CITY PLAN COMMISSION STAFF REPORT

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

December 6, 2022

Project Name
The Mabion

Docket #
C1

Request
CLD-FnPlat-2022-00028

Applicant
Joseph Buchheit
Anderson Engineering Inc.

Owner
Bethlehem Christian Assembly +
Mabion Investments LLC

Location	2720 Forest Avenue
Area	About 1.4 acres
Zoning	R-1.5
Council District	3rd
County	Jackson
School District	KCMO 110

Surrounding Land Uses
North: Vacant, zoned B3-2
South: Residential, zoned R-1.5
East: Residential, zoned R-1.5
West: Residential, zoned B4-5

Major Street Plan
Forest Avenue and E. 28th Street are not identified on the City's Major Street Plan.

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Residential Land Use for this location.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

PROJECT TIMELINE
The application for the subject request was filed on 06/26/2022. Scheduling deviations from 2022 Cycle O have occurred.

- The development plan and preliminary plat (CD-CPC-2022-00165) was delayed due to the ineligibility to rezone to UR (Urban Redevelopment).

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

EXISTING CONDITIONS
The proposed project consists of seven (7) lots where a former church and detached home are located on the roughly 1.4-acre site.

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a final plat in District R-1.5, on about 1.4 acres.

CONTROLLING + RELATED CASES

- The Mabion residential development plan was approved by the City Council on November 30, 2022 (Ordinance No. 220988)
- The Mabion residential development plan and preliminary plat was approved by the City Plan Commission (CPC) on November 1, 2022

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
C1	**Approval with Conditions**

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-1.5 on about 1.4 acres generally located at E. 28th Street and Forest Avenue creating one lot and one tract to allow for a residential development. This use was approved in Case No. CD-CPC-2022-00165 which served as the Preliminary Plat. The residential development plan proposed to develop fifty-seven (57) dwelling units. This Final Plat is in conformance with the Preliminary Plat. The applicant shall be granted a deviation to the minimum lot area required per dwelling unit.

PLAT ANALYSIS

***** *indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110) *****	Yes	No	The applicant is seeking a deviation to the minimum lot area required per dwelling unit.
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	Applicant will make a payment in lieu of dedicating land.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,

Andrew Clarke
Staff Planner

Plan Conditions

Report Date: November 30, 2022

Case Number: CLD-FnPlat-2022-00028

Project: The Mabion

Condition(s) by Water Services Department. Contact Lucas Kaspar at (816)513-2131 / 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 shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

3. 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.

4. The developer must submit a plan for approval and permitting by the Land Development Division prior to beginning construction of improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

5. The 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.

FINAL PLAT

THE MABION

A REPLAT OF PART OF LOTS 6, 7, 8 AND 9 BLOCK 9, BEACON HILL
KANSAS CITY, JACKSON COUNTY, MISSOURI

SURVEYED DESCRIPTION

Tract 1:
The south 60 feet of Lot 6, Block 9, Beacon Hill, sometimes called Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 2:
The north 58.5 feet of Lot 6, Block 9, Beacon Hill, sometimes called Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 3:
The south 50 feet of Lot 7, Block 9, Beacon Hill, sometimes called Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 4:
The south 50 feet of the north 68.5 feet of Lot 7, Block 9, Beacon Hill, sometimes called Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 5:
The north 18½ feet of Lot 7, and the south 40 feet of Lot 8, Block 9, Beacon Hill, sometimes called Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 6:
The north 60 feet of Lot 8, Block 9, Beacon Hill, sometimes called Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Tract 7:
Lot 9, Block 9, Beacon Hill, sometimes called Continuation of Beacon Hill, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

PLAT DEDICATION
The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "THE MABION".

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, specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

FLOOD ZONE DESIGNATION
This area is shown as Flood Zone X, area of minimal flood hazard, per FEMA National Flood Insurance Program Map Number 29095C0254G, Affective date January 20, 2017.

BASIS OF BEARING
The basis of bearing for this subdivision plat is Missouri State Plane, West Zone, NAD 83.

In testimony whereof: Venico Group, has caused these presents to be signed by Scott Stanley, Senior Project Manager , this _____ day of _____, 2022

By _____
Scott Stanley,
Senior Project Manager

STATE OF _____)

COUNTY OF _____)

BE IT REMEMBERED that on the _____ day of _____, 2022, before me, the undersigned, a notary public in and for the County and State aforesaid, came _____, to me personally known, who being by me duly sworn did say that he is the Manager of Venico Group, a Missouri company, and that said instrument was signed on behalf of said corporation and that _____ acknowledged said instrument to be the free act and deed of said company.

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

My commission expires: _____ Notary Public _____

CITY PLAN COMMISSION

Approved: _____ _____
Director
Michael J. Shaw

COUNCIL

This is to certify that the within plat was duly submitted to and approves by the Council of Kansas City, Missouri by Ordinance Number _____, duly authenticated as passed this _____ day of _____, 2022

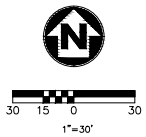
_____ _____
Mayor
Quinton Lucas

_____
City Clerk
Marilyn Sanders

MISSOURI STATE PLANE COORDINATE TRAVERSE

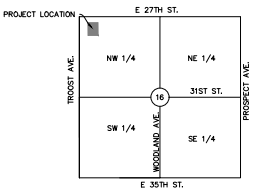
STATION	BEARING	DISTANCE	NORTHING	EASTING	
1			319387.614	845035.445	SE COR Lot 6 Beacon Hill
	N87°25'13"W	127.531			
2			319515.027	845040.944	
	N02°14'06"E	83.812			
3			319510.935	845124.655	
	S87°26'06"E	127.604			
4			319383.449	845119.152	
	S02°14'06"W	83.812			
			319387.614	845035.445	POINT OF BEGINNING

All bearings and coordinates shown are based on the Missouri State plane Grid System, NAD 83, West Zone, using a combined Grid factor of 0.99990064. All distances are Grid distances, and all distances and coordinates are in meters.



LOCATION MAP

SECTION 16, TOWNSHIP 49, RANGE 33
JACKSON COUNTY, MISSOURI
SCALE=NTS



LEGEND

◈ = Found property corner as noted

○ = Set 1/2" rebar and plastic cap stamped LC-62

SURVEYOR'S CERTIFICATE
I hereby certify that the plat of "THE MABION" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of agriculture. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

06/24/2022
Date

Samuel DePriest
Missouri P.L.S. No. 2013000041
Anderson Engineering

SHEET NUMBER 1 OF 1

STATE OF MISSOURI
SAMUEL J. DEPRIEST
NUMBER
PLS-2013000041
06/24/2022
PROFESSIONAL LAND SURVEYOR

THE VECINO GROUP
305 COMMERCIAL ST.
SPRINGFIELD, MO 65803

FINAL PLAT
THE MABION
KANSAS CITY, JACKSON COUNTY, MISSOURI

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DRAWING INFO.	
DRAWN BY:	AS
CHECK BY:	SD
LICENSE NO.	2013000041
DATE:	05/31/2022
ISSUED FOR:	
JOB NUMBER:	22KC10021
NE COA NO.	

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