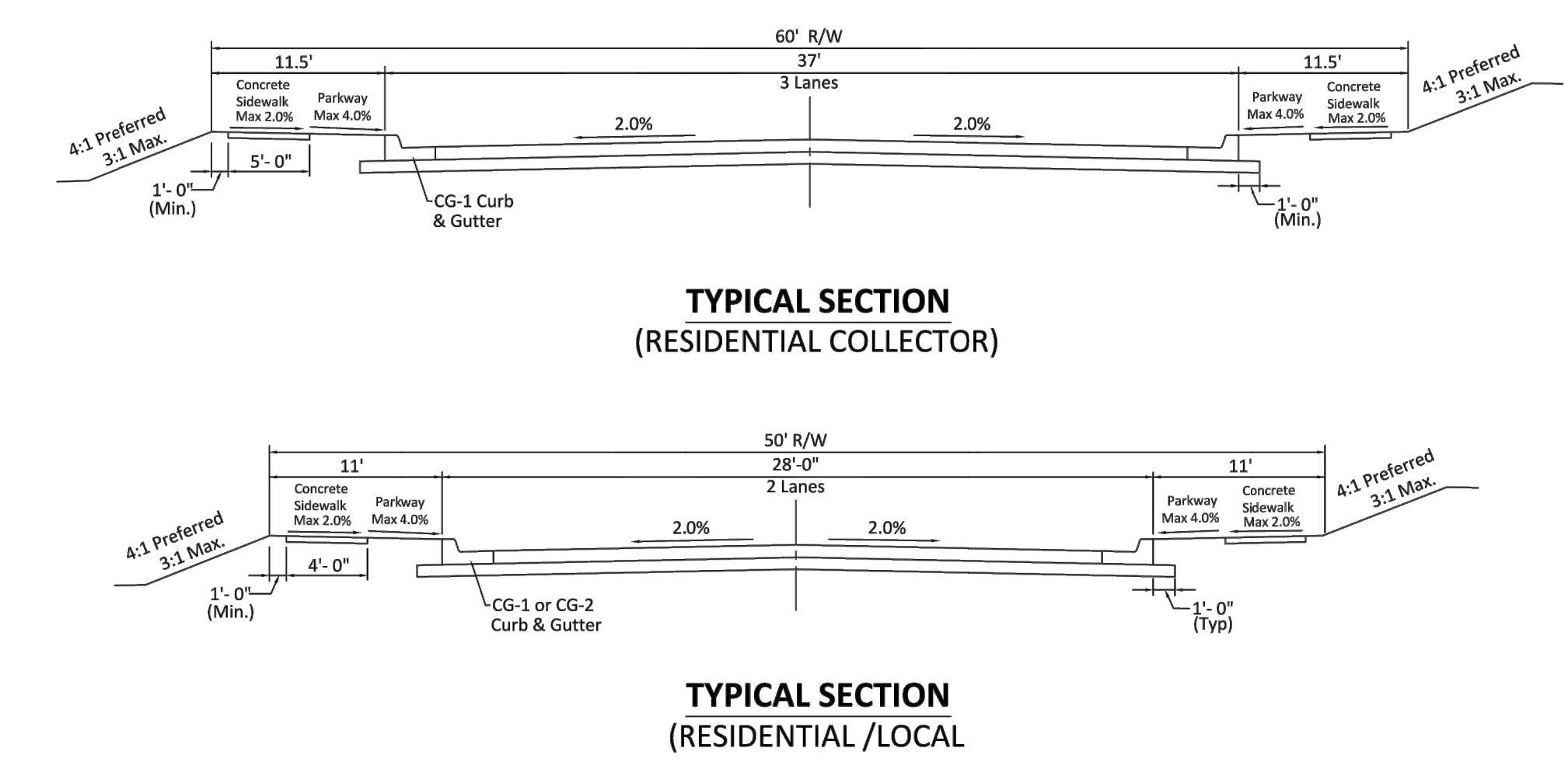
- RESIDENTIAL COLLECTOR (60' RIGHT-OF-WAY)
- RESIDENTIAL LOCAL (50' RIGHT-OF-WAY)
- NEIGHBORHOOD PARKS (1.82 AC)
- ACRES TO BE DEDICATED FOR PARKLAND PURPOSES
- NEIGHBORHOOD POCKET PARKS (0.45 AC)
- 0.45 ACRES TO BE DEDICATED FOR PARKLAND PURPOSES
- TRAILS (2,572 LF x 50' = 2.95 AC)
- 2.95 ACRES TO BE DEDICATED FOR PARKLAND PURPOSES

REQUIRED PARKLAND CALCULATION:

SINGLE-FAMILY:
(258 D.U.) x 3.7 x 0.006 = 5.73 ACRES REQUIRED

VILLA SINGLE-FAMILY:
(91 D.U.) x 3.7 x 0.006 = 2.02 ACRES REQUIRED

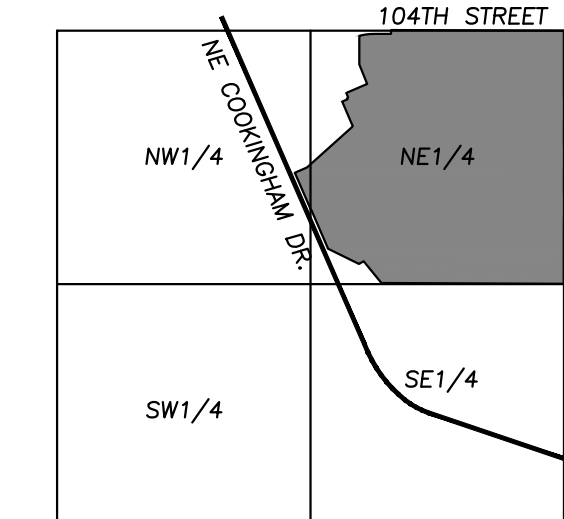
TOTAL:
7.75 AC. REQUIRED
5.22 AC. PROVIDED



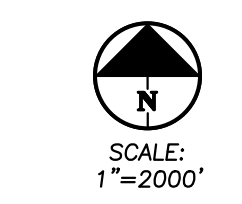
TYPICAL SECTION
(RESIDENTIAL COLLECTOR)

TYPICAL SECTION
(RESIDENTIAL /LOCAL)

ADOPTED	
Director of Public Works	Date
Entry No.	Kansas City, Missouri
Public Works Department	
Engineering Division	
STREET SECTION DETAILS	STANDARD PLAN
	2
	(P&S 2 of 2)



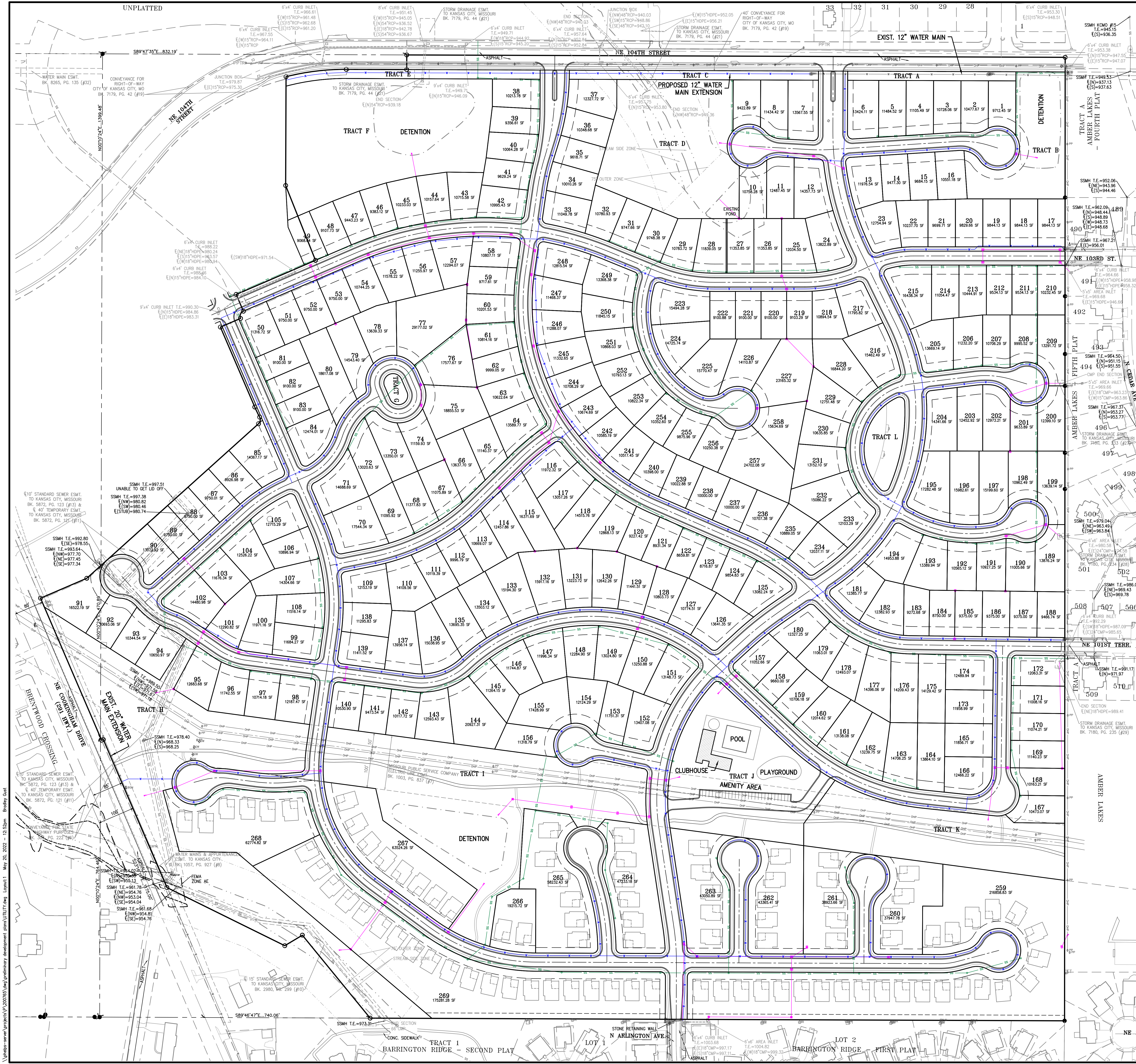
VICINITY MAP
SEC. 35-52N.-32W.



UTILITY NOTES:
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LESSORS, ARE APPROXIMATE AND SHOULD BE VERIFIED IN
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PRELIMINARY DEVELOPMENT PLAN
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI

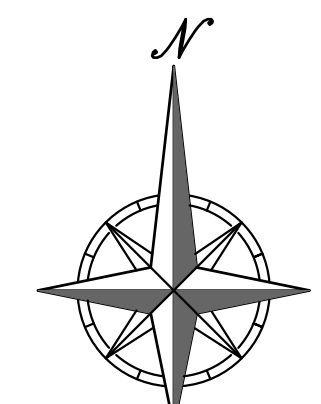
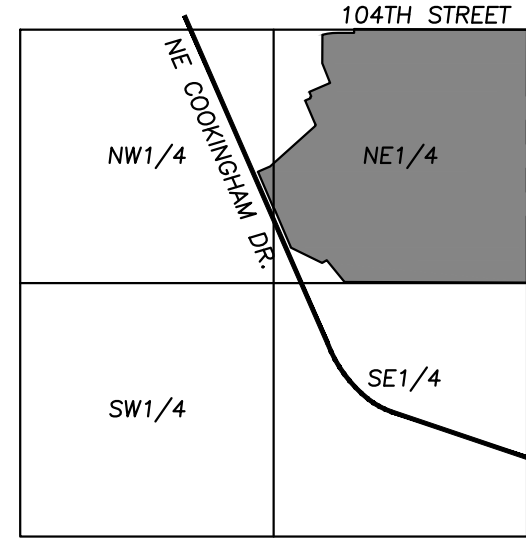
PROJECT NO.	200765	No.		By	App.
DATE/2022/1	DATE/2022/1	DATE/2022/1	DATE/2022/1	DATE/2022/1	DATE/2022/1
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DATE/2022/1	DATE/2022/1	DATE/2022/1	DATE/2022/1	DATE/2022/1	DATE/2022/1



FLOOD NOTE:
A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF KANSAS CITY, COMMUNITY NO. 290713, CLAY COUNTY, MISSOURI, MAP NO. 29095C0089, AND DATED JANUARY 20, 2017.

LEGEND

- PL PROPERTY LINE
- LL LOT LINE
- RTW RIGHT-OF-WAY
- EXC EXISTING CABLE TELEVISION LINE
- FO EXISTING FIBER OPTIC LINE
- EX EXISTING GAS LINE
- BE EXISTING BURIED ELECTRIC LINE
- OP EXISTING OVERHEAD POWER LINE
- ST EXISTING OVERHEAD TELEPHONE LINE
- SS EXISTING SANITARY SEWER LINE
- SWW EXISTING STORM SEWER LINE (& SIZE)
- EXW EXISTING BURIED TELEPHONE LINE
- W EXISTING WATER LINE (& SIZE)
- CAV PROPOSED CABLE TELEVISION LINE
- FO PROPOSED FIBER OPTIC LINE
- G PROPOSED GAS LINE
- BE PROPOSED BURIED ELECTRIC LINE
- SS PROPOSED SANITARY SEWER LINE
- CHP PROPOSED OVERHEAD POWER LINE
- ST PROPOSED STORM SEWER LINE (& SIZE)
- BT PROPOSED BURIED TELEPHONE LINE
- W PROPOSED WATER LINE (& SIZE)
- ST PROPOSED ROOF DRAIN (& SIZE)



UTILITY NOTES:
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PHILIPS ENGINEERING, INC.
1320 N. Winchester
Olathe, Kansas 66061
(913) 395-1555
www.philipsengineering.com



PRELIMINARY UTILITY PLAN
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI

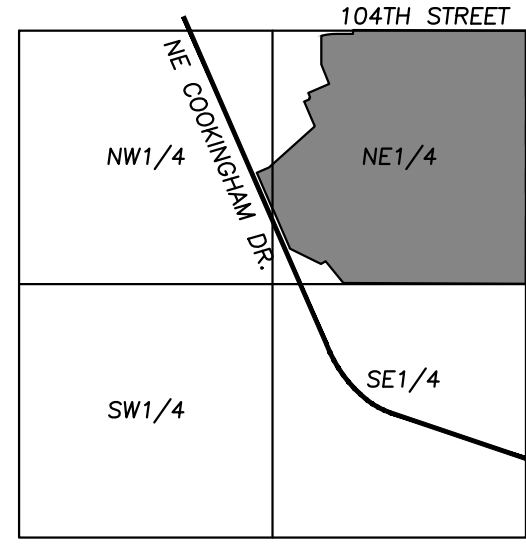
PROJECT NO.	200765	By	App.	Revisions:	No.	Date
DATE/7/23/21	DESIGN: BUD 1	4/15/22	CITY COMMENTS			
CHECKED: DEU	APPROVED: DEU	5/20/22	REVISED LAYOUT			
DESIGNED: DEU	APPROVED: DEU	5/20/22	REVISED LAYOUT			
DESIGNED: DEU	APPROVED: DEU	5/20/22	REVISED LAYOUT			
DESIGNED: DEU	APPROVED: DEU	5/20/22	REVISED LAYOUT			
DESIGNED: DEU	APPROVED: DEU	5/20/22	REVISED LAYOUT			
DESIGNED: DEU	APPROVED: DEU	5/20/22	REVISED LAYOUT			
DESIGNED: DEU	APPROVED: DEU	5/20/22	REVISED LAYOUT			
DESIGNED: DEU	APPROVED: DEU	5/20/22	REVISED LAYOUT			

SHEET
C6

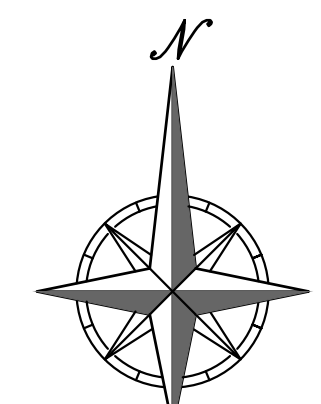
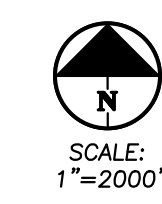


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- LEGEND**
- PL PROPERTY LINE
 - LL LOT LINE
 - R/W RIGHT-OF-WAY
 - 2' CURB & GUTTER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - LG UP OF GUTTER
 - TC TOP OF CURB
 - SW SIDEWALK
 - HP HIGH POINT
 - LP LOW POINT
 - P TOP OF PAVEMENT
 - TS TOP OF STRUCTURE
 - GR GROUND ELEVATION
 - BS BOTTOM OF STEPS
 - TS TOP OF STEPS
 - BW BOTTOM OF WALL
 - TOP OF WALL
 - EXISTING STORM SEWER
 - PROPOSED STORM PIPE
 - PROPOSED RETAINING WALL



VICINITY MAP
SEC. 35-52N.-32W.



UTILITY NOTES:
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PRELIMINARY GRADING PLAN
ROCK CREEK
10333 NE COOKINGHAM DRIVE
KANSAS CITY, CLAY COUNTY, MISSOURI

PHILIPS ENGINEERING, INC.
1030 N. Winchester
Olathe, Kansas 66061
(913) 299-1155
Fax: (913) 299-1156
www.philipsengineering.com

**PLANNING
ENGINEERING
IMPLEMENTATION**

PROJECT NO.	200765	By	App.
DATE/7/27/21	DATE/7/27/21	DATE/7/27/21	DATE/7/27/21
CITY COMMENTS	CITY COMMENTS	CITY COMMENTS	CITY COMMENTS
REVISED LAYOUT	REVISED LAYOUT	REVISED LAYOUT	REVISED LAYOUT

PROJECT NO. 200765
DATE/7/27/21
CITY COMMENTS
REVISED LAYOUT

SHEET
C7