



CITY PLAN COMMISSION STAFF REPORT

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

July 5, 2022

PROJECT NAME

Limeview

DOCKET #9 / Case# REQUEST

9.1 CD-CPC-2022-00077 – Rezoning

9.2 CD-CPC-2021-00061 – Revised Preliminary Plat

APPLICANT

Paul Moss
Anderson Engineering

OWNER

Emil Brown
EBrown and Associates, LLC

Location	12800 Holmes
Area	About 5.6 acres
Zoning	O-2
Council District	6 th
County	Jackson
School District	Grandview 130

SURROUNDING LAND USES

North: Zoned R-7.5, Single Family Home.

South: Zoned R-7.5, Woodbridge 2nd Plat.

East: Zoned R-80, Undeveloped.

West: Zoned R-7.5, Woodbridge 2nd Plat.

MAJOR STREET PLAN

The City's Major Street Plan identifies Holmes Road as a Local Link with 4 lanes at this location.

LAND USE PLAN

The Red Bridge Area Plan recommends Residential Medium Density uses for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The property is located within the Woodbridge Homes Association and the Center Planning and Development Council. Notification was sent to both organizations.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public engagement meeting on June 27, 2022, summary is attached.

EXISTING CONDITIONS

The current site is undeveloped and surrounded by existing development. The Woodbridge neighborhood is surrounds the neighborhood to the west and south. There are no regulated streams on the property. Additionally, the property is not located within the floodplain. The property is located approximately 30 feet lower in elevation that the homes to the west.

SUMMARY OF REQUEST

The applicant is seeking approval of a **Rezoning** from District O-2 to District R-5 and approval of a **Preliminary Plat** on about 6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street.

KEY POINTS

- Applicant is proposing 19 total lots
- Applicant is proposing 2 open space tracts for water detention
- Applicant is proposing a rezoning of 5.63 acres from O-2 to R-5

PROFESSIONAL STAFF RECOMMENDATION

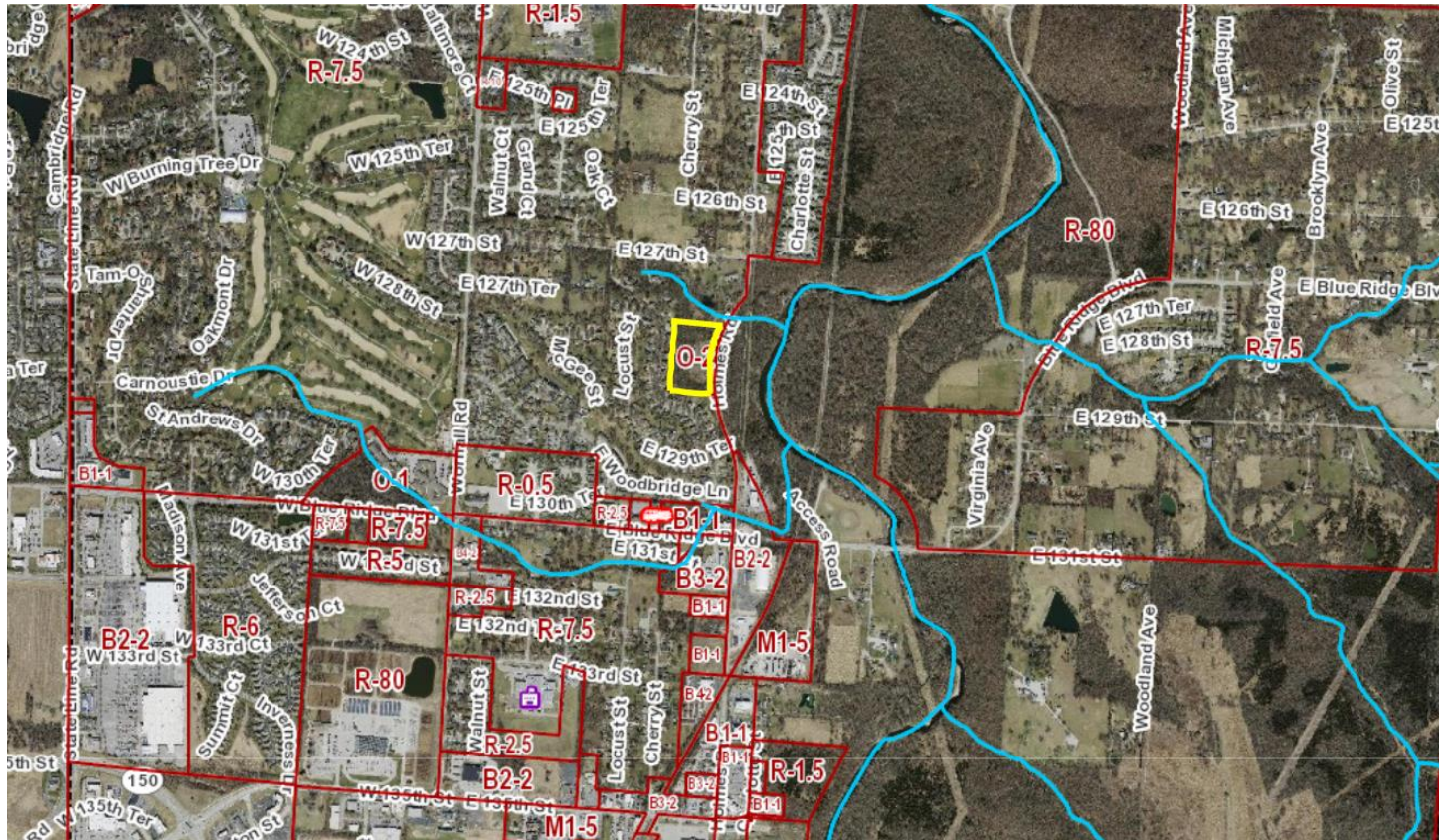
Docket #9.1 Recommendation: Approval.

Docket #9.2 Recommendation: Approval with Conditions.

CONTROLLING CASE

There is no controlling Case for this site.

CASE LOCATION



PLAT REVIEW

The applicant is seeking approval of a rezoning from District O-2 (Office) to R-5 (Residential). And approval of a preliminary plat in District R-5 (Residential) on about 5.63 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street.

The proposal is to subdivide the existing 5.63 acre unplatted parcel of land into 19 detached residential lots within zoning district R-5. The R-5 district requires lots to be at least 5000 SF. Lot sizes range from 5741 SF to 21,179 SF with the average lot size being 9605 SF. The R-5 district requires 45 ft lot width. The developer is proposing a minimum lot width of 50 feet. The developer is not requesting any deviations to setbacks from the R-5 district. See table below:

BUILDING DATA	Required	Proposed	Deviation Requested?
Rear Setback	30'	30'	No
Front Setback	25'	25'	No
Side Setback	5'	5'	No
Side Setback (abutting street)	15'	15'	No
Height	35'	30' max	No

Per 88-405-10-B the developer must provide connections to areas that are likely to be developed in the future. Waivers to this regulation may be approved in accordance with 88-405-25 which states that City Plan Commission can make a recommendation to the City Council for the waiver. The property to the north of the site is approximately 4 acres and has the potential to be developed in future years. Currently the property contains a single-family home, a pond, and a regulated stream.

Staff did not review Stormwater Detention.

Staff received 16 letters of opposition on this case and 1 in support. The letters received by June 30, 2022 are attached to the staff report.

REZONING REVIEW

The request is to rezone the 5.63 acres from O-2 to R-5. This is in line with the future land use map located within the Red Bridge Area Plan which recommends Residential Medium Density. The land use for the area that surrounds the subject site is classified as Residential Low Density. In the Red Bridge area plan it states that the Residential Medium Density corresponds with the R-5 zoning district and states that it should allow up to 8.7 units per acres. The developer is proposing 3.37 units per acre.

REZONING ANALYSIS

In reviewing and making decisions on proposed zoning map amendments, the city planning, and development director, city plan commission, and city council must consider at least the following factors:

88-515-08-A. Conformance with adopted plans and planning policies;

The proposed plan conforms to all adopted plans and policies.

88-515-08-B. Zoning and use of nearby property;

The proposed plan is compatible with adjoining uses.

88-515-08-C. Physical character of the area in which the subject property is located;

The proposed plan is in conformance.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The parcel will be adequately served by public facilities as seen in the concurrent preliminary plat.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The existing parcel is zoned for Office uses. The site was reserved in the area plan for residential, the current zoning does not conform to that plan.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The property has never been developed.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed R-5 zoning district will match the area plan and be single family residential as are the properties to the north, south, and west.

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no identified gain if this request is denied.

REQUESTED DEVIATIONS

The developer is requesting a waiver to the requirement of providing a stub street to the property to the north which is required by 88-405-10-B.

PROFESSIONAL STAFF RECOMMENDATION

9.1: Staff recommends **Approval**

9.2: Staff recommends **Approval Subject to the Corrections and Conditions** as reflected in the attached Plan Correction Report and Plan 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: June 30, 2022

Case Number: CD-CPC-2022-00061

Project: Limeview

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

1. 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.
2. 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.
3. The developer must dedicate additional right of way for Holmes Road as required by the adopted Major Street Plan and/or Chapter 88 so as to provide a minimum of 50 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.
4. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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
12. 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.

Condition(s) by City Planning and Development Department. Contact Lucas Kaspar at (816) 513-2558 / Lucas.Kaspar@kcmo.org with questions.

13. 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.
14. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
15. 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.
16. 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.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

17. Per 88-405-10-B connections to abutting properties are required to pieces of land likely to be developed. Unless waived by council a stub street must be provided to the property to the north.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

18. Fire hydrant distribution shall follow IFC-2018 Table C102.1

Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA -2013 § 8.7.2)

19.
 - Required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
 - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
 - Required fire department access roads shall be designed to support a fire apparatus with a gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
20. "No Parking Fire Lane" signage shall be provided. (IFC-2018: § 503.3)
21. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

22. 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.
23. 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.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

24. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
25. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact – Sean Allen - 816-513-0318
North of River contact - Todd Hawes – 816-513-0296

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

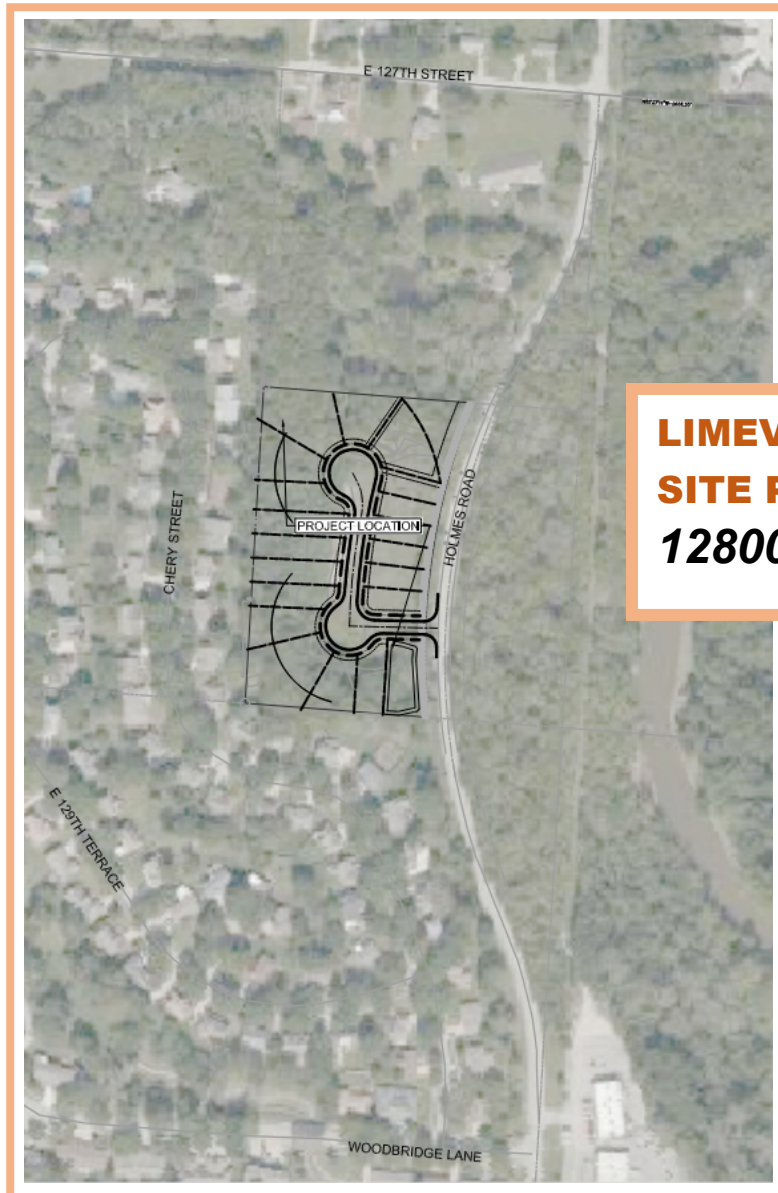
26. The developer must submit water main extension drawings prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.

(<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Main-Extensions.pdf>)

LIMEVIEW DEVELOPMENT

Notice of Neighborhood Meeting

Limeview Development is holding a *virtual* informational meeting to discuss their development at **12800 Holmes Road** with surrounding property owners. This development is currently going through the planning phases. We would like to take the opportunity to inform anyone who is interested about the project and get any feedback that our neighbors may have!



Monday, June 27, 2022

6:00pm – 7:00pm CST

Google Meets Virtual Conference Call

Video call link:

<https://meet.google.com/qhs-nuif-ces>

Or dial:

(321) 345-9760 PIN: 171 218 961#

LIMEVIEW DEVELOPMENT SITE PLAN

12800 HOLMES ROAD

*Download Google Meet
from the App store on your
mobile device!*



Google Meet

Thank you, and we look forward to visiting with you.

LIMEVIEW DEVELOPMENT NEIGHBORHOOD MEETING

06/27/2022 @6:00PM

*MEETING WAS RECORDED

Attendees:

- Development Team
 - o Lonnie Shanks
 - o Paul Moss
 - o Michelle Burns
 - o Virginia Phillips
- Neighbors
 - o Kenton Voge
 - o Nell Owen
 - o Mary Newman-Dowd
 - o Lora Jacobsen
 - o Suzi Fichman
 - o Mary Nestel
 - o Mary Bennett
 - o Chuck and Ann Hughes
 - o Jeff Bastian
 - o Tim Ziegler
 - o Rebecca Wilson
 - o Sherri Elliott
 - o Kathy Vescovi
 - o P. Calhoun
 - o Abby Bessenbacher
 - o Carol Winterowd
 - o Cecelia Ball
 - o Chris McMurray
 - o Dave Parker
 - o Gerald Swanson
 - o Joe Hendrickson
 - o Kathy Cipolla
 - o Mary Wagner
 - o Mary Weidmaier
 - o Michael Wagner
 - o Steve
 - o Suzanne Tamburello
 - o Wanda & Turner S.
 - o William Hain
 - o 11 additional participants logged in by phone

Meeting Notes:

- Meeting began by Paul Moss at 6:00pm.
- Paul Moss presented the development to the meeting.
 - o Discussed the zoning change from O-2 to R-5
 - o Discussed the division into 19 lots – single family
- Lonnie Shanks presented the types of homes that could be built within the subdivision
 - o Showed 4 examples of the types of homes for the area
- Meeting was opened for questions and discussion
 - o Question asked about when construction would begin.
 - Answered that at earliest, next spring to summer
 - o Question regarding any improvements on Holmes Road
 - Answer that at this time, no improvements are proposed to Holmes Road
 - o Mary Bennett asked regarding price range.
 - Answered that pricing has not been determined yet as materials and costs are in flux at this time. Builder does build modestly priced homes.
 - o Rebecca Wilson asked about how close the homes will back up to the neighboring homes.
 - Answered that due to grade difference, home will be off the back property line quite a way.
 - o Chris McMurray asked about lot widths. Concerned that the homes are not in conformance with the types of homes in the vicinity. Also concerned with the number of vehicles that will be parked within the subdivision with possible 1 car garages.
 - o Carol on a phone agrees with Chris McMurray. Feels homes don't fit with Redbridge Community homes. Wanting more information regarding pricing.
 - o Kathy Cipolla – Woodbridge Board of Directors – asking about other developments this builder has done in the area. Concurring with previous comments regarding concerns about the safety of the road with the addition of the 19 new homes. Concerned about all the new development in the area with this development and additional apartments down the road. Also asked if there will be any screening between this development and the neighborhood to the west.
 - o Carol Winterowd showed concern with only one access drive in and out of the development. Will emergency vehicle be able to make its way through the development? Chris McMurray showed concern that if there were too many vehicles in the street, can emergency vehicles still make it through the cul-de-sac.
 - o Michael Wagner – President Woodbridge Association – requested plans from the city and showed at board meetings. Brought up the concern of narrow lots and density. Don't feel they fit in with neighboring subdivisions. In agreement to rezone to R zone for more restriction to residential.
 - Discussion about the fine line between making the development project financially feasible, but also making it something that fits with the surroundings and to be proud of.

- Scott Caron shows concern with the dangers of Holmes Road and how the addition of 19 home will add. Also show concerns on how close the homes will together and how it can be a fire hazard and crime can be greater. Brought up the fact that this site had previously had ponds on site but are now gone. Feels this will turn into section 8 housing.
 - Mary Weidmaier Voiced her concern with the storm water coming off the site.
 - Discussion was had regarding the engineering that will go into the development of detention basins to help alleviate the additional runoff from the site.
 - Joe Hendrickson has concerns for the waterflow flowing across Holmes and the problems that are that at this time.
 - Discussion was had again regarding the engineering that will go into the development of detention basins to help alleviate the additional runoff from the site.
 - Scott Caron concerned with the speed this process is going through and fears that it is going too fast.
 - Chris McMurray discussing the concern of the density and feeling like the development of row homes and bringing down the value and fell of the surrounding neighborhoods.
 - Discussion was had that this development will be on agenda for the Planning Commission Meeting on July 5.
 - Chuck Hughes asked about the need for zoning change.
 - Discussion was had that this will fit more with the city plans and match the surrounding zonings.
 - Discussion why the change is not to R-7.5 to match exactly what is surrounding the development.
 - Joe Hendrickson gave a suggestion of the addition of turn lanes into and out of the development.
- Meeting adjourned at 7:10pm

LIMEVIEW DEVELOPMENT

PRELIMINARY PLAT

CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI

SE 1/4 OF SECTION 17, TOWNSHIP 47 NORTH, RANGE 33 WEST

LEGAL DESCRIPTION

ALL THOSE PORTIONS OF THE 3 TRACTS DESCRIBED BELOW, OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 47, RANGE 33, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WESTERLY OF THE WEST LINE OF HOLMES ROAD.

SAID 3 TRACTS DESCRIBED AS FOLLOWS:

TRACT 1:

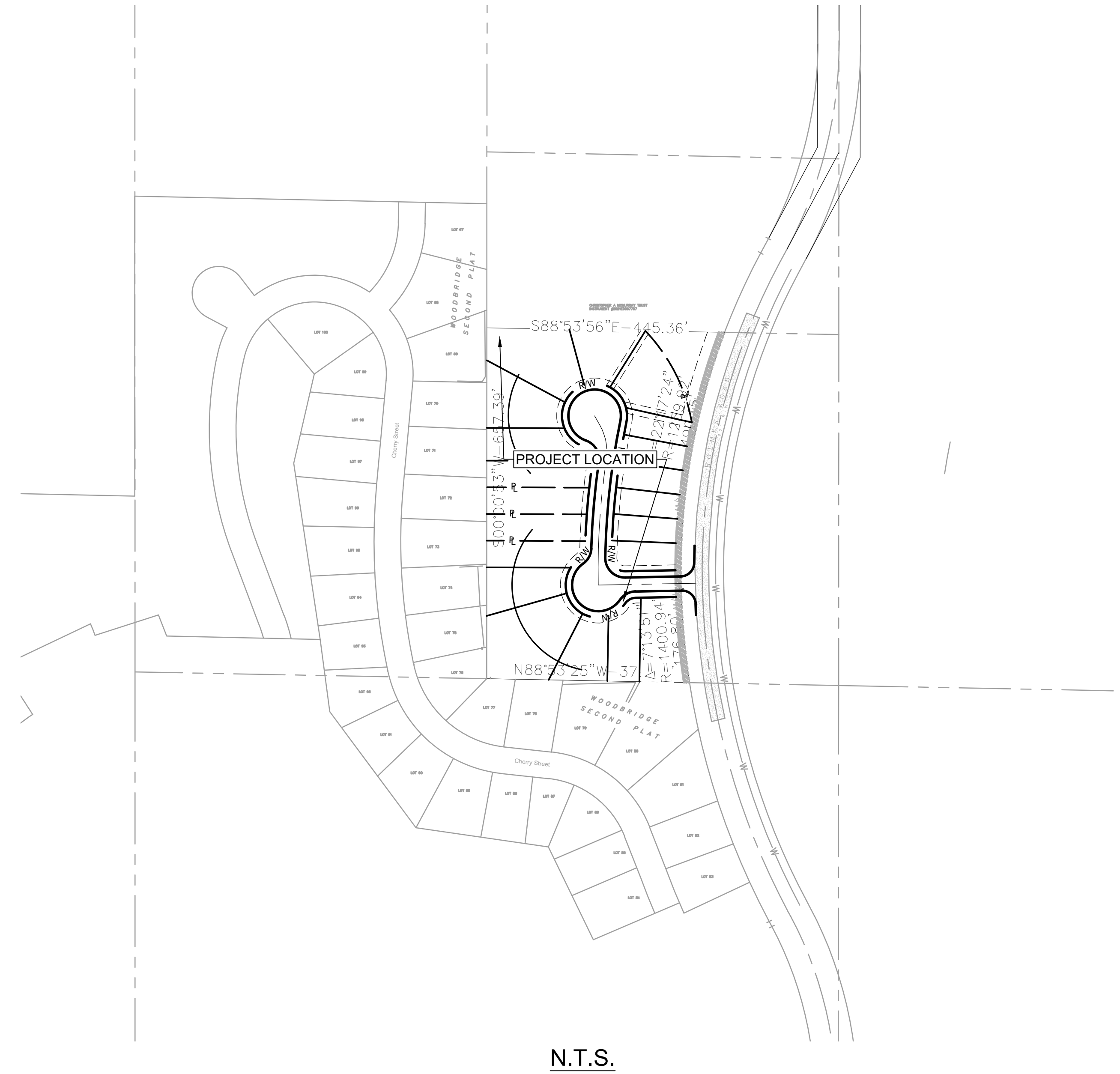
BEGINNING AT A POINT IN THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 200 FEET NORTH (MEASURED ALONG SAID EAST LINE) FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION (SAID POINT BEING THE NORTHEAST CORNER OF THE LAND DESCRIBED IN DEED TO MARGARET E. AND JOSEPH A. SIENA, RECORDED ON OCTOBER 22, 1947, AS DOCUMENT NO. A-900243); THENCE WESTERLY ALONG THE NORTH LINE OF SAID LAND OF SIENA, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 460.1 FEET, MORE OR LESS TO A POINT 660.1 FEET SOUTH (MEASURED ALONG SAID WEST LINE) OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY IN A DIRECT LINE (BEING THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED TO IRVIN W. STEPHENS AND WIFE, RECORDED ON SEPTEMBER 8, 1948 AS DOCUMENT NO. A-931891), A DISTANCE OF 659.89 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION DISTANT, 658.52 FEET SOUTHERLY OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 458.52 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THAT PORTION OF SAID TRACT INCLUDING WITHIN THE LINES OF HOLMES ROAD; AND

TRACT 2:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 660 FEET; THENCE NORTH 100 FEET; THENCE EAST APPROXIMATELY 660 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING, EXCEPT A STRIP OF LAND NOW BEING USED AS HOLMES ROAD, AND

TRACT 3:

BEGINNING AT A POINT 100 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST IN A STRAIGHT LINE 100 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 660 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 100 FEET; THENCE EAST APPROXIMATELY 660 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH APPROXIMATELY 100 FEET TO POINT OF BEGINNING, EXCEPT A STRIP OF LAND BEING USED AS HOLMES ROAD.



SHEET INDEX

COVER	C1.00
SITE/PRELIMINARY PLAT	C1.10
GRADING PLAN	C1.20
UTILITY PLAN	C1.30



VICINITY MAP
1" = 600'

ANDERSON ENGINEERING
EMPLOYEE OWNED

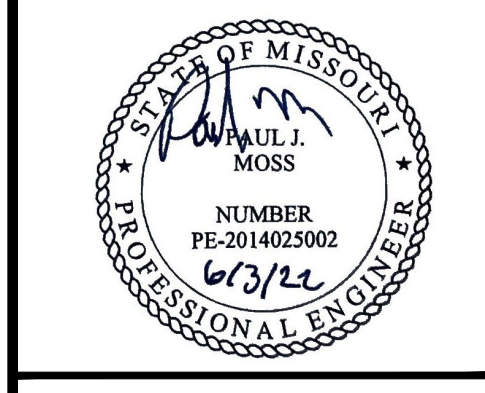
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64116 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION • LC 62

DRAWING INFO.	
NO.	DATE
BY	CHECK BY
DATE	LICENSE NO.
ISSUED FOR	FOR REVIEW
JOB NUMBER	22KC10005

LIMEVIEW DEVELOPMENT

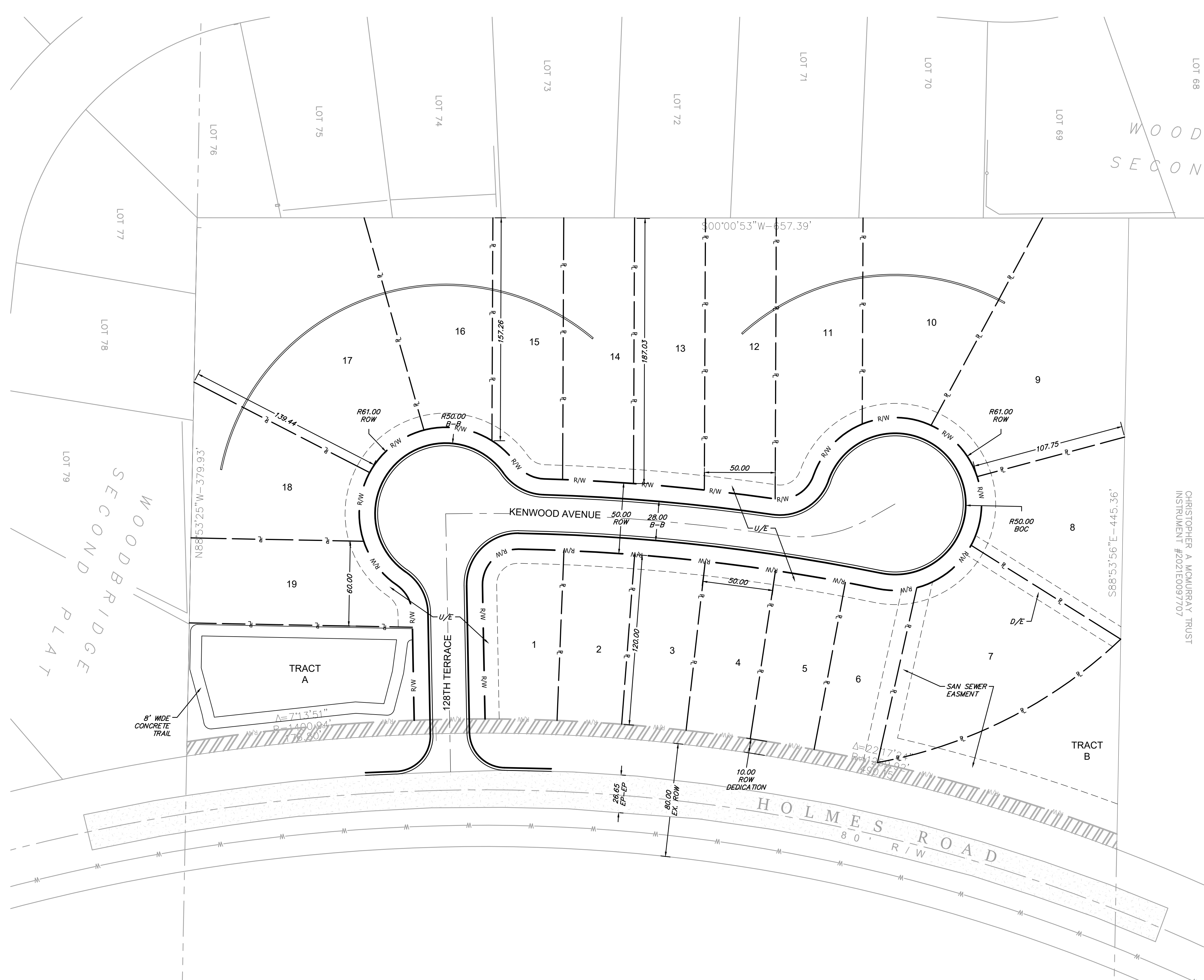
COVER

12800 HOLMES ROAD, KANSAS CITY, MISSOURI



SHEET NUMBER
C1.00
OF

Jun 03, 2022 - 2:19pm Plotted By: pmoss G:\Shared drives\KC10 - Land Development\Projects\2022\22KC10005_Umeview_Development (12800 Holmes Road)\01_Civil\01-DWG\Sheet\22KC10005_SPT_SITE.dwg Layout: Arch D 36x24

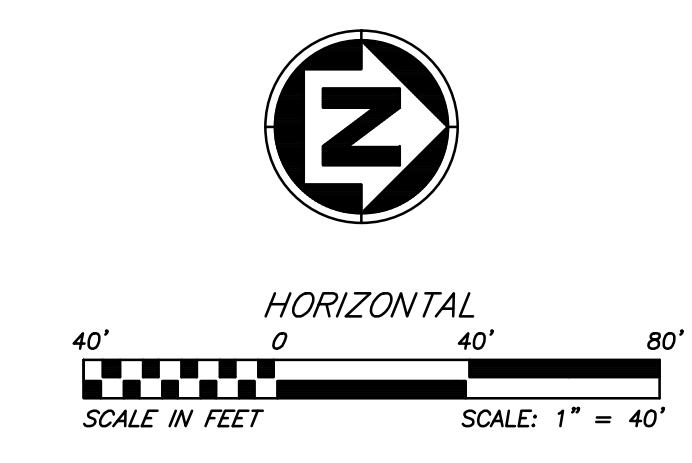
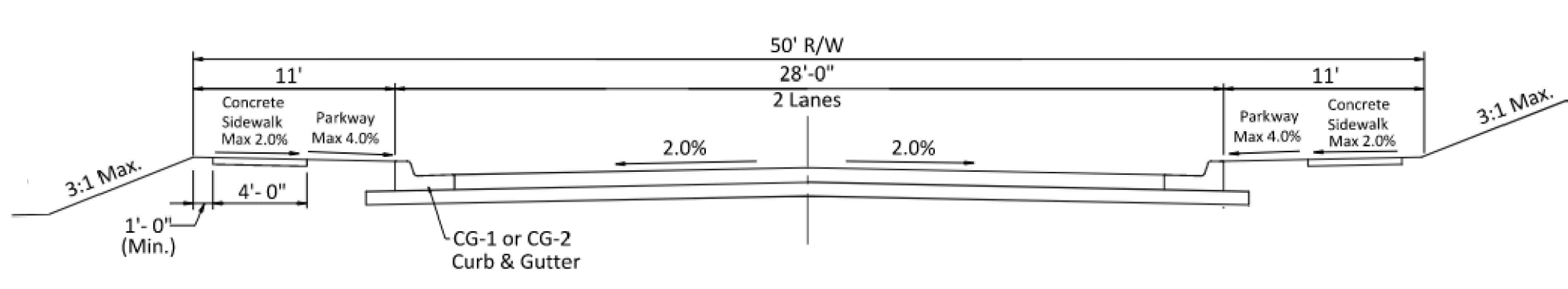


SITE DATA	Existing	Proposed	Deviation Requested?	Approved	Notes
Zoning	O-2	R-5	No		
Gross Land Area in acres	5.79	5.79	N/A		
Right-of-Way Dedication in acres	N/A	1.02	N/A		
Net Land Area in acres	5.79	4.77			
Building Area in SF	N/A	28,500			1,500 anticipated per unit
in acres	N/A	0.65			
Floor Area Ratio	N/A	0.14			
Residential Use Info					
Total Dwelling Units	N/A	19			
Total Lots					
Residential	N/A	19			
Other	N/A	2			Basins

88-425 - OTHER DEVELOPMENT STANDARDS	Method of Compliance
88-408 Parkland Dedication	0.422 acres req'd; sufficient credit with 390 feet of proposed trail
88-430 Outdoor Lighting	Std. Street Lighting
88-435 Outdoor Display, Storage & Work Areas	N/A
88-450 Pedestrian Standards	Sidewalks on both sides of internal streets

LOTS	Square Feet	Acres
1	6385	0.147
2	5741	0.132
3	5741	0.132
4	5741	0.132
5	5741	0.132
6	5797	0.133
7	13875	0.319
8	9914	0.228
9	17184	0.394
10	12644	0.290
11	10645	0.244
12	9715	0.223
13	9453	0.217
14	9288	0.213
15	8805	0.202
16	10418	0.239
17	21179	0.486
18	9673	0.222
19	8569	0.197
TRACT A	11623	0.267
TRACT B	9513	0.218

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	30'	30'	No	
Front Setback	25'	25'	No	
Side Setback	5'	5'	No	
Side Setback (abutting street)	15'	15'	No	
Height	35'	30' max	No	

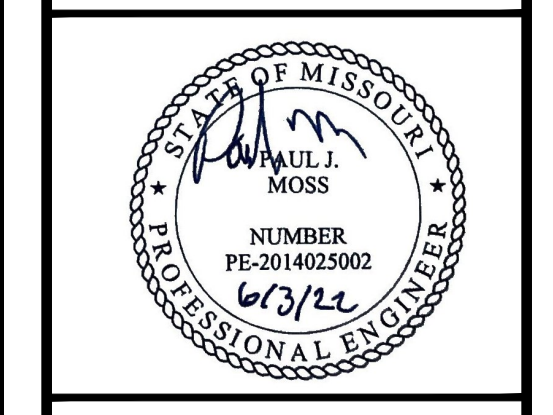


ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0490
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

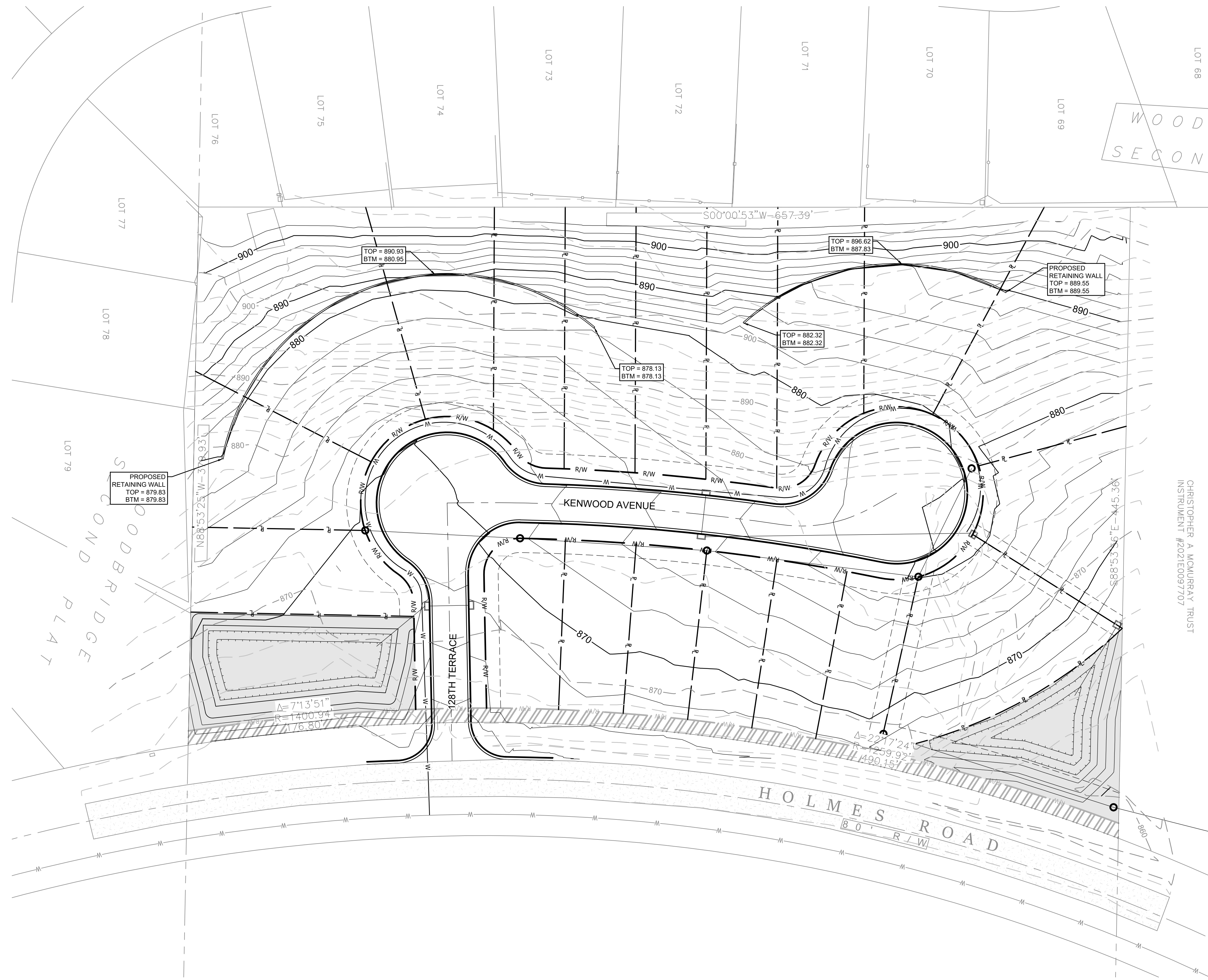
DRAWING INFO.	
NO.	1
DATE	6/3/22
DRAWN BY	PJM
CHECK BY	PJM
LICENSE NO.	0418/22
DATE	04/18/22
ISSUED FOR	FOR REVIEW
JOB NUMBER	22KC10005

LIMEVIEW DEVELOPMENT
SITE PLAN/PRELIM. PLAT
12800 HOLMES ROAD, KANSAS CITY, MISSOURI



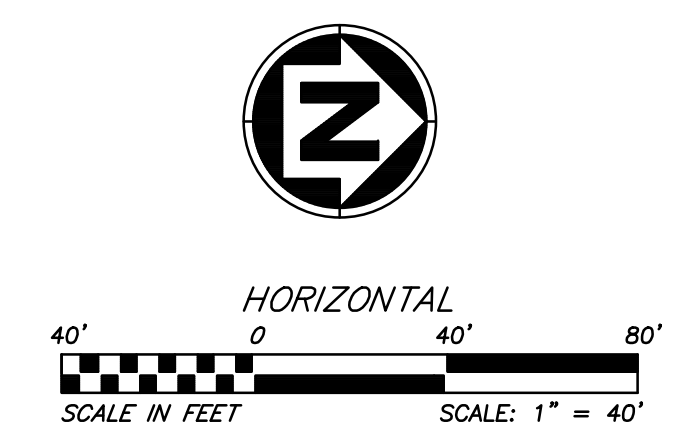
SHEET NUMBER
C1.10
OF

Jun 03, 2022 3:50pm Plotted By: pmoss G:\Shared drives\KCTO - Land Development\Projects\2022\22KC10005 Umeview Development (12800 Holmes Road)\1 CIVIL\01-DWG\Sheet\22KC10005_SHT_GRA0.dwg Layout: Arch D_16x24



CHRISTOPHER A. MCMAURAY TRUST
INSTRUMENT #2021E0097707

- LEGEND**
- 980 — FINISH GRADE 10' CONTOURS
 - 982 — FINISH GRADE 2' CONTOURS
 - - - 980 - - - EXISTING GRADE 10' CONTOURS
 - - - 982 - - - EXISTING GRADE 2' CONTOURS



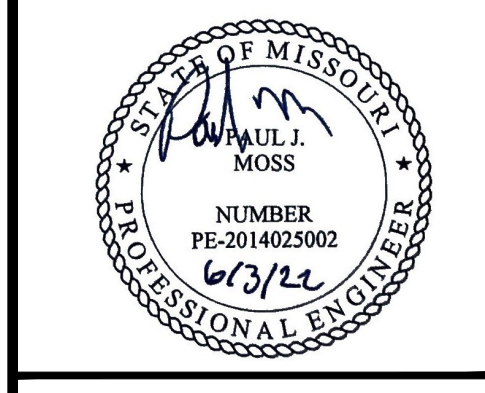
REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE

DRAWN BY:	PJM
CHECK BY:	PJM
LICENSE NO.:	
DATE:	04/19/22
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	22KC10005

LIMEVIEW DEVELOPMENT

GRADING PLAN

12800 HOLMES ROAD, KANSAS CITY, MISSOURI

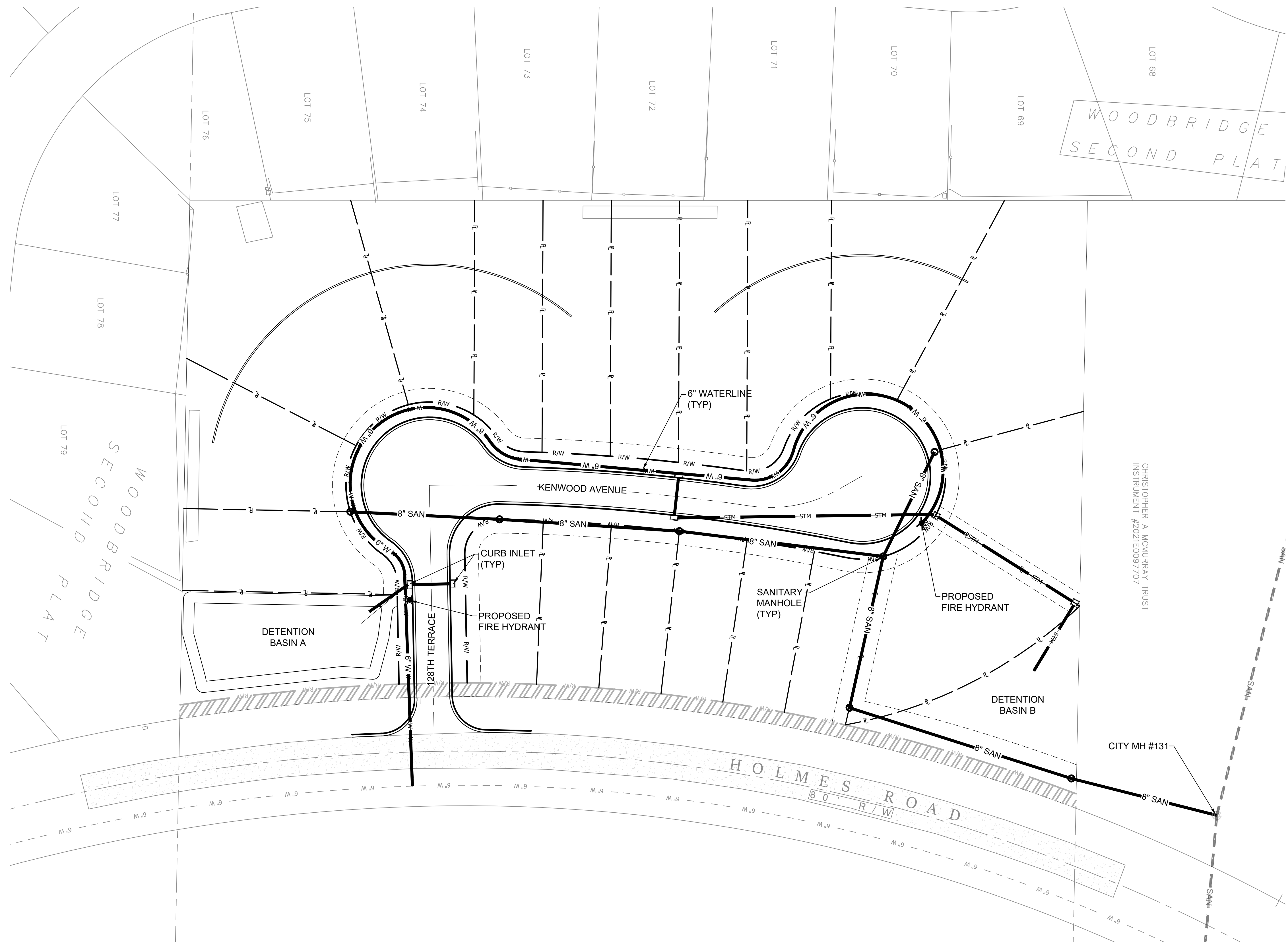


SHEET NUMBER
C1.20
OF

ANDERSON ENGINEERING
EMPLOYEE OWNED

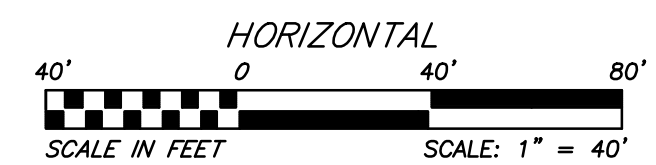
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE. A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION • LC 62

Jun 03, 2022 10:50:46m Plotted By: p_moss G:\Shared drives\KCTO - Land Development\Projects\2022\22KC10005_Urban\Development (12800 Holmes Road)\01_Civil\01-DWG\Sheet\22KC10005_SFT_UTIL.dwg Layout: Arch D 36x24



LEGEND

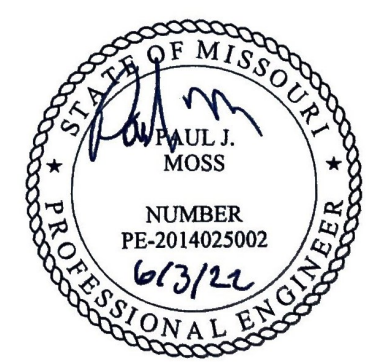
- 6" W --- EXISTING WATER LINE
- SAN --- EXISTING SANITARY SEWER LINE
- 6" W --- PROPOSED WATER LINE
- 8" SAN --- PROPOSED SANITARY SEWER LINE
- STM --- PROPOSED STORM SEWER LINE



LIMEVIEW DEVELOPMENT

UTILITY PLAN

12800 HOLMES ROAD, KANSAS CITY, MISSOURI



SHEET NUMBER
C1.30
OF

REVISIONS		DRAWING INFO.	
NO.	DESCRIPTION	DATE	BY
1	DRC COMMENTS	6/3/22	PJM

DRAWN BY:	PJM
CHECK BY:	PJM
LICENSE NO.:	
DATE:	04/19/22
ISSUED FOR:	FOR REVIEW
JOB NUMBER:	22KC10005

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
941 W 141ST TERR. STE A • KANSAS CITY, MO 64145 • PHONE (816) 777-0400
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION • LC 62

From: Mitchell Robinson
<mitchellrobinson676@yahoo.com>
Sent: Wednesday, June 29, 2022 7:32 AM
To: Barnes, Matthew
Cc: Bough, Andrea; McManus, Kevin
Subject: Let The Owner of 12800 Holmes Road
Develop Whatever They Want

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Matthew Barnes,

I am writing this email after being prompted by a message from the board of the Woodbridge Homeowners Association. However, I may not have the opinion they want me to express to you.

I am the owner of 303 Woodbridge Lane, Kansas City, MO 64145. I am a software developer, a real estate investor, and a person who generally approves of human progress and development. Over the years I have become enraged with all of this not-in-my-backyard nonsense that certain entitled people impose on other people in their community. Houses and buildings do not spring forth from the ground without sacrifice and effort. In this amazing society we have built for ourselves, it is easy to forget that human progress requires continuous work and development.

For as far back as I can remember, I drove by the vacant land at 12800 Holmes Road seeing for sale signs posted. That means that anyone who would have wanted to keep the land the way it was could have simply bought the land for themselves. It is not fair to continue to tax the owner of the land if the community is refusing to allow the owner to build something of value and earn a return on his investment.

I am in favor of the owner of 12800 Holmes Road doing whatever he wants with the property. This is a free society, and I hope that city government acts like it is.

Sincerely,
Mitchell Robinson
816-810-4190

From: Mary Weidmaier
<mweidmaier@att.net>
Sent: Tuesday, June 28, 2022 5:32 PM
To: Barnes, Matthew; Bough, Andrea;
McManus, Kevin
Cc: Carol Winterowd
Subject: 12800 Holmes

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I logged onto meeting last night was logged off twice when I raised my hand. However what I did finally got to ask was not answered. I do not think anything was answered. The developer was not there he had 2 people there and the standard answer was we will make a note of it. They could not tell us how they would address storm water since there is no greenspace and they filled in 2 ponds to make land available. They could not tell us how close the houses will be to homes in Woodbridge off Cherry, they could not tell us if they would screen between our property and theirs. They could not address parking with single car drives. Could not address the issue of the curve at Holmes and how dangerous it is with wrecks there weekly. How much if any greenspace could not tell us how close houses would be and drawing was very vague. Also the realators husband is a City employee who works in codes somewhere Brett Jarmer which appears to be a conflict. I do not object to development just the number of holmes. I feel 19 is way too many for 5 acres. Also homes they showed do not fit with others in Red Bridge and Woodbridge neighbor hoods. I think 8-10 homes at max would be a good fit.

Mary M Weidmaier
46 Woodbridge Lane
Kansas City, Mo 64145

Sent from [Mail](#) for Windows

From: Andrea Bastian
<andreabastian13@gmail.com>
Sent: Tuesday, June 28, 2022 8:47 PM
To: Barnes, Matthew
Subject: Limeview Development

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hello,

We are reaching out in regards to the proposed development planned for 12800 Holmes Road. We have been residents of Woodbridge for ten years now, and live on Cherry Street, which backs right up to the lot of said development.

We have numerous concerns about the plan. The rezoning request in order to accommodate 19 lots is worth noting first. Cramping that many houses into such a small space is incredibly undesirable, irresponsible, and frankly, asinine. We feel that there has been little consideration for accommodation of the extra vehicles which will require on-street parking, the lack of green space per yard which will be a run-off nightmare, and the sheer density of homes in proximity to one another, as it would be a huge fire hazard for the entire subdivision, not to mention those of us up the hill in Woodbridge.

Holmes Road as it is, currently is a mess, and needs major repair. It is highly trafficked and is getting worse every year. We understand there is also a plan for an apartment complex to go up in Martin City in the near future. With no plans to improve the infrastructure, this spells disaster. The backups at the light at Blue Ridge make it nearly impossible at any time of day to exit Woodbridge, and let us also not forget the train tracks which can always add to the delays and back ups. The fact that this proposed subdivision would sit on what could be considered one of the most dangerous curves in the city, on a terribly congested road with only one other route into Martin City, is insane.

We foresee Holmes deteriorating even more quickly once rainwater starts rolling down with no green space to absorb it. The two retention ponds on the property that have been filled in and are planning to be built upon will absolutely contribute to this problem.

Between the apartment complex and this proposed lot of "affordable" housing (on which we were still not given a price point), we feel our area should be expecting a rise in crime rates and a drop in home values.

Lastly, from a more personal standpoint, having our home back up to a wooded area is one of our favorite things about where we live. When we purchased our home, we had no idea what a gem we had nabbed up. Having a backyard view in the city that is nothing but trees and morning sunrises is absolutely priceless. We see all types of wildlife pass through, and we have always found comfort in knowing that they are relatively safe back there; they bring us so much joy. The thought of the disruption to their habitat this construction would cause makes us ill. For us, this development would destroy one of the main reasons for staying in our home, and our quality of life. Keeping natural, native green spaces in the city is in fact very desirable and much more sustainable. Residents feel happier, the woods act as carbon sinks, trees keep energy costs down by keeping homes cooler, and the soil can retain runoff on its own when the ecosystem is not disturbed. Not everything needs to be developed and not everything needs to be profited from.

We vehemently disagree with this proposed development; this is not the appropriate area for such a project.

From: John Owen <jmowen006@gmail.com>
Sent: Tuesday, June 28, 2022 9:51 PM
To: Barnes, Matthew
Subject: Comments on 128th and Holmes housing project

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

My name is John Owen. My wife and I have been residents of Woodbridge since December 14, 1994. As long-term residents, we have a lot of personal investment in south Kansas City and desire what is best for all residents of the area.

I listened to audio of last night's rezoning information meeting. My impression of the rezoning petitioners is that they are trying to meet the city's informational requirements while being as nonspecific and evasive as possible.

I have several concerns about the project:

1. Density- Woodbridge, Mission Lakes and other nearby neighborhoods are built on larger lots. This proposed area would not be a good fit.
2. Poor fit with the surrounding area- This project would have a negative impact on surrounding property values.
3. Drainage/erosion - There is a significant elevation drop from the east side of Woodbridge to Holmes Road. Water flow can cause damaging erosion in both Woodbridge and the new development.
- 4 Emergency access- With only one access point off Holmes Road which is narrow and curving at 128th and Holmes, timely response by fire, police and medical personnel would be difficult.
5. Traffic flow - Numerous housing projects are in various stages of development along Holmes, Wornall and State Line in close proximity to Martin City. Rush hour traffic is already heavy along these three streets. These housing projects will aggravate the existing problem. Holmes is in dire need of widening from Red Bridge to 150 Highway.

Thank you for your consideration of these concerns as review of this project progresses.

From: timismyrealtor
<timismyrealtor@gmail.com>
Sent: Tuesday, June 28, 2022 11:06 PM
To: Barnes, Matthew
Subject: 12800 Holmes project

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

My concerns 1) is Holmes this project is on a curve where traffic is to fast and only two lanes, where four is needed even without this project. Traffic is already busy and to fast when they get to Woodbridge Lane. 2) the new homes with only one car garages in a two car per household city, that will make a cluttered street of cars and with very little green space where will kids play safely if the streets and driveways are full with cars and trucks.

This project needs to be held off until Holmes is made wider to handle the traffic it has and the increase that the Martin City apartments will create.

Tim and Beth Ziegler
565 & (567)Woodbridge Lane
Kansas City, MO 64145

Sent from my T-Mobile 5G Device

From: gswanson22@juno.com
Sent: Wednesday, June 29, 2022 5:25 AM
To: Barnes, Matthew
Cc: Bough, Andrea; McManus, Kevin
Subject: Re: Limeview Development rezoning hearing on 7/5/2022

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

June 29, 2022

Dear Mr. Matthew Barnes, Staff Planner on City Plan Commission, KCMO

Re: CD-CPC-2022-00077: A request to approve a Rezoning from District O-2 to District R-5 of the Limeview Development on the west side of 12800 Holmes Road area, Kansas City, Missouri.

We have lived in Woodbridge (43 years) on the west side of the proposed Limeview Development, and I OPPOSE this request because:

1. District R-5, medium-high density residential does not allow for hardly any green space with 19 lots and a detention pond on 5 acres---DOES NOT FIT IN WITH SPACIOUS WOODBRIDGE HOMES AREA ON WEST AND SOUTH BOUNDARIES.
2. Dangerous street access, entering and exiting onto the BUSY dangerous Holmes Road curve with no shoulders or turn lanes---LIKELY CAUSING MORE ACCIDENTS. Also EMERGENCY VEHICLE ACCESS PROBLEMS if they build 1-car garage housing leading to on street parking (possibility of MORE CRIME.)
3. Stormwater runoff issues and I have heard there is a NATURAL SPRING ON THE PROPERTY (one possible reason it has NOT been developed) which could cause water problems in area, and on and along Holmes Road.

With the current housing/apartment construction happening in the South Holmes Road and South Kansas City area, I do not think the city infrastructure supports the rezoning to a higher density residential Limeview Development. Therefore, I oppose this rezoning request.

Sincerely,

Julie Swanson
816-942-0267

From: candace gravetter
<candaceg0739@att.net>
Sent: Wednesday, June 29, 2022 8:44 AM
To: Barnes, Matthew
Subject: 12800 Holmes proposed development

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I am reaching out to express my concern about the 12800 Holmes proposed development. Does anyone on Planning and Zoning live near here? Have you traveled the area of Holmes, Blue Ridge, Wornall? You will see the road infrastructure is crumbling and has been for over 10 years, yet zero attention. Councilman McManus, or his assistant Fred, has never returned a constituent phone call, ever. Bough, when was the last time you traveled this area on a regular basis? The crime out here outrageous, yet no attention. Even Sana Lake, after rezoning went thru, is reconsidering purchasing because of the crime. My neighbors and I will be watching, because your history shows, no amount of resident input ever affects your decision making. It's all about the developers and their interests, Prove This Wrong. Don't bring this to our already crumbling, crime ridden neighborhood. Feel free to contact me, if you have any questions. I don't expect to hear from you.
Candace Gravetter

Sent from my iPhone

From: Mary Wagner
<marywcupcake@gmail.com>
Sent: Wednesday, June 29, 2022 9:13 AM
To: Barnes, Matthew
Subject: 128th Holmes project

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Please know that I am not against a **reasonable** development of the property.

However, many serious concerns need to be considered

Location on the dangerous curve at 128th and Holmes. Sight is limited and the speed limit of 40 mph is often not heeded.

Green space for children to safely play.

Parking for an estimated 38 cars for 19 homes, a 1 car garage leaves 19 additional cars or motorcycles.

Lack of sidewalks on Holmes is very dangerous for walkers and bikers and **YES**, there are both.

Drainage and water run-off into Woodbridge property may not be answered with the building of a wall.

Please, consider alternative use of this land.

From: Kathy Cipolla
<kathleencipolla@gmail.com>
Sent: Wednesday, June 29, 2022 9:10 AM
To: Barnes, Matthew; Bough, Andrea;
McManus, Kevin
Subject: 12800 Holmes proposed development

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Good Morning - I'm writing in regards to the proposed development at 12800 Holmes. I live in Woodbridge & act as secretary to the HOA. I understand from participating on the zoom call this past Monday that this parcel of land is being considered for re-zoning. We are concerned about the density of this project and the lack of infrastructure to support all the development happening in south Kansas City.

When you write your report to the Planning Committee, please take into consideration the response from concerned citizens that have an interest in this development.

The zoom call was recorded. It's imperative that our representatives from the 6th district listen to our concerns and take them to heart.

Major concerns voiced on zoom call:

No improvements made to Holmes to support additional traffic

Run off from this development to surrounding properties

Architectural design of proposed homes do not fit neighborhood demographics

Too many proposed units for the size of the parcel

Thanks for including these points in your report.

From: Lawrence Quick <lkq10@yahoo.com>
Sent: Wednesday, June 29, 2022 10:18 AM
To: Barnes, Matthew
Cc: Bough, Andrea; McManus, Kevin
Subject: Housing development at 128th & Holmes

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Mr. Barnes,

I am writing to notify you that I have concerns and do not support the proposed housing development at 128th & Holmes for the following reasons:

1. The curve in the duel road at 128th & Holmes presents an hazard for traffic even at 30mph.
2. Nineteen new one car garage houses will be crammed into an area that leaves no room for green space which is important for children and the city's environment.
3. The proposed project will leave no room for extra visitor parking which will create congestion around the site.
4. Drainage is a problem in this area due to original stream beds. The housing project has insufficient study or drain off. Water at 128th & Holmes is already a problem with rain water and ice in winter.

Please take into account my concerns for the betterment of South Kansas City and stop this nineteen house project at 128th & Holmes.

Respectfully submitted,

Lawrence Quick
36 E, Woodbridge Lane
Kansas City, MO 64145
(816)298-4781

From: Dianna Kolen <dkolen@aol.com>
Sent: Wednesday, June 29, 2022 1:47 PM
To: Barnes, Matthew
Subject: Limeview Development Site Plan

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Mr. Barnes,

We are residents of Woodbridge and have lived here since 1978. Our home is located at 12822 Cherry. The development proposed for 12800 Holmes Road is a concern to the residents.

1. The proposed houses, 19 units, will not have a safe access from the street (Holmes,). There have been numerous accidents at this curve. There are daily backups of traffic even without an entry to housing.

2. I have been informed by an engineer that the property is swampy, the site line is instructed by vegetation, the ground levels are a concern.

There is a 5 to 6 ft from street level to bottom of the ground.

3. The space between the units would be narrow.

4. Would this be a part of Woodbridge? If so, we do not get enough attention from the city for snow removal. Would this area?

5. Is this housing for senior citizens?

6. Is this low income housing?

7. How would these units affect the home values of Woodbridge?

Thank you,

Bobby and Dianna Kolen

[Sent from the all new AOL app for Android](#)

From: Mary Newman-Dowd
<marynewmandowd@gmail.com>
Sent: Wednesday, June 29, 2022 2:10 PM
To: Barnes, Matthew
Cc: Bough, Andrea; McManus, Kevin
Subject: 12800 Holmes Development

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Hello,

I live at 142 Woodbridge Lane and am concerned about the proposed development for 12800 Holmes road.

I am not opposed to a reasonable development similar in style to the neighboring homes but not until Holmes Road and Blue Ridge Blvd. are upgraded. As it is the surrounding roads are dangerous and over used. It is difficult to get out of the neighborhood onto Holmes. Many people use Woodbridge Lane as an alternative to Blue Ridge because of traffic and road conditions. Holmes is very winding, narrow and riddled with potholes and uneven pavement.

Today I was traveling north on Holmes and was stopped by a train. Once the train went by the line of southbound traffic was almost to the light at Blue Ridge.

We need road improvements as well as sidewalks before further development takes place.

Thank you for your time and consideration.

Mary Newman-Dowd
142 Woodbridge Lane
KC MO 64145
816-517-6931

From: Judi <jpduet2@kc.rr.com>
Sent: Wednesday, June 29, 2022 2:25 PM
To: Barnes, Matthew
Subject: 128th and Holmes

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I'm writing as a resident of the Woodbridge community for you to vote to prevent the current project of constructing 19 homes on a 5 acre lot which would be detrimental to our community. Judi Purcell

Sent from my iPad

From: Sherri Steele <slsteele22@yahoo.com>
Sent: Wednesday, June 29, 2022 2:46 PM
To: Barnes, Matthew
Subject: Construction at 129th and Holmes

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

I was told you were going to answer questions and concerns about the possibility of allowing building on this property.

We have lived in this area for over 48 years. The property in question has been vacant and often listed for sale. Many different ideas have been submitted without a result. As you probably know, this property was a pond for many years. There are natural springs also. I do wonder why it would be a viable property for apartments or homes. Another concern is Holmes rd in that area. There is a S curve that we were told for years would be straightened and therefore be not as dangerous. I can't imagine turning left out of a housing addition on that curve. I also doubt enough road space for emergency vehicles.

I'm sure I have more concerns but understand time is of the essence. Thank you for your consideration.

Sherri Steele
12924 Cherry
KCMO
913-908-8804 (cell)

Sent from my iPhone

From: c.mcmurray84@yahoo.com
Sent: Wednesday, June 29, 2022 2:56 PM
To: Barnes, Matthew
Cc: Bough, Andrea; mcmanus@kcmo.org; Foster, Katrina
Subject: 12800 Holmes Rd proposed development

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Matthew,

I would like to state concerns about this development at 12800 Holmes Rd., Kansas City, MO 64145.

I have talked with several neighbors that border this property and our concerns are excessive traffic in an already dangerous stretch of roadway. There are numerous accidents on this roadway that are unreported before the police are called. This will only get worse as the 400 plus apartments are completed in Martin City.

The easements on these houses are far too small and will only create a substantial fire hazard to the area regardless of fire walls. The risk of this entire subdivision catching on fire is high. With the number of houses that are being proposed and the sizes of these homes and the density of these lots you will have numerous cars parked in the street in both sides. This will create an access issue for emergency vehicles, fire and ambulance.

We will have a minimum of 30-60 cars per day multiple times per day in the middle of a dangerous curve.

From 127th street going south to Woodbridge Lane there are only two driveways that exit Holmes rd. An average of two cars per home per day and it's very dangerous to pull out as cars speed over 50mph down the hill into the curve.

Pedestrian traffic coming and going from this subdivision will inevitably be a significant safety issue as they are no sidewalks or safe places to walk from this development north or south. The likelihood of a fatality accident with a pedestrian will be very high.

Water table issues- for decades there were two ponds on this property. At some time a previous owner filled both ponds in. The water run-off and water table and this land remains an issue, it's just covered up. If this development is built as proposed the water run-off will go underneath Holmes rd and will erode the road bed.

There is a saying that if it's foreseeable it's preventable. All of the above listed and concerns are clearly foreseeable which makes it completely preventable but only if we dramatically change this plan.

The maximum number of these houses on this property should be 5-6. And they should be owner occupied, non-rental that are consistent with the area.

Zoning- every property that borders this proposed development and in the area R-7.5

Sincerely

Christopher McMurray

From: Dave Parker <dfp1081@gmail.com>
Sent: Wednesday, June 29, 2022 11:03 AM
To: Barnes, Matthew; Bough, Andrea;
McManus, Kevin; Foster, Katrina
Subject: 12800 Holmes Development by
Limeview

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Mr. Barnes, et al,

I am a 6th District resident living and owning a home in the Woodbridge Subdivision of the city (also a registered voter). I want you, and the elected officials that represent our neighborhood, to know that I, and most of the homeowners in this neighborhood, are violently opposed to the Limeview Development project that is scheduled to go before the planning commission on July 5, 2022.

It is totally ludicrous to put the number of single family homes Limeview is proposing on a 5+ acer tract of land. I don't feel it is necessary for me to restate all our concerns about this project, but be assured that most all of the home owners in and around Woodbridge would echo everything that Chris McMurry has stated in his correspondence to you (I have not seen his correspondence but I heard his comments on the June 27th zoom call and I spoke to him at the Trailridge neighborhood meeting on June 28th and I know his position . . . it's the same as ours!).

I will conclude my comments by stating that if any of the city officials making a decision or recommendation on the project were living adjacent to this proposed project, they certainly wouldn't be recommending approval. The only thing this project has been designed for is revenue for the property developer and no consideration for the neighborhood!

Respectfully,

Dave Parker
34 Woodbridge Ln. KC MO