



CITY PLAN COMMISSION STAFF REPORT

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

July 2, 2025

Project Name

19th and Locust Townhomes

Docket C3

Request

CLD-FnPlat-2024-00021
Final Plat

Applicant

Adam DeGonia
McClure Engineering

Owner

Lance Carlton
UC-B Homebuilders, LLC

Location	1901 Locust Street
Area	About 0.47 Acres
Zoning	M1-5
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Paved Parking, zoned M1-5
South: Residential, zoned M1-5
East: Vacant, zoned M1-5
West: Residential, zoned M1-5

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.

Major Street Plan

Locust Street is not identified on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a final plat in district M1-5 on about 0.47 acres generally located at the southeast corner of E 19th Street and Locust Street creating 13 lots and 3 tracts for a residential townhome development.

PROJECT TIMELINE

The application for the subject request was filed on 07/19/2024. Scheduling deviations from 2024 Cycle 9.1 have occurred to allow time for the applicant to submit a revised plat sheet.

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 developed with 13 townhomes and the associated drive. There is no associated stream on the subject property.

CONTROLLING + RELATED CASES

Ordinance No. 230812 – approved a residential development plan on about 0.47 acres to allow for 13 units in District M1-5 generally located at the southeast corner of Locust Street and East 19th Street, approved on 09/28/2023).

Ordinance No. 950083 – Vacating Locust Street from the south line of 19th street to the north line of 20th street, approved 02/19/1995.

PROFESSIONAL STAFF RECOMMENDATION

Docket C3 Approval, subject to conditions

VICINITY MAP**PLAT REVIEW**

This request is to consider approval of a Final Plat in District M1-5 on about 0.47 acres generally located on the southeast corner of E 19th Street and Locust Street. This use was approved in Case No. CD-CPC-2023-00096 which served as the preliminary plat. The Preliminary Plat proposed 13 lots and 3 tracts ranging from 834 square feet to 888 square feet in size. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-140 of the Zoning and Development Code.

PLAT ANALYSIS

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes,	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Larisa Chambi, AICP
Planning Supervisor



Plan Conditions

Report Date: June 25, 2025

Case Number: CLD-FnPlat-2024-00021

Project: 19th and Locust Townhomes

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00021.
4. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
5. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
6. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
7. Prior to the recording of the final plat the applicant must update the county recording block as found in Table 8 of the 2025 Director's Minimum Submittal Requirements. This should include the plat name, parkland dedication, and document type.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@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

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

9. 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.
10. The developer shall 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.
11. 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.
12. 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 Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

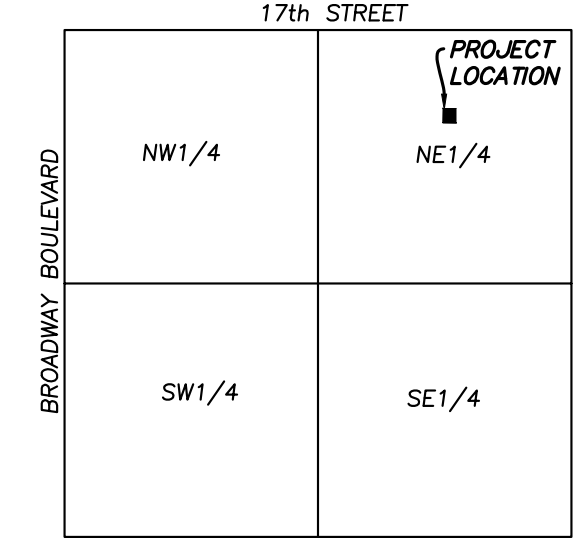
13. The developer shall grant a city approved pedestrian right-of-way easement, for the portions of the public sidewalks approved to be outside of the street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

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

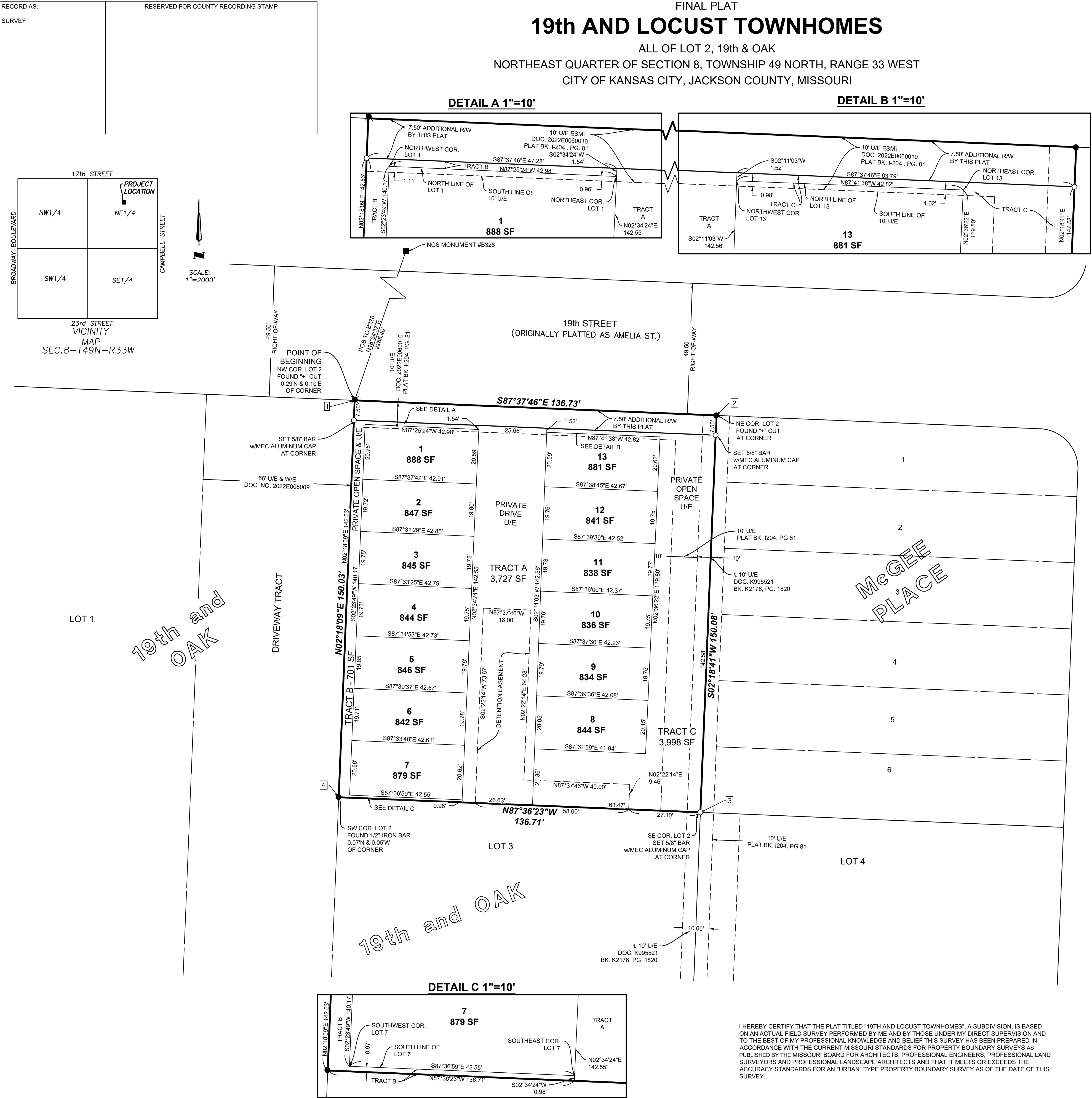
14. The developer must secure permits to extend sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
15. The developer must dedicate an additional 7.5 feet of right of way along the South side of E. 19th Street to accommodate the water service line from the previous 19th and Oak development into the public right of way.
16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
17. 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.
18. The developer shall provide a Covenant to Maintain Private Sewer acceptable to KC Water prior to recording the final plat or issuance of any building permits, whichever occurs first.
19. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.
20. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
21. The internal sanitary sewers shall be a private sewer main located within a private easement and covered by a Covenant to Maintain Private Sewers document acceptable to KC Water.
22. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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 KC Water prior to recording the plat.
23. 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.
24. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
25. The existing public sanitary sewer line in the vacated alley must be upsized to a 12" main between manhole 366 and manhole 637 to accommodate the development.

DRAWING PATH: E:\302200199-010\CL-Drawings\Survey\302200199-010_PLAT.dwg PLOT DATE: 09/2/2025 1:40 PM PLOTTED BY: JUDY BURNETTE

RECORD AS: SURVEY	RESERVED FOR COUNTY RECORDING STAMP
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23rd STREET
VICINITY
MAP
SEC.8-T49N-R33W



LAND DATA	AREA
TOTAL LAND AREA	20,516 S.F.
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY	1,025 S.F.
NET LAND AREA	19,491 S.F.
PLAT DATA	COUNT
NUMBER OF LOTS	13
NUMBER OF TRACTS	3

Point Number	Northing (State Plane Feet)	Easting (State Plane Feet)	Northing (Meters)	Easting (Meters)
B328	1066677.656	2767376.352	325124.000	843498.000
1	1064515.609	2766635.687	324465.007	843272.245
2	1064509.953	2766772.3	324463.283	843313.885
3	1064359.99	2766766.247	324417.574	843312.040
4	1064365.7	2766629.66	324419.314	843270.408

I HEREBY CERTIFY THAT THE PLAT TITLED "19TH AND LOCUST TOWNHOMES", 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 SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL 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.

STEVEN R. WHITAKER, MO. PLS NO. 2005019220
MCCLURE ENGINEERING COMPANY CORPORATE
CERTIFICATE/LICENSE NO. 201200935
SWHITAKER@MCCLUREVISION.COM
KANSAS CITY, MISSOURI 64110
DATE SURVEYED: JUNE 2ND, 2023

DEVELOPER:
LANCE CARLTON, PRESIDENT
UC-B PROPERTIES
4325 TROOST AVENUE
KANSAS CITY, MISSOURI 64110
(816)599-8651

DESCRIPTION:

All of LOT 2, 19th AND OAK, a subdivision in Kansas City, Jackson County, Missouri recorded June 24, 2022 as Document No. 2022E0060010, in Plat Book I-204, Page 81 in the Office of the Recorder of Deeds for said County and State, being more particularly described as follows:

Beginning at the Northwest Corner of aforesaid Lot 2, said point also being a point on the South right-of-way line of 19th Street (platted as Amelia Street) as now established 49.50 feet wide; thence S87°37'46"E along the North line of said Lot 2, being also along the South right-of-way line of said 19th Street, a distance of 136.73 feet to the Northeast corner of said Lot 2, said point also being the center of the vacated Alley lying West of and adjacent to the East line of Lots 1 thru 6 in Block 8, MCGEE PLACE, a subdivision in Kansas City, Jackson County, Missouri; thence S02°18'41"W along the East line of said Lot 2, being also along the centerline of said vacated Alley, a distance of 150.08 feet to the Southeast corner of said Lot 2; thence N87°26'23"W along the South line of said Lot 2, a distance of 136.71 feet to the Southwest corner of said Lot 2; thence N02°18'09"E along the West line of said Lot 2, a distance of 150.03 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 20,516 Square Feet or 0.471 acres, more or less.

GENERAL NOTES:

At least Ten (10) feet of open space must be maintained between the exterior walls of each structure. No building structures may be constructed in the common areas of this plat without the city's approval and consent.

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

There are no gaps, gores, or overlaps between 19th AND LOCUST TOWNHOMES 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 1.0000913237.

Class of survey: Urban

TRAVERSE TABLE:

B328 being N18°54'27"E - 2285.40' of the Northeast corner of this plat (Point of Beginning).

CL-08 (State Plane, Feet)= North 1,066,677.655 East 2,767,376.352.

FLOOD ZONE:

According to the "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0254G, having an effective January 20, 2017 as published by Federal Emergency Management Agency. Our review of this map indicates that this parcel of land lies within Zone X which is "areas determined to be outside the 0.2% annual chance floodplain."

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.

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 virtue 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 appurtenances 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.

A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuous maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use thereof.

PRIVATE OPEN SPACE:

Tract A contains 3,727 more or less square feet of private drive and Tract B contains 701 more or less square feet and Tract C contains 3,998 more or less square feet of private open space.

PAYMENT IN LIEU OF PARKLAND:

The developer elects to plat the city of Kansas City, Missouri, a sum of \$10,018.34 in lieu of required parkland dedicating for 13 single family units, 0.156 acres pursuant to Section 88-408-C of the Zoning and Development Code.

MAINTENANCE OF TRACTS:

Tract A is to be used as a private drive and Utility Easement, Tracts B & C are to be used as private open space and Utility Easement and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the covenants and restrictions recorded simultaneously with this plat.

STREET GRADES:

The ordinance for street grades could not be found.

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 "19th AND LOCUST TOWNHOMES".

IN TESTIMONY WHEREOF, the undersigned proprietor Lance Carlton, Owner of WeaverKC Homeowners' Association has hereunto subscribed his hand.

By: _____
Lance Carlton, Owner of WeaverKC Homeowners' Association has signed this plat on behalf of the owning entity

County of)
State of)SS

BE IT REMEMBERED that on this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came Lance Carlton, Owner of the WeaverKC Homeowners' Association has signed this plat on behalf of the owning entity, to me personally known to be the same person who executed the within instrument and duly acknowledged the same as the free act and deed of said limited liability company.

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: _____
Case Number: CLD-FnPlat-2024-00021

Michael J. Shaw, Director

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 _____, 2025.

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

Jackson County Assessment Department

19th AND LOCUST TOWNHOMES	
ENGINEER SURVEYOR S.WHITAKER	DRAWN BY J.BURNETTE CREW CHIEF
REVISIONS 7/24/2024 7/30/2024 8/13/2024 6/09/2025	KANSAS CITY, JACKSON CO. MISSOURI SEC. 8-T49N-R33W 202201299-010 SEPTEMBER 5, 2023
SHEET NO. 01/01	

making lives better.
1700 Swift Street, STE 100
North Kansas City, Missouri 64116
816-756-0444
www.mcclurevision.com

