



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development  
Development Management Division

414 E 12<sup>th</sup> Street, 15<sup>th</sup> Floor  
Kansas City, Missouri 64108  
[www.kcmo.org/planning](http://www.kcmo.org/planning)

## APPROVAL PROCESS



### Project

Forest Ridge Lot 122

Hearing Date February 2, 2021

Item	Case	Request
12.1	CPC-2020-00188	Rezoning
12.2	CPC-2020-00187	Development Plan

### Item Staff Recommendation(s)

#5.1	Approval without conditions
#5.2	Approval with conditions

### Applicant

Steve Warger

### Owner

Julian Grashans Development, LLC.

**Location** Generally located at the southeast corner of N. Lucerne Avenue and NW 58th Terrace, specifically at the terminus of NW 58th Terrace.

**Area** 16 acres

**Zoning** R-6

**Council District** 2<sup>nd</sup>

**County** Platte

**School District** Park Hill

### Surrounding Land Uses

**North:** Residential uses zoned R-6.

**East:** Residential uses zoned R-80.

**South:** Residential uses zoned R-6.

**West:** Residential uses zoned R-80.

**All Directions:** Residential uses.

### Land Use Plan

The Line Creek Valley Area Plan recommends Residential Urban Low Density land uses. The request conforms to this recommendation.

### Major Street Plan

Northwest 56<sup>th</sup> Terrace is not identified on the City's Major Street Plan.

## PUBLIC HEARING REQUIRED

Yes

\*Common City practices dictate the applicant post a Public Hearing sign on the property. This is a "courtesy notice" under section 88-515-04-C in the Zoning and Development Code and may be waived by the City Plan Commission. Due to the precautionary measures for Coronavirus/Covid-19 City Hall has been closed to the public. Therefore, this courtesy notice could not be created nor posted on the property. All other required public hearing notifications were accomplished.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to properties within 300 feet of the subject parcel.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on January 20, 2020, a summary of which is attached.

## SUMMARY OF REQUEST

Applicant is seeking approval of a rezoning to R-80 and an accompanying development plan to allow for multiple principal buildings on one lot pursuant to 88-517-02-F.

## PURPOSE

Applicant is proposing a rezoning and approval of a development plan which requires approval of the above-referenced requests.

## HISTORY

### CONTROLLING CASE

**CD-CPC-2019-00142** – Ordinance No. 190924 passed by City Council on December 5, 2019 approved a development plan in Districts R-6 and R-7.5 which serves as a preliminary plat for the purpose of amending the Third, Fourth and Fifth plats of Forest Ridge Estates to allow for reduced setbacks on about 20 acres generally located west of N Cosby Ave, extended and south of NW 59th Terrace.



**PLAN REVIEW**

**CD-CPC-2020-00188** is a request to rezone the 16 acres lot from R-6 to R-80. The Line Creek Valley Area Plan recommends Residential Low Density land use at this location. This land use generally corresponds with the R-6, R-7.5 and R-10 zoning categories. Therefore the proposed rezoning to R-80 is consistent with the future land use recommendations of the Line Creek Valley Area Plan. No area plan amendment is required for this rezoning.

The Lot and Building Standard table below outlines the difference between the existing R-80 and the proposed R-10 zoning districts.

<b>Table 110-2: Lot and Building Standards</b>									
	<b>R-80</b>	<b>R-10</b>	<b>R-7.5</b>	<b>R-6</b>	<b>R-5</b>	<b>R-2.5</b>	<b>R-1.5</b>	<b>R-0.5</b>	<b>R-0.3</b>
<b>CONVENTIONAL DEV'T</b>									
<b>Lot Size</b>									
» Min. lot area (sq. ft.)	80,000	10,000	7,500	6,000	5,000	4,000	3,000	3,000	2,500
» Min. lot area per unit (sq. ft.)	80,000	10,000	7,500	6,000	5,000	2,500	1,500	350	300
» Min. lot width (ft.)	150	85	50	50	45	40	30	30	25
<b>Front Setback<sup>1</sup></b>									
» Minimum (% of lot depth)	25	25	25	25	25	25	15	15	15
» Min. garage (% of lot depth)	25	25	25	25	25	25	20	20	20
» Maximum required (ft.)	40	30	30	30	25	25	20	20	20
<b>Rear Setback<sup>1</sup></b>									
» Minimum (% of lot depth)	25	25	25	25	25	25	25	25	25
» Maximum required (ft.)	50	30	30	30	30	25	25	25	25
<b>Side Setback<sup>1</sup></b>									
» Min. each side (% lot width)	10	10	10	10	10	10	10	10	10
» Maximum required (ft.)	8	8	8	8	8	8	8	8	8
» Min. abutting street (ft.)	15	15	15	15	15	15	15	15	15
<b>Height (ft.)</b>									
» Maximum	35	35	35	35	35	40	45	164	235

**CD-CPC-2020-00187** is a request to consider approval of a development plan in District R-80 to allow for multiple principal buildings on one lot pursuant to 88-517-02-F. This is to allow for construction of an 80' x 90' barn with residential quarters (barndominium) as phase one of the development. Phase two will be the construction of the principal residence which is anticipated to be about 75' x 85'. The buildings will be setback about 370' from the cul-de-sac bulb of NW 58<sup>th</sup> Terrace.

**Requested Deviations**

None

**Boulevard and Parkway Standards (88-323)**

The standards are not applicable because this project is not within 150 feet of a boulevard or parkway.



**Parkland Dedication (88-408)**

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 1 additional residential dwelling unit is proposed. Pursuant to this section a total of 0.02 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

1 single-family lot x 3.7 x 0.006 = 0.02 acres

0.02 acres x \$48,801.37 (2020) = \$1,083.39

That the developer can either dedicate 0.02 acres of parkland or contribute \$1,083.39 in lieu of parkland dedication for the 1 additional unit in satisfaction of Chapter 88-408 of the Zoning and Development Code.

**Parking and Loading Standards (88-420)**

NA

**Landscape and Screening Standards (88-425)**

NA

**Outdoor Lighting Standards (88-430)**

NA

**Sign Standards (88-445)**

NA

**Pedestrian Standards (88-450)**

**PLAT REVIEW**

NA

**Requested Waivers**

None.

**PLAN ANALYSIS**

In order to be approved, the plan must comply with all of the following criteria:

**88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.**

The plan complies with the zoning and development code and the Line Creek Valley Area Plan recommendations.

**88-516-05-B. The proposed use must be allowed in the district in which it is located.**

The proposed use is a permitted use in the existing zoning district.

**88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site, must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.**

The plan provides for adequate vehicular connection.

**88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.**

The plan is compliant.

**88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

There is adequate utilities to the site.

**88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

This is not applicable.

**88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

This is not applicable.

**88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

This is not applicable.

**88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The plan shall be revised to show the limits of disturbance, showing trees to be removed and trees to be preserved.

## 12.1 - PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval without conditions** based on the application, plans, and documents provided for review prior to the hearing:

## 12.2 - PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval subject to the following conditions** based on the application, plans, and documents provided for review prior to the hearing:

Choose an item.

1. That plans, revised as noted below, are submitted and accepted by the following staff prior to ordinance request:

***The following are recommended by the Development Management Division of the City Planning and Development Department. For questions, contact staff name at Olofu.agbajil@kcmo.org.***

- a. The plan shall be revised to delineate the limits of disturbance, showing trees to be removed and trees to be preserved.
- b. Provide phasing information on the face of the plan.

***The following are recommended by the Land Development Division of the City Planning and Development Department. For questions, contact Stacey Lowe at Stacey.lowe@kcmo.org.***

- c. Submit stream buffer plan in accordance with the requirements of Section 88-415.
- d. Submit a site plan showing the location of all of the proposed utilities, including storm water, sanitary sewer, and water lines, as required by Section 88-410-1240.

***The following are recommended by the Land Development Division. For questions, contact Stacey Lowe at Stacey.lowe@kcmo.org.***

2. 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.
3. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
4. 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.

5. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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.
6. 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.
7. 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.
8. 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.
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 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.

***The following are recommended by the Water Services Department. For questions, contact Heather Massey at [heather.massey@kcmo.org](mailto:heather.massey@kcmo.org).***

11. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.

***The following are recommended by the Water Services Department. For questions, contact Jerald Windsor at [Jerald.windsor@kcmo.org](mailto:Jerald.windsor@kcmo.org).***

12. The developer shall follow the KCMO Rules and Regulations for domestic water and fire service lines.

***The following are recommended by the Parks and Recreation Department. For questions, contact Justin Peterson at [Justin.peterson@kcmo.org](mailto:Justin.peterson@kcmo.org).***

13. 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 2020 acquisition rate of \$48,801.37 per acre. This requirement shall be satisfied prior to recording the final plat.

**The following are recommended by the Water Services Department. For questions, contact Robert Davis at [Robert.davis@kcmo.org](mailto:Robert.davis@kcmo.org).**

14. Stormwater management facilities, such as detention basins, BMPs, engineered surface water conveyance paths outside of right-of-way, etc., which serve multiple lots or tracts, shall be privately maintained, located on separate tract(s), and covered by maintenance covenant(s) to be administered through the platting process.

**The following are recommended by the Kansas City Fire Department. For questions, contact Michael Schroeder at [Michael.schroeder@kcmo.org](mailto:Michael.schroeder@kcmo.org).**

15. Fire hydrant(s) are required within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1

Respectfully Submitted,



Olofu Agbaji  
Planner

## Summary of Public Engagement for Lot 122 Forest Ridge Estates

Letters were sent to the property owners on the attached to have a Zoom meeting on January 20, 2021. The letter sent is also attached. Neighbors were to respond by email to join the Zoom Meeting. No one responded.

We did receive 4 phone calls and a brief summary of each follows:

John Ciliberti

Curious as to purpose. Explained the reason for the R-80 zoning was for the proposed Barndominium. He had no problem. He did want to make note that a lot of delivery drivers to the subdivision for construction materials go up their dead-end street off of 56<sup>th</sup> street to the south. I told him I would let the developers know his concern.

Rogean Coldfelter

She asked the general reason for the rezoning and I explained the purpose. She said she most likely could not see it from her place. She also stated there was trucks coming up the dead end street. I told her we would investigate.

Chris Ragland Homes by Chris

She was concerned that the additional building was an event center. Told her it was not. She builds houses in the development.

Robert Barker

Owners of 20 acres east and south. Wanted to know what was proposed and if this could ever be subdivided further in the future. They were told know the purpose was to build the residence and the additional building. They were curious why you would save that property and do that in this location but appeared to not have any concerns.



January 12, 2021

RE: Rezone of Lot 122 Forest Ridge Estates 4<sup>th</sup> Plat  
Kansas City, Missouri

Herbert Campbell  
5501 NW 56<sup>th</sup> Street N Lucerne Street  
Kansas City, Missouri 64151

Dear Resident,

An application has been made to the City of Kansas City, Missouri to rezone Lot 122 of Forest Ridge Estates 4<sup>th</sup> plat on my behalf. The proposed rezoning would result in the following actions:

**Existing Zoning**

R-7.5 which means the minimum size of lot would be required to be 7500 square feet which is a typical 70 foot wide by 120-foot-deep lot. The current lot as platted is 15.4 acres.

**Proposed Zoning**

R-80 which means the lot must have a minimum of 80,000 square feet (1.84 acres). The lot meets this criterion. The reason for the rezoning request is to allow for a barndominium to be constructed along with the large single-family house on the property. The approximate layout is shown on the attached plan. The actual buildings will be placed about 370 feet from the street access. The buildings are to be located approximately in the middle of the lot. Existing mature trees will remain, and the intent is to minimize the disturbance of the existing trees. A 150-foot stream buffer is located along the south boundary of the property as also shown on the plan.

You are getting this letter as part of the requirement to notify abutting owners when zoning will be changed. Due to COVID we cannot have a face-to-face meeting but am offering a few ways to communicate any questions or concerns.

- By Phone: Steve Warger 816-769-6132
- By Email: [stevewarger@gmail.com](mailto:stevewarger@gmail.com)
- By virtual meeting

The virtual meeting is planned for Wednesday January 20, 2021 from 5:30 to 6:00pm  
If you would like to participate send me a note by email to [stevewarger@gmail.com](mailto:stevewarger@gmail.com) and I will add you to the invitation.

Or use this link

<https://calendar.google.com/event?action=TEMPLATE&tmeid=dWhqNHVwMHQxazYzMWtpZHRzNXQ1MTIjam8gc3RldmV3YXJnZXJAbQ&tmsrc=stevewarger%40gmail.com>

The rezoning meeting before the Planning Commission is February 2, 2021.

Steve Warger  
Applicant

Boehm, Jonathan & Rosalind  
6326 NW 85th Ter  
Kansas City, MO 64151

Julian Groshans Development LLC  
15521 W 110th St  
Lenexa, KS 6621

Carson Custom Homes Inc  
2271 NW Riverview Dr  
Riverside, MO 64150

New Mark Homes KC LLC  
5207 NW Crooked Rd  
Parkville, MO 64152

Ben Cerra Construction Inc  
2315 NE Independence Ave  
Lee's Summit, MO 64064

Homes By Chris LLC  
1621 Hampshire Ct  
Liberty, MO 64068

Casa Bella Construction Inc  
10502 N Ambassador Dr Ste 230  
Kansas City, MO 64153

Don Julian Builders Inc  
15521 W 110th St  
Lenexa, KS 66219

Barker, Robert Alvin & Judy Cox  
3613 Sea Breeze Point Trl  
Virginia Beach, VA 23452

Spies, Opal Evangelena & Wilfred Trust  
6324 NW 56th St  
Kansas City, MO 64151

Hill, Donald E Jr & Charlotte D  
6330 NW 56th St  
Kansas City, MO 64151

Shelton, Michael R & Janet L  
6400 NW 56th St  
Kansas City, MO 64151

Dougherty, Julie A Trust  
6001 NW Klamm Rd  
Kansas City, MO 64152

Waters, Ann O Trust  
5425 Sleepy Hollow Rd  
Parkville, MO 64152

Campbell, Herbert  
Cayton Trust  
Ciliberti Living Trust  
Clodfelter, Rex E & Rogean  
Northland Neighborhoods Inc.

5501 NW 56th St  
5520 NW Lucerne  
5517 N Lucerne Dr  
5521 N Lucerne St  
4420 N Chouteau Trwy, Ste 100

Park College

8700 NW River Park Dr



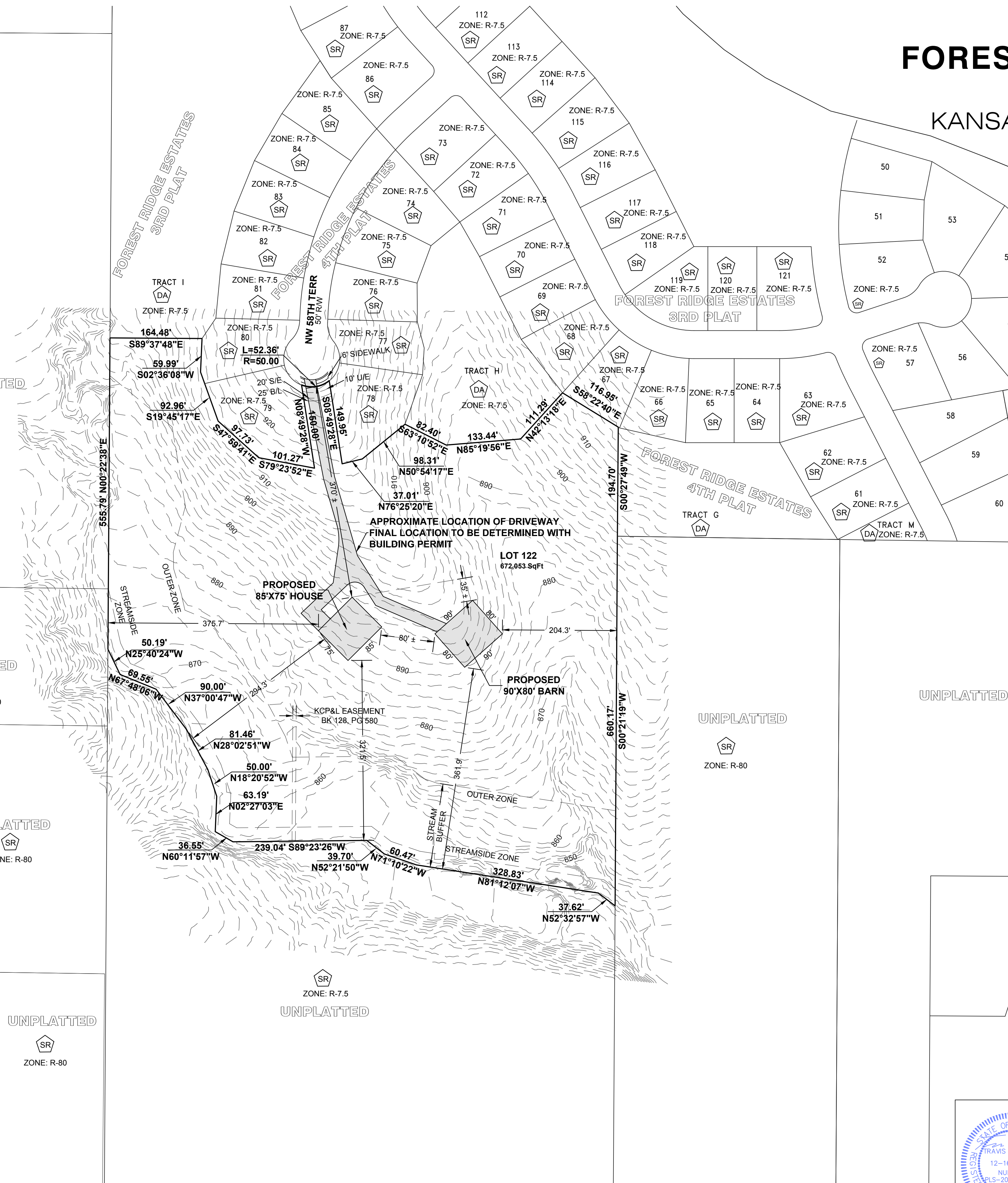
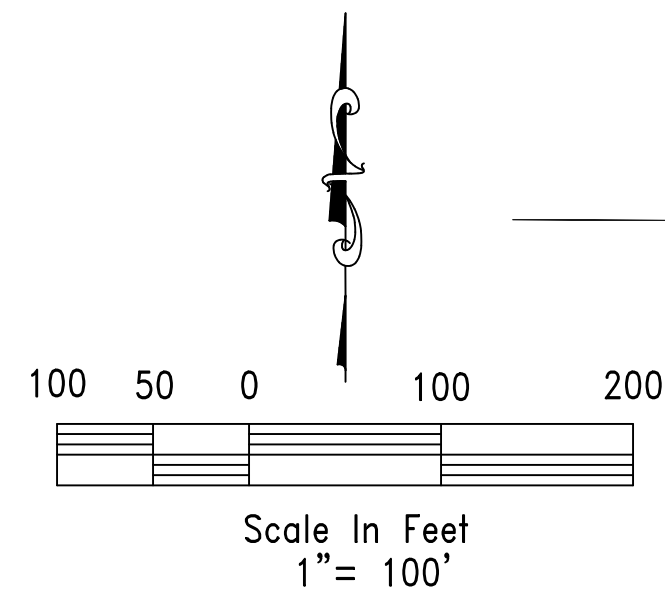
# DEVELOPMENT PLAN

## LOT 122

### FOREST RIDGE ESTATES, 4TH PLAT

A SUBDIVISION IN

KANSAS CITY, PLATTE COUNTY, MISSOURI



**DESCRIPTION:**  
ALL OF LOT 122, FOREST RIDGE ESTATES, FOURTH PLAT  
A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI.

**NOTES:**  
1. CONTOURS ARE SHOWN AT 2-FOOT INTERVALS

**BUILDING USES**  
• RESIDENTIAL SINGLE FAMILY  
• BARN DOMINIUM

PARKING REQUIREMENTS	REQUIRED	PROVIDED
• RESIDENTIAL SINGLE FAMILY	2	2 (GARAGE)
• BARN DOMINIUM	0	2 (GARAGE OR DRIVEWAY)

**PHASING**  
THIS WILL BE PHASED AS THE BARN DOMINIUM FIRST AND THE SINGLE-FAMILY RESIDENCE SECOND

**SUMMARY OF INFORMATION**

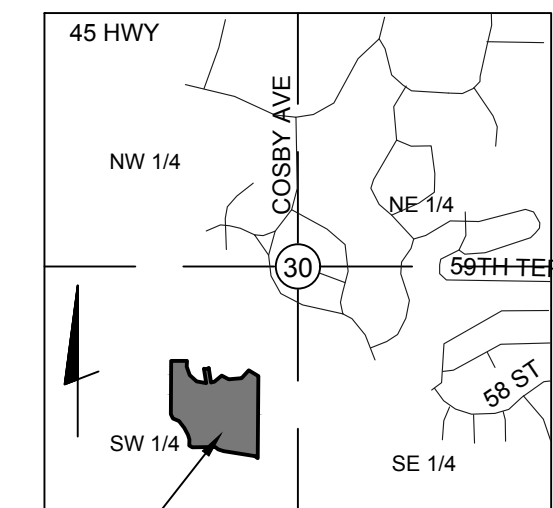
	R-7.5
A. ZONING	R-80
B. TOTAL LAND AREA	15.43 ACRES
C. STREET RIGHT OF WAY	0.00 ACRES
D. NET LAND AREA	15.43 ACRES
E. BUILDING USES	RESIDENTIAL BARN DOMINIUM
F. HEIGHT AND FLOORS	35 FOOT HEIGHT WITH 2 FLOORS
G. GROSS FLOOR AREA	RESIDENTIAL 5000 SQ FT BARN DOMINIUM 10,000SQ FEET
H. BUILDING COVERAGE RATIO	1.50 PERCENT
I. NET DENSITY	0.13 UNITS PER ACRE (1 UNIT PER 7.7 ACRES)
J. PARKING REQUIREMENTS	REQUIRED 2 (PROVIDED 2) EACH BUILDING
K. BICYCLE PARKING	NOT APPLICABLE
L. CONSTRUCTION SCHEDULE	BARN DOMINIUM LATE SPRING 2021 SINGLE FAMILY FALL 2022
M. AMENDMENTS	NOT APPLICABLE

**SYMBOL LEGEND**

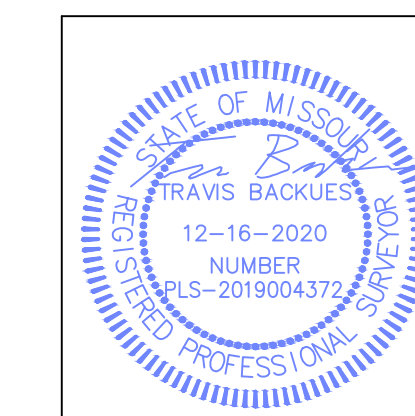
- E - EXISTING ELEVATION
- L - ARC LENGTH
- R - CURVE RADIUS
- B/L - BUILDING LINE
- R/W - RIGHT-OF-WAY
- U/E - UTILITY EASEMENT
- S/E - SEWER EASEMENT

**LAND USE LEGEND**

- SR - SINGLE FAMILY RESIDENTIAL
- DA - DETENTION AREA



SUBJECT PROPERTY LOCATION MAP  
SCALE=1"=2000'  
SECTION 30  
TOWNSHIP 51 RANGE 33



DEVELOPMENT PLAN	
LOT 122, FOREST RIDGE ESTATES, FOURTH PLAT KANSAS CITY, PLATTE COUNTY, MISSOURI	
DATE: DECEMBER 16, 2020	<b>BOUNDARY &amp; CONSTRUCTION SURVEYING, INC.</b> 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337
CLIENT: STEVE WARGER 6127 NW PINE RIDGE CIR PARKVILLE, MO 64152	
PROJECT NO. E20-418	SHEET 1 OF 2
6397 NW 58TH TER, KANSAS CITY, PLATTE COUNTY, MISSOURI	