



CITY PLAN COMMISSION STAFF REPORT

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

February 7, 2023

Project Name
Weatherby Meadows

Docket #C1

Request
CLD-FnPlat-2022-00045
Final Plat

Applicant
Kimmy Phan
Atwell

Owner
Jessica Spalding
ELUX

Location 11501 NW Barry Rd
Area About 40 acres
Zoning AG-R
Council District 2nd
County Platte
School District Park Hill

Surrounding Land Uses
North: The Grass Pad, zoned AG-R
South: Single Family Homes located in unincorporated Platte County
East: Hawthorne Elementary, zoned AG-R
West: Undeveloped, zoned AG-R

Major Street Plan
Northwest Barry Road identified on the City's Major Street Plan as a thoroughfare with 2 lanes at this location. **North Childress Road** is identified as a thoroughfare with 2 lanes at this location.

Land Use Plan
The KCI Area Plan recommends Residential Medium uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on November 29, 2023.

Scheduling deviations from 2023 Cycle B have occurred due to an unresolved correction from the Parks Departments regarding the review of the amenity spaces. This correction has been moved to a condition that must be resolved before final approval by City Council.

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 property is currently undeveloped. It sits west of the existing Hawthorne Elementary School. South of the property is single family homes located in unincorporated Platte county. The land is currently used for agricultural uses. No regulated stream is located on the property.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-5 Open Space (Residential) on about 40 acres generally located at the southeast corner of North Childress Road and Northwest Barry Road, allowing for the creation of 138 lots and 9 tracts.

CONTROLLING CASE

Case No. CD-CPC-2022-00104 –Ordinance 220750, passed on September 15, 2022 approved a preliminary plat on about 40 acres generally located at the southeast corner of North Childress Road and Northwest Barry Road, allowing for the creation of 138 lots and 9 tracts.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. CD-CPC-2022-00105- Ordinance 220750, passed on September 15, 2022 rezoned the property from AG-R (Agriculture) to R-5 Open Space (Residential) on about 40 acres generally located at the southeast corner of North Childress Road and Northwest Barry Road, allowing for the creation of 138 lots and 9 tracts.

Case No. CD-CPC-2022-00106 – Resolution 220749, passed September 15, 2022 City Council approved Resolution 220749 which amended the KCI Area Plan future land use for about 40 acres generally located at the southeast corner of North Childress Road and Northwest Barry Road from “Agricultural Residential / Residential Very Low Density” to “Residential Medium.”

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-5 Open Space on about 40 acres generally located at southeast corner of North Childress Road and Northwest Barry Road creating 138 lots and 9 tracts to allow for a single-family home development. This use was approved by a Development Plan (Case No. CD-CPC-2022-00104) which served as the Preliminary Plat. The Development Plan proposes single-family homes, on individual lots, which would be owned and maintained by a leasing agency. The developer elected to utilize the Open Space Development, which requires at least 30% of the land be dedicated as open space. The plan also proposes to construct street connections to the existing neighborhood to the south which is in unincorporated Platte County. A pedestrian connection has been provided to Hawthorne Elementary to the east. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Complies with the Open Space requirements associated with the R-5 District
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Applicant is dedicating 8.27 acres of land. The requirement for this development is 3.06 acres but due to Open Space Development Standards 30% of the land must be dedicated.

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,

A handwritten signature in black ink, appearing to read "Matthew Barnes", with a large, stylized flourish at the end.

Matthew Barnes
Planner



Plan Conditions

Report Date: February 01, 2023

Case Number: CLD-FnPlat-2022-00045

Project: Weatherby Meadows

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 secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
3. 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.
4. As conditioned by CD-CPC-2022-00104, a Final Plan must be submitted providing details of the amenity tracts serving to satisfy the Parkland Dedication requirements of section 88-408 prior to mylar approval of this plat. The applicant has yet to submit adequate plans meeting this requirement.

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

5. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
6. 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.
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 must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
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 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.
11. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
12. The developer 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.
13. 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

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

14. 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.
15. 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.
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 [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

18. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
19. 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.
20. Prior to City Council approval, a Final Plan as conditioned by CD-CPC-2022-00104 shall be submitted. The final plan shall provide details of amenity tracts serving to satisfy the parkland dedication requirements of 88-408. Please note, in order to satisfy the Parkland Dedication requirements for private open space, recreational amenities are to be provided within each tract to be credited.

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

21. The developer must dedicate additional right of way [and provide easements] for _____ as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of ___ feet of right of way as measured from the centerline, 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.
22. The developer shall submit a Traffic Impact study (TIS) for the development. According to the trip generation manual, the development will generate sufficient AM & PM traffic trips to warrant a TIS.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

23. Water Main Easements

