



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.

