CITY PLAN COMMISSION STAFF REPORT

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

June 20, 2023

Project Name
Redwood on North Brighton

Docket #C1

Request
CLD-FnPlat-2022-00047
Final Plat

Applicant
Adam DeGonia
McClure

Owner
N Brighton Development LLC
13626 W 87th Street Pkwy
Lenexa, KS 66215

Location	5800 N Brighton Ave
Area	Approximately 52 acres
Zoning	R-6
Council District	1st
County	Clay
School District	North Kansas City 250

Surrounding Land Uses
North: Residential Use, Zoned R-7.5
South: Residential Use, Zoned R-6
East: Residential Use, Zoned R-7.5
West: Residential Use, Zoned R-7.5

Major Street Plan
N Brighton is designated as a Thoroughfare at this location according to the Major Street Plan. The section of N Brighton fronted by the subject site has recently been improved by the City.

Land Use Plan
The Briarcliff/Winnwood Area Plan recommends residential low density and Open Space/Buffer. Long Range Planning staff did not require an area plan amendment in conjunction with the rezoning to MPD, as the proposed density complies with the Area Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

PROJECT TIMELINE
The application for the subject request was filed on December 15, 2022. Scheduling deviations from 2023 Cycle C have occurred due to corrections needed to be resolved by the applicant.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
A public hearing notification is not required for Final Plats therefore notice is not sent.

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

EXISTING CONDITIONS
The subject site is three separate parcels that are residentially zoned. The land is largely undeveloped and somewhat wooded. There is a regulated stream that crosses the southwest corner of the subject site. The Brookhill neighborhood is located west of the subject site and the Carriage Hills neighborhood is located to the north of the subject site. The Ravenwood neighborhood and Ravenwood Elementary school is located to the east of the subject site across N Brighton Ave. Additionally, the Eagle Heights Baptist Church is located to the south of the subject site.

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a **Final Plat in District MPD** on about 52 acres generally located on the west side of N Brighton Avenue in between NE 60th Terrace to the north and NE 57th Street to the south, allowing for the creation of **300 residential units.**

CONTROLLING CASE
Case No. CD-CPC-2022-00021 – Ordinance 220479, passed on June 9, 2022 rezoned an area on about 52 acres from District R-6 (Residential 6) to MPD (Master Planned Development) District and a preliminary development plan, which also acts as a preliminary plat to allow construction of 300 residential units on about 52 acres generally located on the west side of N. Brighton Avenue in between N.E. 60th Terrace to the north and N.E. 57th Street to the south.

PROFESSIONAL STAFF RECOMMENDATION
Docket #C1 Recommendation: **Approval Subject to Conditions**

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD on about 52 acres generally located on the west side of N. Brighton Avenue in between N.E. 60th Terrace to the north and N.E. 57th Street to the south creating 300 units on 3 lots and 2 tracts. This use was approved in Case No. CD-CPC-2022-00021 which served as the Preliminary Plat. The MPD plan proposed to develop a multifamily development which consists of a variety of single story multiplexes. The plan also proposes to construct a public street connection from the existing Jackson Avenue to North Brighton Avenue. All other streets within the development will be private streets without curb and gutter. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-280 of the Zoning and Development Code.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

COMMENT

The request Final Plat is in conformance with the controlling plan.

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

Matthew Barnes
Planner

Plan Conditions

Report Date: June 14, 2023

Case Number: CLD-FnPlat-2022-00047

Project: Redwood on North Brighton

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

1. 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.

2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.

3. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

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

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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

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 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.

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

12. 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.

13. Obtain Major Infrastructure Permit, which shall be a Bonded permit to construct modify or connect to public infrastructure prior to starting work in the right of way. This work may include Sanitary, Storm, Street, Stream Buffer, and/or Street Lighting. An email will be sent with additional instructions on required items that must be submitted prior to obtaining the permit. The Land Development Permit Group can be found on the 5th floor, City Hall, 414 E. 12th Street, Kansas City Missouri, 64106 (816) 513-2551.

14. Submit Public Improvement Plans for NE 59th Terr and obtain any required Land Development permit(s) prior to starting work in the right of way. Plans must be submitted online through the City's Compass KC permitting system. Plans submittal and required permits issued prior to recording final plat.

Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.

15. Please submit a Traffic Impact study (TIS) for the development.

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

16. 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.

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 provide an erosion hazard analysis for areas where any improvements or public right-of-way dedications are proposed within stream buffer zones or adjacent to the outside of stream meanders as required by Water Services.

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.

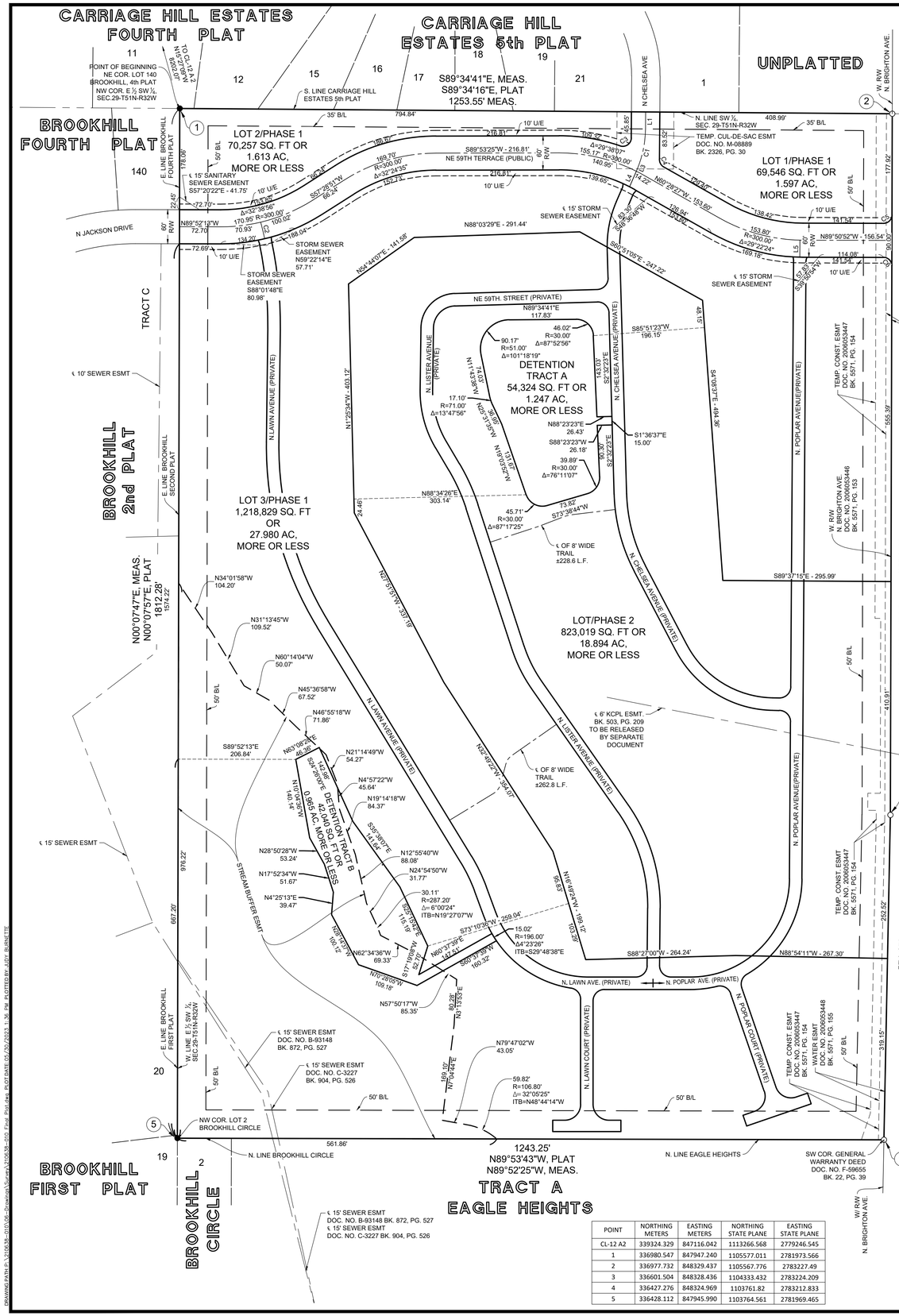
20. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.

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.

Final Plat

REDWOOD KANSAS CITY NORTH BRIGHTON MO

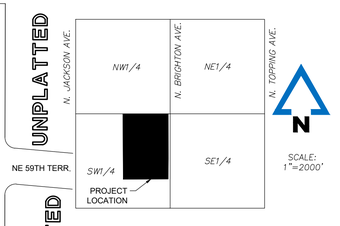
Northwest Quarter of Section 29, Township 51 North, Range 32 West
Kansas City, Clay County, Missouri



POINT	NORTHING METERS	EASTING METERS	NORTHING STATE PLANE	EASTING STATE PLANE
CL-12 A2	339324.329	847116.042	1113266.568	2779246.545
1	336980.547	847947.240	1105577.011	2781973.566
2	336977.732	848329.437	1105567.776	2783227.49
3	336601.504	848328.436	1104333.432	2783224.209
4	336427.276	848324.969	1103761.82	2783212.833
5	336428.112	847945.990	1103764.561	2781969.465

Line Table		
Line #	Direction	Length
L1	S00°25'19"W	30.02'
L3	S23°22'24"W	2.49'
L4	S23°22'24"W	30.06'
L5	S00°22'45"W	30.00'

Curve Table				
Curve #	Length	Radius	Delta	I.T.B.
C1	74.11'	185.00'	22°57'05"	S00°25'19"W
C2	30.00'	700.00'	2°27'21"	S14°54'03"E
C3	28.47'	15.00'	108°43'45"	S00°25'19"W
C4	15.94'	15.00'	60°53'46"	S00°25'19"W
C5	23.56'	15.00'	90°00'00"	S00°09'08"W
C6	23.56'	15.00'	90°00'00"	N00°09'08"E

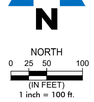


VICINITY MAP
SEC.29-T51N-R32W

LEGEND

- ○ SET ⅝" IRON BAR w/MEC CAP
- ● FOUND ½" IRON BAR w/PLASTIC CAP (MOLS 336) UNLESS NOTED OTHERWISE
- ▲ MONUMENT (AS NOTED)

Total Area - 2,264,752 square feet or 51.992 acres, more or less.
Proposed R/W - 83,100 square feet or 1.908 acres, more or less.
Net Area - 2,181,652 square feet or 50.084 acres, more or less.



DESCRIPTION:
A tract of land in the Southwest Quarter of Section 29, Township 51 North, Range 32 West being situated in Kansas City, Clay County, Missouri and being now more particularly described as follows:

Beginning at the Northeast corner of Lot 140, BROOKHILL - FOURTH PLAT a subdivision in said City, County and State recorded in the Office of the Recorder of Deeds for said County and State as Document No. F-71295 in Book 22 at Page 64, being a point on the South line of CARRIAGE HILLS ESTATES - FOURTH PLAT, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. L-79472 in Cabinet D, Sleeve 20, being also the Northwest corner of the East Half of the Southwest Quarter of said Section 29; thence S89°34'41"E (S89°34'16"E Plat) along the South line of said CARRIAGE HILLS ESTATES - FIFTH PLAT, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. M-08888 in Book D at Page 41 and along the Easterly extension thereof, being also along the North line of Southwest Quarter of said Section 29, a distance of 1,253.55 feet to the West right-of-way line of N. Brighton Avenue as described and set forth by the General Warranty Deed recorded in said Office of the Recorder of Deeds as Document No. 2006053446 in Book 5571 at Page 153; thence S00°09'08"W (S00°08'04"W, Deed) along the Westerly right-of-way line of said N. Brighton Avenue, a distance of 1,234.23 feet (1234.00 feet, Deed); thence S01°08'24"W (S01°07'20"W, Deed) along the Westerly right-of-way line of said N. Brighton Avenue, a distance of 571.67 feet to the Southwest corner of that certain tract of land described and set forth by said General Warranty Deed, being also a point on the North line of EAGLE HEIGHTS, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. F-59655 in Book 22 at Page 39; thence N89°52'25"W (N89°53'43"W Plat) along the North line of said EAGLE HEIGHTS and along the North line of Lot 2, BROOKHILL CIRCLE a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. No. E-65920 in Book 19 at Page 89, a distance of 1,243.25 feet to the Northwest corner of said Lot 2, being also a point on the West line of the East Half of the Southwest Quarter of said Section 29 and a point on the East line of BROOKHILL - FIRST PLAT, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. E-65920 in Book 19 at Page 89; thence N1°25'34"W (N1°25'57"E, Plat) along the West line of the East Half of the Southwest Quarter of said Section 29, being also along the East line of said BROOKHILL - FIRST PLAT and along the East line of BROOKHILL - SECOND PLAT, a subdivision in said City, County and State recorded in said Office of the Recorder of Deeds as Document No. F-36639 in Book 21 at Page 70 being also along the East line of said BROOKHILL - FOURTH PLAT, a distance of 1,812.28 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395.

Containing 2,264,752 square feet or 51.992 acres, more or less.

The basis of the bearings shown hereon is the Missouri State Plane Coordinate System, NAD 83, West Zone.

RIGHT OF ENTRANCE:
The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

BUILDING LINES:
Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building o portion thereof shall be built between this line and the lot line nearest thereto.

EASEMENT DEDICATION:
An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable tv and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E), provided that the easement granted herein is subject to any and all existing easements. any utilities located within the designated utility easements, by virture of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. all of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtences thereto without a valid permit from the department of public works as to utility easements, and/or written approval of the director of water services as to water main easements.

MAINTENANCE OF TRACTS:
Tracts A & B are to be used for detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to _____ recorded simultaneously with this plat.
The private streets and stream buffer easement as shown hereon are also to be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to said document.

DEDICATION OF PARKLAND:
Required Dedication:
Units (Duplexes) = 32
32 units x 3 people/unit x 0.006 = 0.576 AC.

Units (Multi) = 257
257 x 2 people/unit x 0.006 = 3.084 AC.

Total Required Dedication = 3.660 ac.

PAYMENT IN LIEU OF PARKLAND
The developer elects to plat the city of Kansas City, Missouri, a sum of $235,045.86 in lieu of required parkland dedicating for (32 single family units, 257 multi-family units) pursuant to Section 88-408-C of the Zoning and Development Code.

Provided Dedication:
Total Length 8' Asphalt Trail = 489.4 LF

489.4 LF x 50 FT = 24,470 SF = 0.562 AC.

DEDICATIONS:

PLAT DEDICATION:
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "REDWOOD KANSAS CITY NORTH BRIGHTON MO".

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand.

By:_____
David Conwill

County of)
)SS
State of)

BE IT REMEMBERED that on this____day of_____2022, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came David Conwill, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____ My Appointment Expires:_____

CITY PLAN COMMISSION PUBLIC WORKS

Approved:_____ _____
Director: Michael J. Shaw

COUNCIL
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri,
by Ordinance No._____ duly authenticated as passed this _____ day of _____ 2022.

_____ _____
Mayor: Quinton Lucas City Clerk: Marilyn Sanders

I HEREBY CERTIFY THAT THIS FINAL PLAT TITLED "????" A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

GENERAL NOTES:
The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

5/8" Rebar w/Aluminum Caps will be set at the property corners after construction is completed.

There are no gaps, gores, or overlaps between REDWOOD KANSAS CITY NORTH BRIGHTON MO and any neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network. Having a Combined Grid Factor of 0.999902622.

TRAVERSE TABLE:
CL-12 A 2 - being N15°27'09"W, 8202.07' from the Northwest Corner (Point of Beginning) of this Plat.

CL-12 A 2 - (State Plane, Feet)= North 1,113,266.568 East 22,779,246.545

FLOOD ZONE:
According to the Federal Emergency Management Agency Flood Map Service the subject property is located within Fema's Flood Panel No. 29095C0134G, effective date of January 20, 2017. The subject property is located in flood hazard zone X, which is areas determined to be outside the 0.2% annual chance floodplain.

STEVEN R. WHITAKER, MO. PLS NO. 2005019220
MCCLURE ENGINEERING COMPANY CORPORATE CERTIFICATE/LICENSE NO. 2012009935
SWHITAKER@MCCLUREVISION.COM

REDWOOD KANSAS CITY NORTH BRIGHTON MO

ENGINEER	DRAWN BY	REVISIONS
	J.BURNETTE	-
SURVEYOR	CREW CHIEF	-
S.WHITAKER	K.MADRID	-
SHEET NO.		-
01/01		-

KANSAS CITY, CLAY COUNTY MISSOURI
SEC.29-T51N-R32W
210638-010
DECEMBER 7, 2022

McCLURE
making lives better.
335 SE Oralabor Road
Ankeny, Iowa 50021
515-512-1361

DRAWING PATH: P:\210638-010\06-Drawings\Survey\210638-010 Final Plat.dwg PLOTDATE: 05/10/2023 1:30 PM PLOTTED BY: JOSH BURNETTE