



# CITY PLAN COMMISSION REPORT

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

June 21, 2022

## Project Name Holly Place

**DOCKET #14**                      **REQUEST**  
CD-CPC-2022-00060 – Development Plan  
(Residential)

**Applicant**  
Patrick Joyce  
Anderson Engineering

**Owner**  
Edward Franklin Building Company LLC

<b>Location</b>	2101 Holly St
<b>Area</b>	0.83 acres
<b>Zoning</b>	R-6
<b>Council District</b>	4 <sup>th</sup>
<b>County</b>	Jackson
<b>School District</b>	Kansas City Missouri 110

**Surrounding Land Uses**  
**North** – Observation Park, Zoned R-1.5.  
**South** – Residential, Zoned R-6.  
**East** – Residential, Zoned R-6.  
**West** – Residential, Zoned R-6.

**Land Use Plan**  
The Greater Downtown Area Plan recommends Residential Low Density. This request conforms to the recommended land use.

**Major Street Plan**  
The Major Street Plan does not identify any streets at this location.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Two registered neighborhood or civic organizations were found at this location: Westside Neighborhood Association and Westside Planning Committee. Notice of the public hearing was sent to surrounding properties within 300 feet.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant hosted a public meeting on May 23, 2022. A summary of the meeting is attached to this report.

## EXISTING CONDITIONS

The subject property is currently undeveloped. It consists of one lot on the west side of Holly St and 6 lots on the east side of Holly St. There is alley access to the lots on the east side of Holly. New construction single family homes are located south of the site.

## SUMMARY OF REQUEST

A request to approve a development plan to create lots for single unit construction on about 1 acres generally located on the east and west sides of Holly Street, south of West 21st Street.

## KEY POINTS

- Residential Development Plan
- 8 lots proposed
- East side will have rear loaded parking from alley

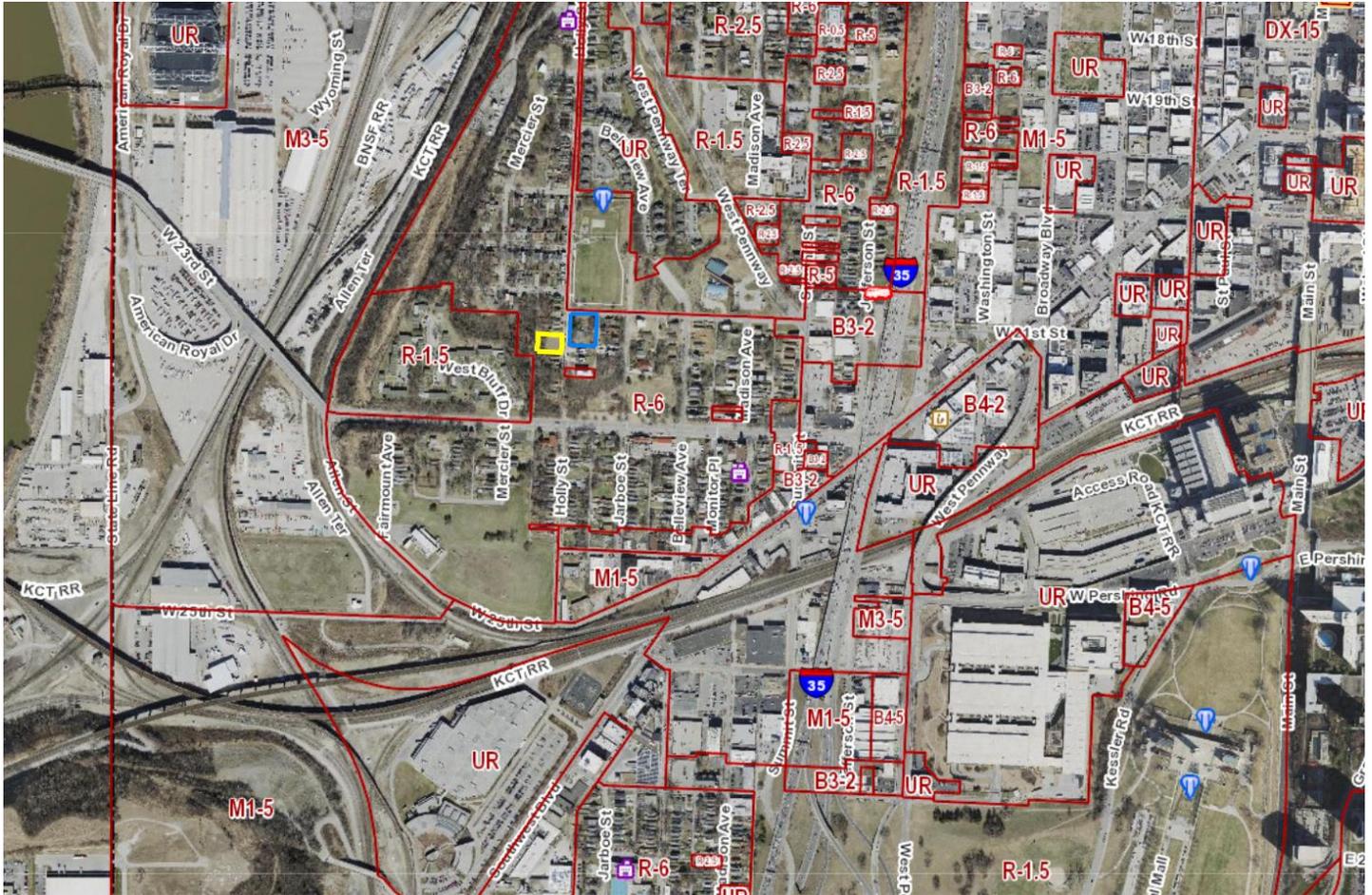
## PROFESSIONAL STAFF RECOMMENDATION

Docket #14    Recommendation Approval with Conditions.

## CONTROLLING CASE

There is no controlling case for the subject property.

**PLAN LOCATION**



**PLAN REVIEW**

The proposed plan consists of 8 single family residential buildings on individual lots. Each lot is to be between 33 and 39 feet wide. Each lot will be over 4,300 SF. These lots are slightly larger than that of the older existing homes on the block, which have an average of around 3,500 sf. There are two lots on the block that are approximately 6,600 sf. which have two homes on them that are not contextual with the existing neighborhood. The R-6 Zoning requires 6,000 sf. per lot. The applicant is requesting deviations to the R-6 zoning to allow for lot sizes, lot widths, and setbacks that are consistent with the neighborhood but not with the zoning.

Homes located on the east side of Holly will have rear access to a garage through the existing alley. There will be no curb cuts for the homes on the east side of Holly allowing for greater pedestrian comfort. Off street parking will be provided to the homes on the west side of Holly in the front yard. There is no alley access to the homes on the west side.

Proposed elevations show the use of a brick façade with cementitious lap siding, limestone wainscot materials. Materials are consistent with homes in the area.

Each home will have a rain garden on site to allow for stormwater detention. The rain garden will allow for a slow release of water detention into the ground. Each will have an overflow pipe that is tied into the city stormwater system. City Staff did not review stormwater detention.

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

<b>Standards</b>	<b>Applicability</b>	<b>Meets</b>	<b>More Information</b>
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes	Payment in Lieu of Dedication has been elected
Parking and Loading Standards (88-420)	Yes	Yes	Off Street Parking is provided
Landscape and Screening Standards (88-425)	No	N/A	
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	No	N/A	
Pedestrian Standards (88-450)	Yes	Yes	

**PLAN ANALYSIS**

**Plan Review Criteria (88-516-05)**

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, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)**

The development plan does not comply with the lot and building standards in an R-6 district for the minimum lot area per unit or required setbacks. Staff believes that the requested deviations maintain the historic character of the neighborhood. Other than this deviation, the plan complies with the zoning and development code, subject to the conditions attached to this report.

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

Single-unit residential uses/buildings are permitted in this zoning district.

**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.**

Proposed ingress and egress from the site is located along North Holly Street and additionally from the alleyway on the east side. There is no proposed internal 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.**

Sidewalks along Holly Street will remain. With vehicular access from the alley on the east side there are less curb cuts and points of conflict with pedestrians.

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

Existing utilities will accommodate the 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.**

The proposed architecture of the buildings is comparable to the character of the existing single-family housing in the area. Building materials include both brick and neutral colored siding.

**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 plan does not propose any landscaping for the subject site additional to the rain garden.

**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 development will increase the impervious surface on the site. There are proposed rain gardens on each lot to accommodate stormwater runoff.

**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.**

Any trees currently on the site will be removed to allow for the buildings and parking lot.

### REQUESTED DIVIATIONS

The applicant is requesting deviations to lot size, lot width, and setbacks. R-6 Zoning District requires 6,000 sf. lots, 50 ft. lot width, and 25% of the lot depth front setback.

### PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Condition and Correction Report.

Respectfully submitted,



Matthew Barnes  
Staff Planner



## Plan Conditions

Report Date: June 16, 2022

Case Number: CD-CPC-2022-00060

Project: Holly Place

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*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, 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.
2. 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. Manage the 10-year storm and 100-year storm per currently adopted APWA standards.
3. 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.
4. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.

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

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

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

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

8. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
9. The developer shall pay money-in-lieu of parkland dedication in the amount of \$11,405.50 for 8 single family residences. The fee is calculated based on the 2022 park rate. The fee shall be paid prior to recording final plat.

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

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

10. 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
11. 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>

# Public Meeting Notice

Please join Edward Franklin Building Company & Anderson Engineering

for a meeting about 8 Single family home lots being created at 21st & Holly

case number CD-CPC-2022-00060

proposed for the following address: 2120 Holly St/ 2101 Holly St/ 2113 Holly St

Kansas City, Mo 64108

**Meeting Date:** Monday, May 23, 2022

**Meeting Time:** 6:30 pm

**Meeting Location:** Tony Aguirre Community Center  
2050 W Pennway St, Kansas City, MO 64108

Project Description:

8 Single family home lots being created at 21st & Holly

If you have any questions, please contact:

Name: Patrick Joyce

Phone: 816-777-0400

Email: [pjoyce@ae-inc.com](mailto:pjoyce@ae-inc.com)

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Joyce".

Patrick Joyce, Anderson Engineering Land Development Manager

## Meeting Sign-In Sheet

### Project Name and Address

HOLLY PLACE CD-CPC-2022-00060

21st and Holly

\* Alley Driveway Refinish - 3house Holly

Name	Address	Phone	Email
RAY TUUMAUGA	2115 HOLLY	816 898 08310	GOOSE.RT@GMAIL.COM
Richard Hernandez	2106 Holly	816-260-8962	
Clay Ottman	2119 Holly St	563-343-8008	clay.ottman@gmail.com
Bill Dyke	1205 W. 20 <sup>th</sup> Fern	816-797-2925	
* Rebecca beier	2138 Holly St.	928.593.9353	Rebecca.g.beier@gmail
Colleen & Bob Hernandez	2121 Jarbie	816-522-0116	colleen @ colleenhernandez.com
Smith Astley	2108 Jarbie	816-588-4439	
Purificacion	1200 W. 21st		
Laura L. Rame	1202 W. 21st	816.474.8583	
Kate Cassley	2104 Holly st.	913.219.2712	Kate.Cassley@gmail.com
Don Hunter	1800 Mercier	(816) 901-6041	surprised2000@gmail.com

\* Alma A Serna 2126 Holly

816) 61210-89

\* J Cruz Contreras

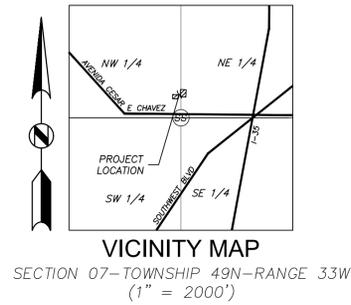
816) 647-5234



# DEVELOPMENT PLAN HOLLY PLACE EAST AND WEST

CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI 64108  
NW 1/4, SECTION 07, TOWNSHIP 49N, RANGE 33W

DATE: 05/13/2022



### WATERSHED INFORMATION:

THIS SITE IS LOCATED WITHIN THE TURKEY CREEK WATERSHED.

### FEMA INFORMATION:

THIS SITE IS LOCATED WITHIN ZONE X PER FEMA FIRM MAP 29095C0253G: EFFECTIVE DATE OF JANUARY 20, 2017. NO LETTERS OF MAP AMENDMENT OR REVISIONS ARE BEING PROPOSED.

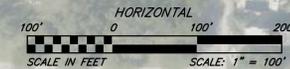


Know what's below.  
Call before you dig.

THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM DOING EXCAVATION ON PUBLIC RIGHT-OF-WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE.

### LIST OF AUTHORITIES & UTILITY CONTACTS

<b>WATER</b> KCMO WATER SERVICES MELANIE JOLLETT PHONE (816) 513-0154 MELANIE.JOLLETT@KCMO.ORG	<b>SANITARY SEWER</b> KCMO WATER SERVICES KARINE PAPIKIAN PHONE (816) 513-0154 KARINE.PAPIKIAN@KCMO.ORG
<b>ELECTRIC</b> EVERGY ANDY ALEXANDER PHONE (816) 245-3775 ANDREW.ALEXANDER@EVERGY.COM	<b>STORM SEWER</b> KCMO WATER SERVICES ROBERT DAVIS PHONE (816) 513-0573 ROBERT.DAVIS@KCMO.ORG
<b>GAS</b> SPIRE JOSE ARELLANO PHONE (314) 399-2981 JOSE.ARELLANO@SPIREENERGY.COM	<b>STREETS &amp; TRAFFIC</b> KCMO PUBLIC WORKS WEI SUN PHONE (816) 513-9869
<b>TELEPHONE</b> AT&T RON GIFFERT PHONE (816) 772-0318 RG7910@ATT.COM	



### PROJECT SPECIFICATIONS:

THE SPECIFICATIONS FOR THIS PROJECT SHALL BE THE FOLLOWING:

1. KANSAS CITY METROPOLITAN CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION

THE STANDARD SPECIFICATIONS THROUGH AND INCLUDING THE LATEST AMENDMENTS SHALL BE PART OF THESE PROJECT DRAWINGS AND SPECIFICATIONS AND ARE INCORPORATED HEREIN BY REFERENCE. THE MORE STRINGENT OF THESE STANDARD SPECIFICATIONS AND THOSE PREPARED BY THE ENGINEER PREPARING THESE PLANS SHALL GOVERN.

### LEGAL DESCRIPTION:

EAST HOLLY STREET  
LOTS 1 THRU 7, BLOCK 28 WINTER'S ADDITION,  
A SUBDIVISION IN KANSAS CITY, JOHNSON  
COUNTY, MISSOURI

WEST HOLLY STREET  
LOTS 10 THRU 13, HOLLY PLACE, A SUBDIVISION  
IN KANSAS CITY, JOHNSON COUNTY, MISSOURI

### SHEET INDEX

C101	COVER SHEET
C102	EXISTING SITE CONDITIONS
C103	SITE LAYOUT - EAST
C104	SITE LAYOUT - WEST

### ARCHITECT

ESC ARCHITECTS  
7133 W 95TH STREET - SUITE 200  
OVERLAND PARK, KANSAS 66212  
CONTACT: GERALD JANSSEN  
PHONE: (913) 649-7557 EXT. 303

### OWNER/DEVELOPER

EDWARD FRANKLIN BUILDING COMPANY, LLC  
2405 GRAND BLVD - SUITE 530  
KANSAS CITY, MISSOURI 64108  
CONTACT: CHRIS RUHL  
PHONE: (913) 744-6107

### PREPARED & SUBMITTED BY:

ANDERSON ENGINEERING, INC.  
941 W 141ST TERRACE  
KANSAS CITY, MISSOURI 64145  
CONTACT: PATRICK JOYCE  
PHONE: (816) 777-0400

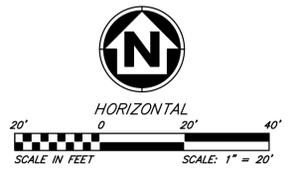


DRAWING INFO.	
DRAWN BY:	CMA
CHECK BY:	PJJ
LICENSE NO.	
DATE:	05/13/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	22KC1001

HOLLY PLACE EAST AND WEST  
**COVER SHEET**  
KANSAS CITY, JACKSON COUNTY, MISSOURI

SHEET NUMBER  
**C101**  
1 OF 4

May 13, 2022 - 11:52am Plotted By: caka G:\Shared drives\K10 - Land Development\Projects\2022\22KC1001 Replat 2101 Through 2113 Holly, KCMO\01 CIVIL\03-DWG\Sheet\22KC1001 - 02 - SHFS - EXST COND.dwg Layout: EXISTING SITE CONDITIONS



HOLLY PLACE EAST AND WEST

**EXISTING SITE CONDITIONS**

KANSAS CITY, JACKSON COUNTY, MISSOURI

SHEET NUMBER  
**C102**  
2 OF 4

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE

DRAWN BY:	CMA
CHECK BY:	PJJ
LICENSE NO.:	
DATE:	05/13/2022
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	22KC1001

**ANDERSON ENGINEERING**  
EMPLOYEE OWNED

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