

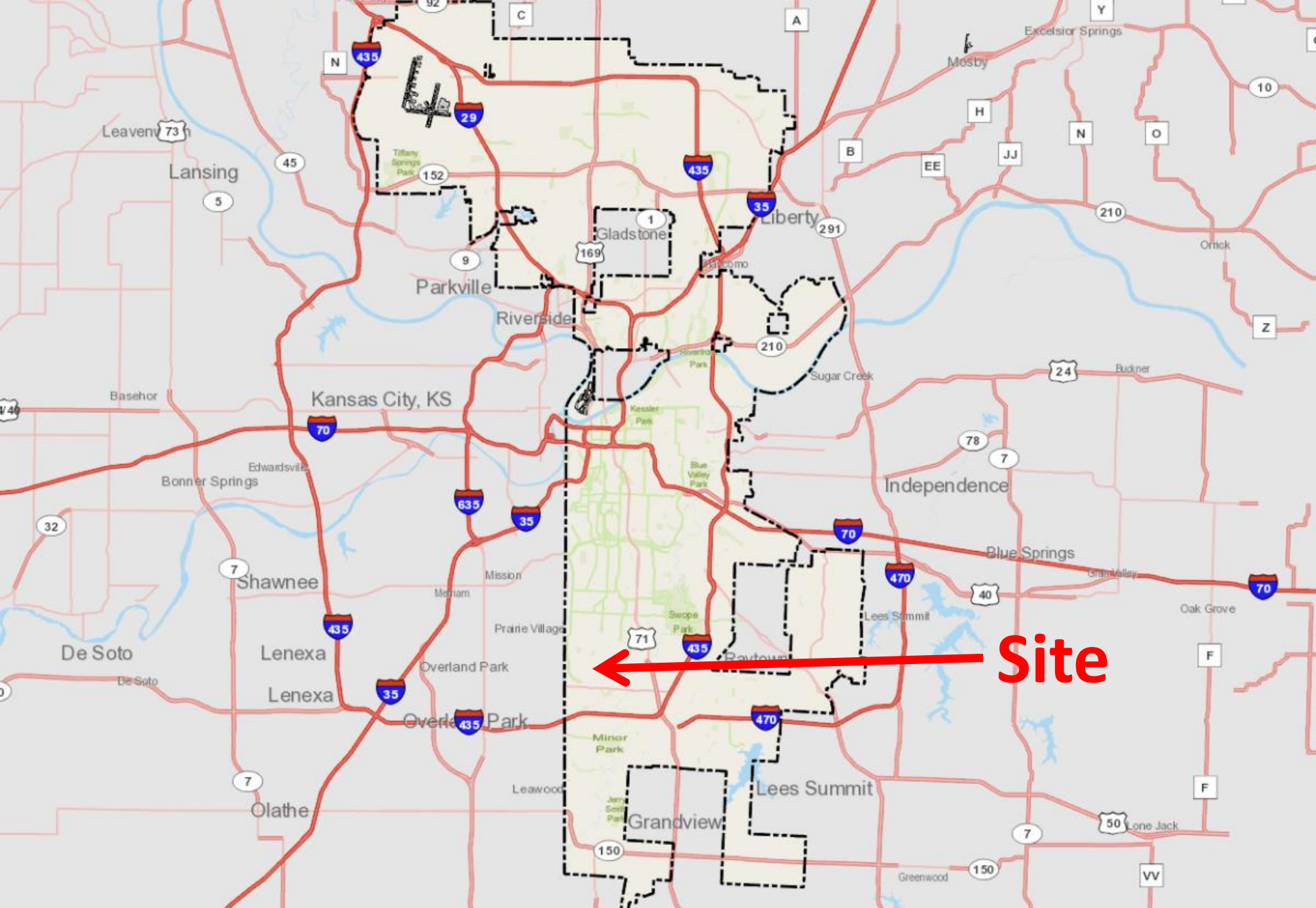
# Ordinance 900211

Case No. CD-CPC-2020-00102

Request to approve a development plan/preliminary plat approval, with deviations to required minimum lot area and minimum lot width to allow subdivision of a tract with three underlying lots into two single family lots

9130 McGee Street





**Site**



Ordinance 900211



Property located at southwest corner of E. 91<sup>st</sup> Terrace and McGee Street



Ordinance 900211



Pink lines denote existing lot lines.



Ordinance 900211



Property located at southwest corner of E. 91<sup>st</sup> Terrace and McGee Street



Ordinance 900211



View looking southwesterly into site, from intersection of E. 91<sup>st</sup> Terrace and McGee Street



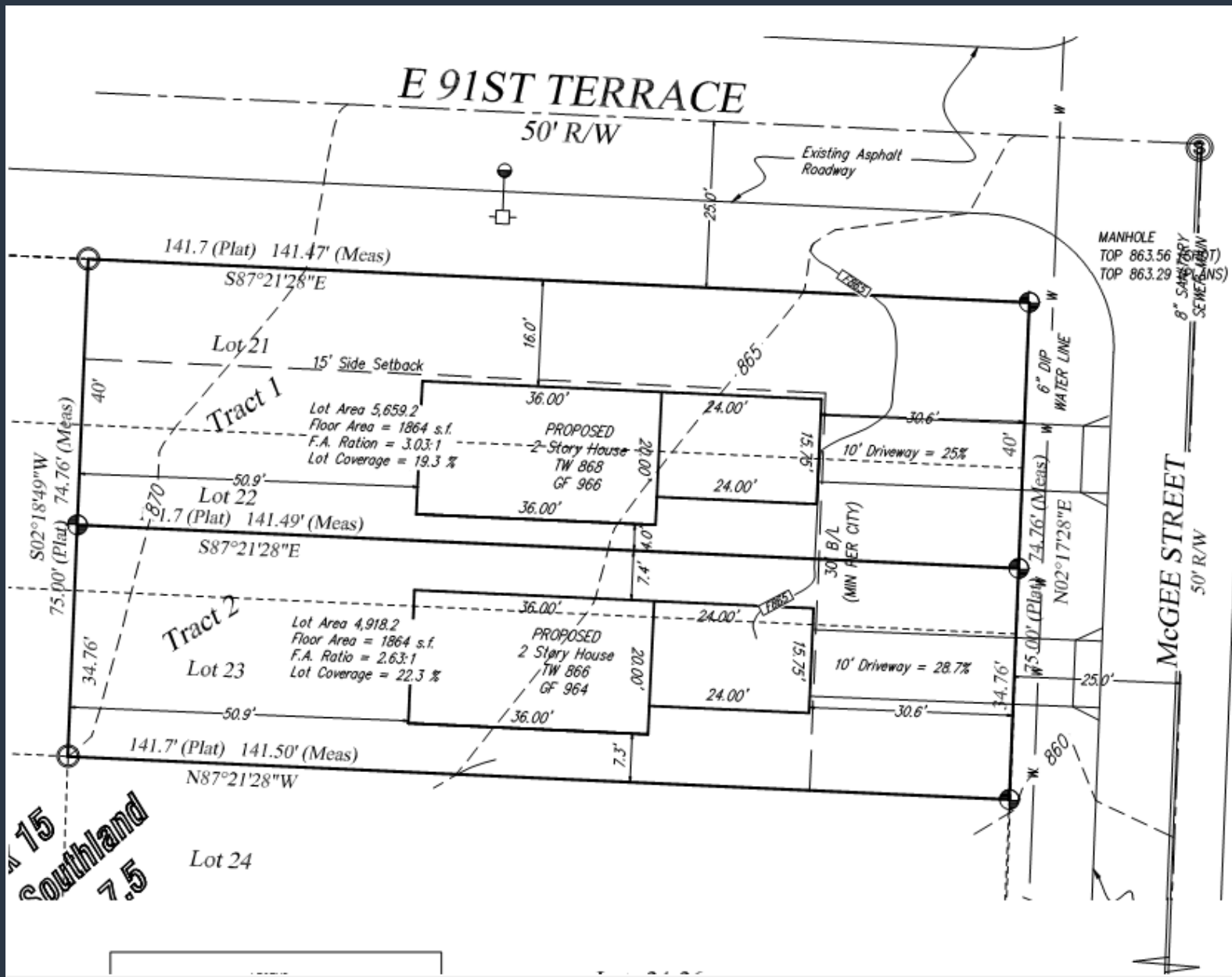


View looking westerly into the undeveloped site, from McGee Street



View looking north on McGee, with site to the left

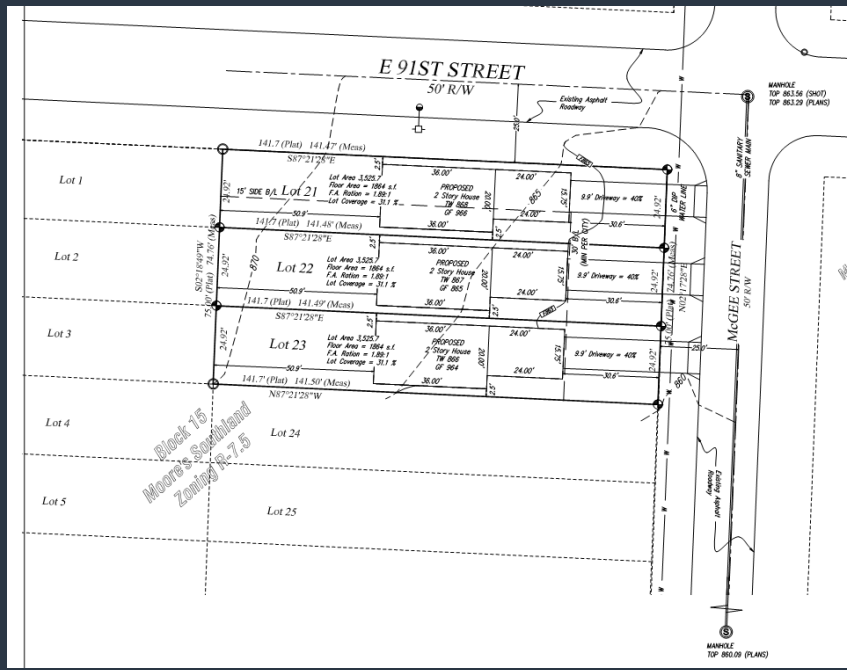
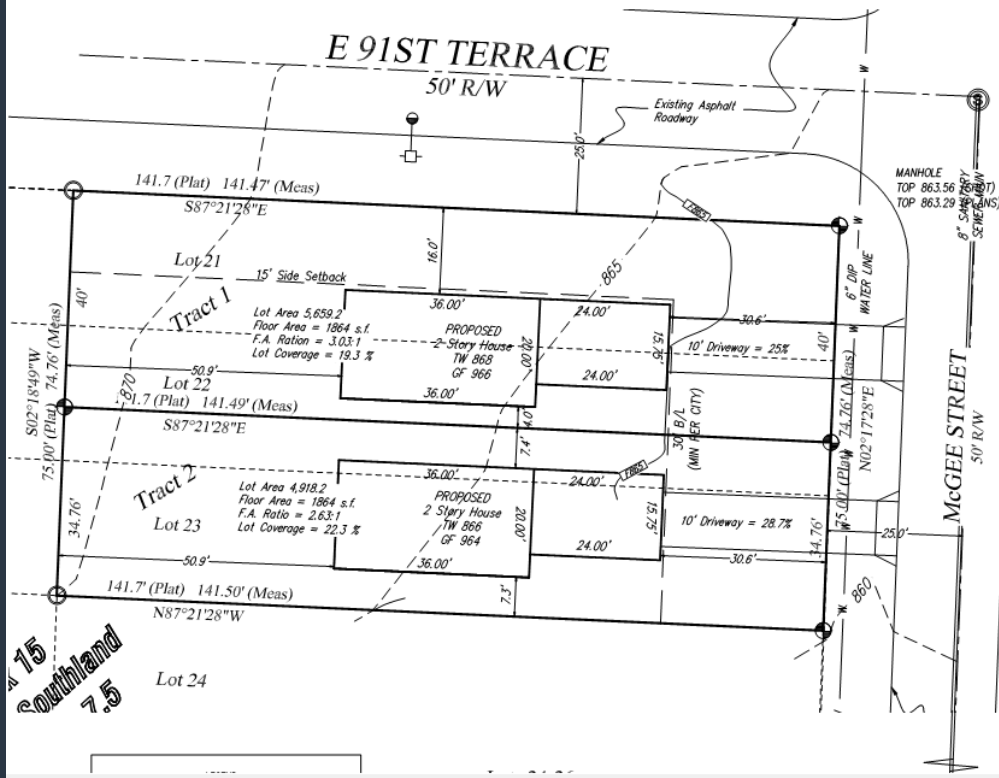




Current development plan proposes 2 lots







Current development plan proposes 2 lots

Development plan presented to City Plan Commission that proposed 3 lots

ENSURE COMPLIANCE WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING  
WINDOWS TO HAVE FALL PROTECTION PER IRC 312.2

REVIEWED FOR CODE COMPLIANCE  
City Planning & Development  
Development Services  
City of Kansas City, Missouri  
*Jay Kempf*  
Jay Kempf, P.E., M.C.P.  
Building Official

Case Number CRDR-2019-21521

WEST ELEVATION J10

SOUTH ELEVATION J4

EAST ELEVATION A10

NORTH ELEVATION A4

- 1 EXTERIOR WALL CONSTRUCTION: 1/2" GYP. BD. 8-MIL POLYETHYLENE PLASTIC VAPOR BARRIER, 2X6 STUDS WITH R-19 BATT INSULATION, EXTERIOR WOOD SHEATHING AND EXTERIOR SIDING.
- 2 FRAMED ENTRANCE PORCH, STEPS AND RAILING.
- 3 4" REINFORCED CONCRETE SIDEWALK, EDGED WITH MEDIUM-BROOMED FINISH.
- 4 4" REINFORCED CONCRETE DRIVE, EDGED WITH MEDIUM-BROOMED FINISH, SLOPE UP TO GARAGE FLOOR.
- 5 FRAMED REAR DECK, STEPS AND RAILING.
- 6 AREA AROUND HOUSE TO BE SEDED AFTER CONSTRUCTION.
- 7 MULCHED PLANTING AREA.
- 8 MINI-SPLIT CONDENSING UNIT ON CONCRETE PAD.
- 9 COMPOSITE SHINGLES OVER ROOFERS FELT, ICE AND WATER SHIELD AND WOOD SHEATHING. FLASH AS REQUIRED.
- 10 PRE-FINISHED METAL CUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT SCREENS.
- 11 PLUMBING VENTS.
- 12 CONTINUOUS RIDGE STYLE VENT.
- 13 ICE & WATER SHIELD TO BE APPLIED AT ALL EAVES, VALLEYS, RIDGES, AND ROOF/WALL INTERSECTIONS.
- 14 PRE-FINISHED METAL RAKE EDGE TRIM.
- 15 36"x48" DOUBLE-HUNG STYLE WINDOWS.
- 16 8" HORIZONTAL STYLE SIDING.
- 17 4" HORIZONTAL STYLE SIDING.
- 18 EXTERIOR-GRADE COMB O SPRING/SLING DOOR.
- 19 5/4 TRIM.
- 20 EXTERIOR-GRADE FASCIA.
- 21 PRE-FINISHED ROOF EDGE TRIM.
- 22 RAKE END DECORATIVE TRIM. AS AN OPTION, THIS CAN BE A RAKE END WRITING DRAIN/ROOF LOWER RILEY OF CONTINUOUS RIDGE VENTS.
- 23 COUNTRY LEDGESTONE CRYSTAL STYLE FAUX STONE WAINSCOT WITH WATERFALL GILL.
- 24 6X6 WOOD STRUCTURAL WOOD POST.
- 25 BOTTOM OPENING, AWNING STYLE WINDOWS.
- 26 SQUARE CRAFTSMAN STYLE WALL SCOVES.
- 27 INSULATED, PRE-FINISHED OH GARAGE DOOR. PROVIDE WITH GARAGE DOOR OPENER AND ASSOCIATED CONTROLS.
- 28 4"x20" BOTTOM OPENING, AWNING STYLE WINDOWS DESIGNATED EGRESS WINDOW. MUST COMPLY WITH ALL REQUIREMENTS OF SECTION 310 OF THE IRC.

ELEVATION NOTES A1

**JOWLE ARCHITECTS**  
1510 JOURNAL CENTERWAY, SUITE 100  
KANSAS CITY, MISSOURI 64111  
PH: 816.976.4200  
WWW.JOWLEARCHITECTS.COM

ARCHITECTURAL  
EDIC GROUP  
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STRUCTURAL  
A COLORADO DESIGN GROUP  
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ENGINEER  
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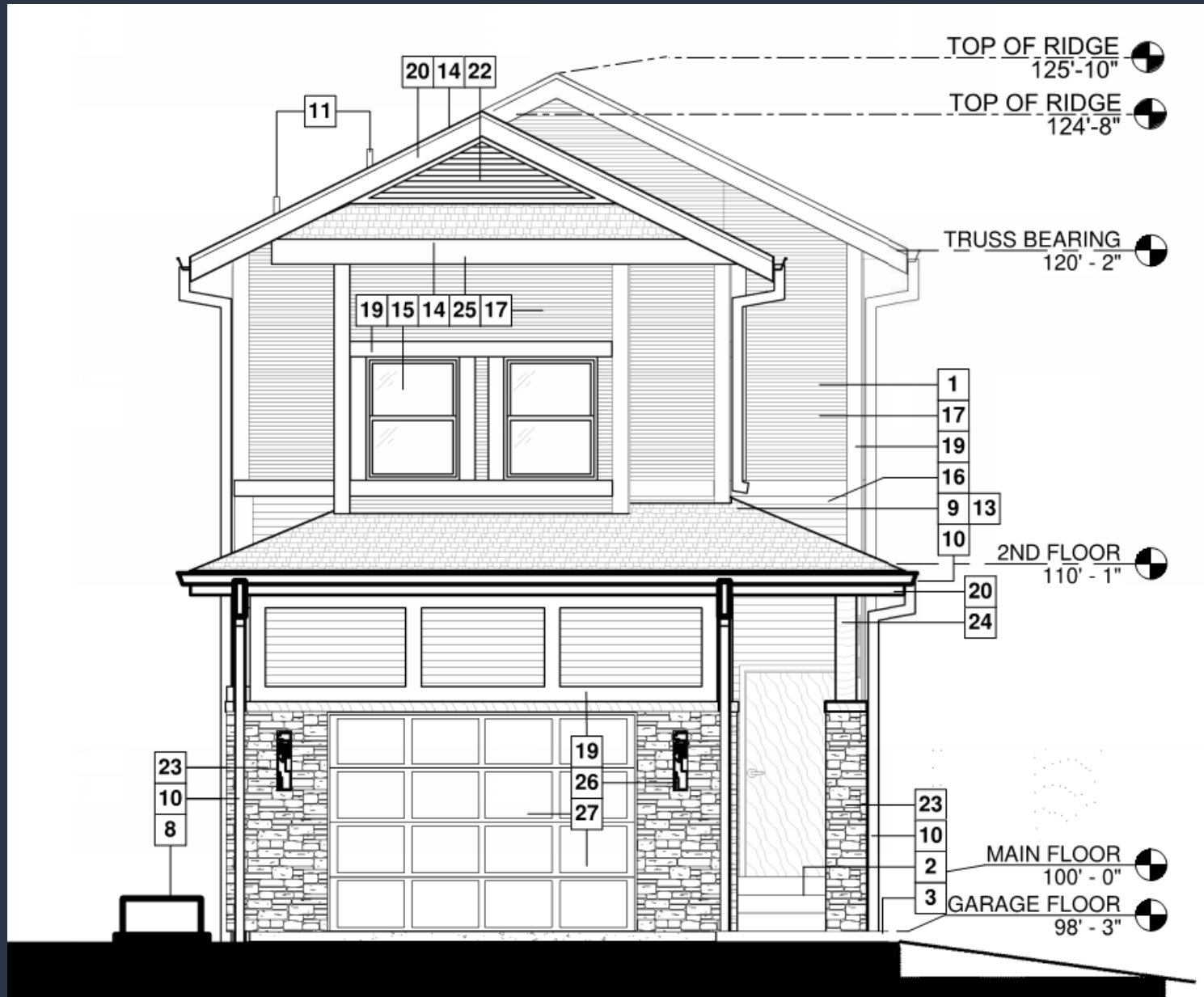
ELECTRICAL  
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PH: 816.976.4200  
WWW.JOWLEARCHITECTS.COM

PLUMBING  
1510 JOURNAL CENTERWAY, SUITE 100  
KANSAS CITY, MISSOURI 64111  
PH: 816.976.4200  
WWW.JOWLEARCHITECTS.COM

NO. 1 ISSUE REVIEWED BY CITY COMMISSIONER

EXT. ELEV.

A2



Maximum height = 27 ft., 5 in., measured from garage floor to top of ridge



**ARCHITECT**



**JOWLER CREEK ARCHITECTURE**  
10100 JOWLER CREEK DRIVE  
CAMDEN POINT, MISSOURI 64816  
C: 816.878.6794  
CONTACT:  
**LONNIE SHANKS**  
EMAIL: LSHANKS16106@GMAIL.COM

**STRUCTURAL**

**AGilmore**  
Services, LLC

**A. GILMORE SERVICES, LLC**  
16119 NALL AVENUE  
MISSION, KS 66202  
P: 913.660.3778  
CONTACT:  
**ANDY GILMORE**  
EMAIL: ANDY.GILMORE22@GMAIL.COM

Applicable Code  
2012 IRC



**OWNER**

**LIMEVIEW DEVELOPMENT & EBA**  
CONSTRUCTION LLC  
4741 CENTRAL ST. SUITE 530  
KANSAS CITY, MO 64112  
P: 816.235.6997  
CONTACT:  
**EMIL PRESTON**  
EMAIL: LIME@EBACONSTRUCTIONS.COM  
WEBSITE:

# LIMEVIEW DEVELOPMENT

516 WEST 88TH STREET,  
KANSAS CITY MO 64114

REVIEWED FOR CODE COMPLIANCE  
City Planning & Development  
Development Services  
City of Kansas City, Missouri

*Greg Spitzer*

Greg Spitzer, P.E., M.C.P.  
Building Official  
City - 22047200 By: 08/29/2019

Case Number CRBR-2019-21521

Permit Stipulations

NO INSPECTION WILL BE MADE UNLESS AND APPROVED SET OF PLANS IS ON THE JOB SITE (WHEN REQUIRED)

NO CHANGES SHALL BE MADE TO THE APPROVED PLANS WITHOUT PRIOR APPROVAL FROM THE PLAN REVIEW OFFICE

THE BOTTOM OF ALL FOOTINGS SHALL BE NOT LESS THAN 36 INCHES BELOW FINAL GRADE AND ON SOFT UNDISTURBED SOIL OR CONTROLLED FILL



 Ordinance 900211

## **SUMMARY OF REQUEST**

Development plan/preliminary plat approval, with deviations to required minimum lot area and minimum lot width

## **PURPOSE**

To allow subdivision of a tract with three underlying lots into two single family lots



## REQUESTED DEVIATIONS

- Zoning of the property is R-7.5. This designation allows single family residential use and requires a minimum lot size of 7,500 sq. ft.
  - The northernmost Tract 1 is 5,640 sq. ft. Applicant will request a deviation of required lot area in the amount of 1,860 for this lot (7,500 sq. ft. required vs. 5,640 sq. ft. provided) from the City Council
  - The southernmost Tract 2 is 4,917 sq. ft. Applicant will request a deviation of required lot area in the amount of 2,583 for this lot (7,500 sq. ft. required vs. 4,917 sq. ft. provided) from the City Council
- Required minimum lot width is 50 ft.
  - Tract 1 is 40 ft. in width. Applicant will request a deviation of required minimum lot width in the amount of 10 ft. for Tract 1.
  - Tract 2 is 34.76 ft. in width. Applicant will request a deviation of required minimum lot width in the amount of 16 ft. for Tract 2.
- All setbacks are in compliance, so no deviations are necessary.
- The plan shows maximum paved front yard area of 40% is not exceeded, so deviation is not requested.



## **Recommendation:**

**City Plan Commission voted to deny the request for approval of the development plan portraying 3 single family lots.**

**City Planning & Development Department staff recommends approval of the revised development plan portraying 2 single family lots, with deviations as requested.**







## Public Engagement E-mails Received:

 Reply  Reply All  Forward





Amy Ron-Carr <amythecarr@gmail.com>

Public Engagement; Wickham, Fred; Foster, Katrina ▾

Thu 12:48 AM

### Development of 9130 McGee

 Follow up. Completed on Thursday, July 30, 2020. 

Hello,

I would like to express concern about the development at 9120 McGee, as it allows a developer to place multiple houses on a single-family lot. The neighborhood is not designed to be expanded in this way and it will significantly reduce property values, contest the neighborhood, add an eyesore, and negatively affect runoff into the already above capacity sewer system. As a homeowner in South Kansas City I would like to see building ordinances followed and this does not seem to follow the rules set out. While I understand the need for additional housing, this is not the way to do it.

Thank You,  
Amy Carr



# Public Engagement E-mails Received:




Joshua Weber <weber283@gmail.com>

Public Engagement

Wed 4:26 PM

9130 Mcgee

 Follow up. Completed on Thursday, July 30, 2020.  
You replied to this message on 7/30/2020 9:27 AM.

To whom it may concern:

I recently saw a nextdoor post, which mentioned this email address, in opposition of a project on 9130 mcgee that will split the property into 3 parcels to develop, similar to what they have already built in a lot over on grand. I live in this neighborhood at 89th and Grand and i do not agree with the opposition to this project. I fully support the splitting and development of the lot. The homes they built on grand ave are very nice and i see nothing wrong with building nice houses on a vacant lot, a vacant lot that probably would not see development otherwise. I don't see how developing a vacant lot with nice homes would do anything but help the property values of the neighborhood. Its a small project that will bring additional tax revenue to the city and in times like these I don't believe that does anything but help any financial woes the city may face in the coming years. I figured i would contact you and inform you that not all people are against any development of the neighborhood like the most vocal voices of next door seem to be on any project that brings change to South KC. I trust you to make an informed decision and do what is best for the City of Kansas City.

Thank you,  
Joshua Weber



# Public Engagement E-mails Received:



Joe Nastasi <joelaw1@juno.com>

Noll, Patty

Mon 7/20

RE: 9130 McGee

You forwarded this message on 7/20/2020 3:41 PM.

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

Ms. Noll,

I am unable to join the meeting with the Plan Commission next Tuesday July 21 due to work commitments thus I am writing to you regarding the requested changes to platting and exceptions requested by Mr. Curry Sexton on behalf of his client in this matter at 9130 McGee. I am requesting that this **not** be approved to divide this lot into three lots for three separate homes. This doesn't fit within the neighborhood even if it is currently undeveloped.

I have lived at 8929 Main St. for 30 years and just wrapped up 15 years serving on the Center School District Board of Education. I have deeply invested commitment to my community. I applaud Mr. Emil Browns efforts to build homes in my neighborhood but as you may already know virtually all homes in Moores Southland Edition are built on a minimum of two lots and as is mine many are built on three lots. The individual lots are very small and simply not conducive in and of themselves for a single family home. At a minimum, two lots should be required and I recommend three.

I know there are also significant concerns regarding flooding and water issues in the area as well and others will address these concerns.

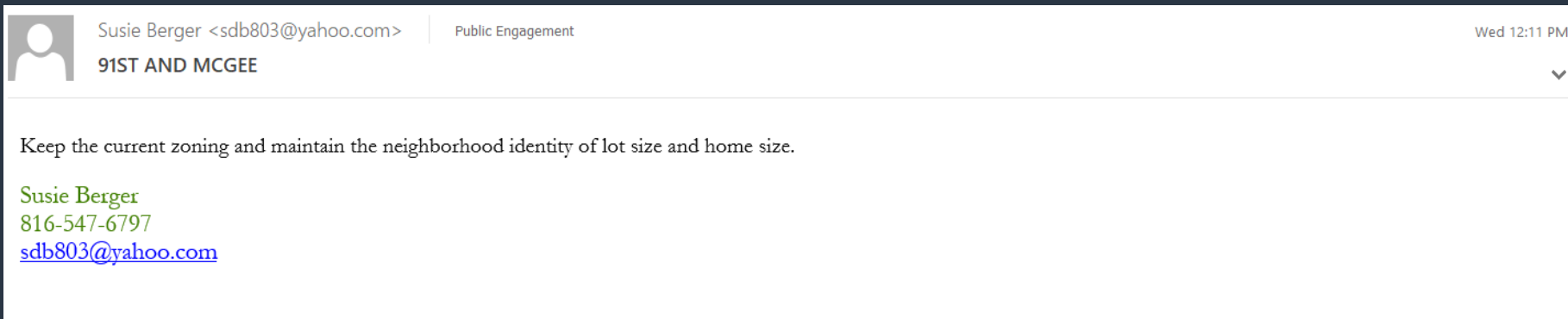
Please know I am not opposed to development in our area but it needs to fit within the existing neighborhood. I have expressed my concerns to Mr. Curry Sexton and Mr. Dan McClain in a conversation last week. I suggested they reach out to the Center Planning Committee and other neighborhood leaders to see if a resolution could be reached regarding concerns. I don't know if this has occurred.

Please feel free to email or call me should you have any questions. Thank you for listening to my concerns.

Joe Nastasi  
Nastasi Law Office  
9229 Ward Parkway, Suite 370  
Kansas City, MO 64114  
(816) 221-1896  
Fax (816) 523-5667  
email: [joelaw1@juno.com](mailto:joelaw1@juno.com)



## Public Engagement E-mails Received:



## Public Engagement E-mails Received:

 Reply  Reply All  Forward





Carol Winterowd <carol.l.winterowd@gmail.com>

Noll, Patty; Public Engagement ▾

6/10/2020

9130 McGee

 Follow up. Completed on Tuesday, July 21, 2020. 

This is to verify that a Zoom meeting was held yesterday to hear about the plans for lot-splitting at the above location, Several people from Center Planning were there. In addition, one person tried to get in but was unable to do so. No one from the immediate neighborhood was there. This area does not have a neighborhood organization.

This area has smaller homes and many are rental. We understand the ordinance allows for homes to be built on property that is 30'wide. Dividing this lot into three pieces will make a reduced width of 24.8' . for each house. and will greatly increase the density beyond what is allowed in the Red Bridge Area Plan.

Therefore, we have serious concerns about this project and plan to be present at the City Plan Commission hearing on June 16th.

Carol Winterowd, President  
Center Planning & Development Council



## Public Engagement E-mails Received:

 Reply  Reply All  Forward




Larry Bloomer <ldb64114@aol.com>

Public Engagement

6/9/2020

**9130 McGee**

 Follow up. Completed on Tuesday, July 21, 2020.  
You replied to this message on 6/12/2020 3:28 PM.



1. The city using PIAC funds paid \$300,000 to direct water down the ditch along 91st Terr. of 9130 McGee. Much water flows in this ditch during heavy rains.
2. Sewage comes out of the manhole in the middle of the intersection of McGee and 91st Terr. during heavy rains.

Larry Bloomer  
9107 Grand



## Public Engagement E-mails Received:

**From:** Larry Bloomer <[ldb64114@aol.com](mailto:ldb64114@aol.com)>  
**Sent:** Sunday, July 19, 2020 4:17 PM  
**To:** Public Engagement <[publicengagement@kcmo.org](mailto:publicengagement@kcmo.org)>  
**Subject:** CD-CPC-2020-00072

9130 McGee has been an eyesore for fifteen years. If big enough culverts along 91st Terr. would be used under each driveway the development will be an asset to the neighborhood.

Larry Bloomer  
9107 Grand  
KCMO



## Public Engagement E-mails Received:



Parker Webb <parker@thirdspaceproperty.com>

Noll, Patty

Tue 7/21

CASE # CD-CPC-2020-00072- -9130 McGee St.



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

Patty,

As a resident living at 1007 W 88th Ter, and as a person engaged in the business of affordable housing, I find the comments of other community members opposing the construction of these homes to be racist, classist, vitriol espoused by residents solely concerned with keeping their neighborhood upper middle class and white. The fact that this home builder is one of the few black home builders in the city, is providing a product that is much needed (entry level housing), and is still receiving this push back from neighbors is abhorrent. I will be on the meeting today and I will voice these opinions because this clear “karenism” occurring should not be allowed.

Parker Webb  
816.868.9737





# Applicant Presentation

Note: presented to  
City Plan Commission  
when request was for  
3 lots, rather than 2





# Limeview Development and Jowler Creek Architecture Development Plan

9130 MCGEE STREET, KANSAS CITY, MISSOURI 64114  
CD-CPC-2020-00102

# 9130 McGee Development Plan

▶ 3D Virtual Tour

# 9130 McGee Development Plan



# 9130 McGee Development Plan



# 9130 McGee Development Plan



# 9206-9210 Grand Avenue



# KCMO Five-Year Housing Policy (2019-2023)

- ▶ “The City’s basic obligation and responsibility is to ensure that all of its citizens have adequate, safe, sanitary and healthy housing that meets code standards, that residences are structurally sound and consistently maintained for livability, and that encompassing neighborhoods and surrounding environs are safe and free of hazards, nuisances and blighting conditions.”



# KCMO Five-Year Housing Policy (2019-2023)

- ▶ Bold Idea #1: “Create additional single-family housing by December 2023 in an effort to improve population density, including density in targeted neighborhood areas.”
- ▶ Bold Idea #3: “Support private developers with resources, less burdensome regulations, and appropriate incentives.”
- ▶ Bold Idea #4: “Recognize that housing is essential for stronger and vibrant neighborhoods to restore Kansas City’s reputation as family-friendly by focusing on vacant and blighted properties. “Kansas City cannot market and offer itself as a preferred, attractive choice for families if large segments of its populations and neighborhoods are underserved.”

# Area Housing Statistics

(Sources: Kansas City Regional Association of Realtors and Heartland MLS)

- ▶ Within a 5-mile radius of 9130 McGee, there are 26 new homes currently active on the market. They generally range in price from 320k to over 1.7 million dollars, with the majority of these homes in the million+ range and about a quarter of them in the 320k-450k range.
- ▶ Of the new homes currently pending, the lowest priced home within a 5-mile radius is 250k. That is ONE home. The majority of new homes under contract (26) are more than 600k. The next lowest price after 250k is 310K.
- ▶ The average sale price of a home in the KC metro area, both new and resale, for the month of June 2020 was \$275,922. **We are attempting to build and sell homes at MUCH lower prices than the average in the metro area, despite material costs continuing to rise.**

# 9401 Walnut Street New Construction



# Area Housing Information

- ▶ As an example of the value of the homes we are seeking to build in the neighborhood, one of the very few homes on the market in the area immediately surrounding 9130 McGee is an 80-year old home at 9236 McGee that is 600 sq. ft. and listed at \$89,900.
- ▶ As you will see from the following image, this home (like many of the 1940 and 1960 builds in the neighborhood) needs work and will also likely need continued upkeep.
- ▶ The homes we are seeking to bring to the neighborhood are needed and priced accessibly.
  - ▶ Newer homes are more accessible to broader base of prospective buyers because of new condition.

# 9236 McGee Street



## Area Immediately Surrounding 9130 McGee

- ▶ As you will see in the photographs that follow this slide, there is a substantial need for new homes and new life in this neighborhood.
- ▶ Despite concerns about density and “lack of fit,” you will see that there are very few common features between the homes and properties that directly surround 9130 McGee.
- ▶ The one thing in common in area: **single-family homes**
  - ▶ The proposed houses at 9130 McGee fit that common item and will bring some much needed new life to this area.

# 9132 McGee Street



# 9202 McGee Street

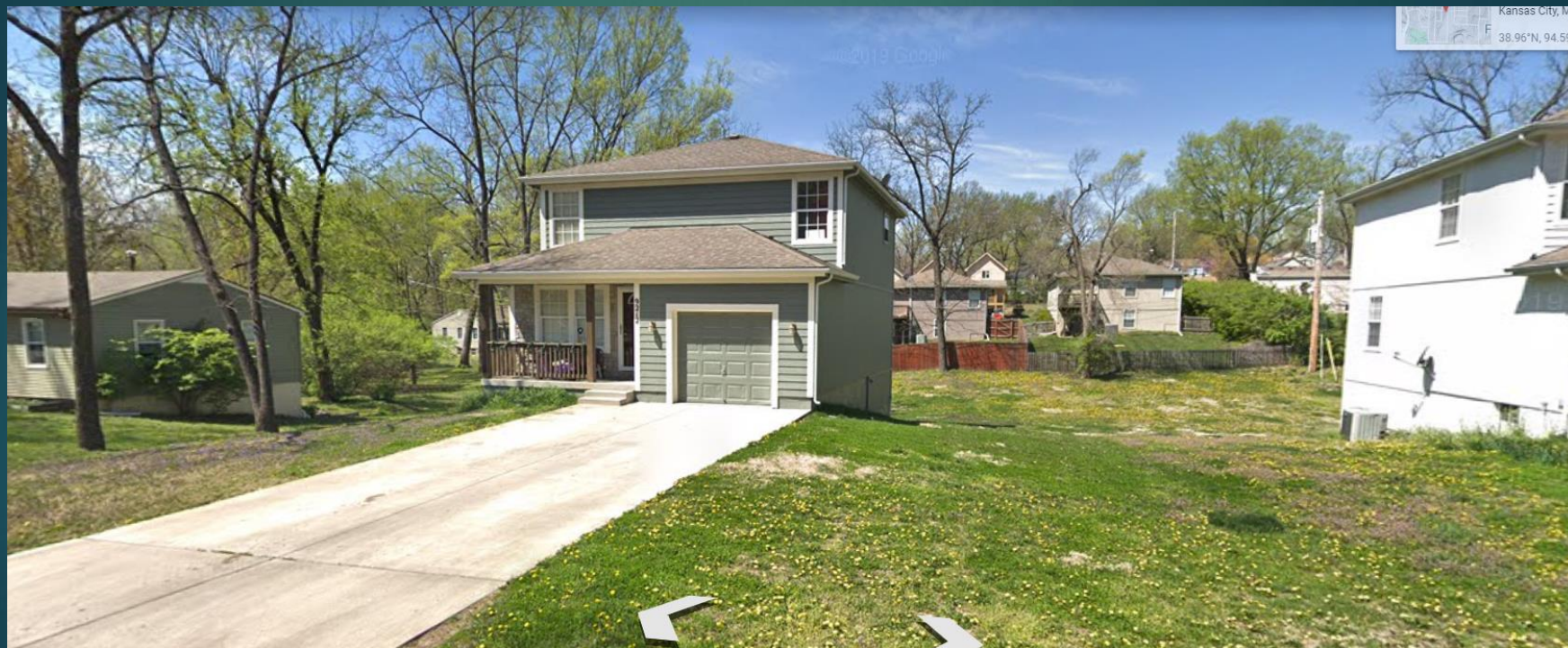




# 9208 McGee Street



# 9212 McGee Street



# 9216 McGee Street



# 9122 McGee Street



# 9116 McGee Street



# 9112 McGee Street



# 9106 McGee Street



312 E. 91<sup>st</sup> Terr.





Kansas City, MO 64114  
F 38.96°N, 94.59°W



# 9160 Oak Street - Duplex



# 9125 McGee Street



# 9129 McGee Street



# 9133 McGee Street



# 9201 McGee Street



# 9207 McGee Street



# 9211 McGee Street – Empty Lot





# 9215 McGee Street



# 9219 McGee – Empty Lot



# Neighborhood Support



- ▶ We have received positive support from property owners in the area immediately surrounding 9130 McGee.
- ▶ Homeowners desire new construction in the area for the betterment of the area and the value of existing homes.
- ▶ Many homes in the surrounding area are rentals. New construction brings buyers with pride in ownership who will be invested in the neighborhood and who personally add to the tax base.

# Kathleen Giwa – 9129 McGee Street

**From:** kathleen giwa <[giwakathleen@yahoo.com](mailto:giwakathleen@yahoo.com)>  
**Date:** July 19, 2020 at 20:12:03 CDT  
**To:** "[Lime@ebaconstructions.com](mailto:Lime@ebaconstructions.com)" <[Lime@ebaconstructions.com](mailto:Lime@ebaconstructions.com)>  
**Subject:** LimeviewDevelopment

To whom it may concern,

My name is Kathleen Giwa and I live at 9129 McGee Street. Limeview Development is proposing to build three homes directly across the street from my residence. I think this is a great idea for the neighborhood. This will bring the property values up in the neighborhood. There are many homes on several blocks throughout the neighborhood that are being built or are fairly new. Also, these new homes tend to bring young families into the neighborhood. The new homes would only enhance the neighborhood. Finally, The new homes would make the surrounding blocks look clean, neat, inviting and family friendly. Please allow these new homes to be built on the west corner of 91st and McGee.

Thank you,  
Kathleen Giwa

# Matthew Gipson – 9202 McGee Street

**From:** Matthew Gipson <[matthew\\_gipson@yahoo.com](mailto:matthew_gipson@yahoo.com)>

**Date:** July 13, 2020 at 14:18:23 CDT

**To:** "[lime@ebaconstructions.com](mailto:lime@ebaconstructions.com)" <[lime@ebaconstructions.com](mailto:lime@ebaconstructions.com)>

**Subject:** Statement in regard to the Lot on the corner of 91st Terrace & McGee St.

Hello,

My name is Matthew Gipson, I spoke with Emil earlier today and he showed me some pictures of the development plans for the corner lot at 91st Terrace & McGee St.

I live at 9202 McGee St (two lots over) and I am fully in support of this plan. In fact, I am hopeful that you are able to purchase the land for the property at 9132 McGee St tear it down and build more houses. I do not like looking at an empty lot and a run down house every time I walk out of my own home. I believe building these new houses will not only increase the morale / happiness of the neighborhood but also significantly increase the value of the homes nearby. As an owner of a home on McGee St I hope you will listen to my opinion and approve Limeviews plan for the neighborhood.

Please feel free to use my statement with my name for anything needed to help get this approved. You can also call me @ (314) 372-9194

Additionally, please let me know if there is anything else I can do to help get this approved.


Last, where can I get updates on the progress of this plan?

Thanks,

Matthew

# William Frange – 9207 McGee Street

- ▶ “I believe that the proposed new houses will only help the area.”



## Ashley Boettcher – 9208 McGee Street

- ▶ “I believe that new homes are needed on the empty lots in my neighborhood. The plans for the new homes look nice, and I feel like they will encourage more people to move into the neighborhood.”

# Chrisean Wright – 9201 McGee Street

- ▶ “We are on board with the movement for re-building homes and fixing homes over here on 92<sup>nd</sup> and McGee. I live at 9201 McGee, so I would love to see new and improved housing.”



# Kathryn Bloomer – 9107 Grand Avenue

**From:** [katbrns@aol.com](mailto:katbrns@aol.com)  
**Date:** June 10, 2020 at 14:36:41 CDT  
**To:** "[lime@EBAconstructions.com](mailto:lime@EBAconstructions.com)" <[lime@EBAconstructions.com](mailto:lime@EBAconstructions.com)>  
**Subject:** new construction 9130 McGee  
**Reply-To:** [katbrns@aol.com](mailto:katbrns@aol.com)

This is regarding proposed new construction at 9130 McGee. We live on the 9100 block of Grand across the street from 3 new houses that Emil built a couple of years ago. The houses he built are good-looking houses and are an asset to the neighborhood. The construction itself was orderly and the crews were mannerly.

We appreciate the stability that such in-fill housing brings to the neighborhood. It encourages the other neighbors to be responsible and take care of their property. I believe it also helps attract responsible renters in the nearby rental houses. That is what happened to the rental house just north of the new houses on Grand - the rental property was fixed up and now they have a responsible tenant.

The empty lot at 9130 McGee has attracted people who dump brush. To have housing there instead of a vacant lot will be a deterrent for some of the dumping that regularly occurs along 91st Terrace.

Overall I am in favor of the proposed construction at 9130 McGee, especially knowing that Emil is the builder. His houses on Grand near us -- and also the ones he built down the street -- have certainly upgraded our neighborhood.

--Kathryn Bloomer

# Larry Bloomer – 9107 Grand Avenue

**From:** Larry Bloomer <[ldb64114@aol.com](mailto:ldb64114@aol.com)>

**Sent:** Sunday, July 19, 2020 4:17 PM

**To:** Public Engagement <[publicengagement@kcmo.org](mailto:publicengagement@kcmo.org)>

**Subject:** CD-CPC-2020-00072

9130 McGee has been an eyesore for fifteen years. If big enough culverts along 91st Terr. would be used under each driveway the development will be an asset to the neighborhood.

Larry Bloomer  
9107 Grand  
KCMO

# Blaire Waddell – 9210 Grand Avenue

**From:** Blaire Waddell <[blaire.waddell@gmail.com](mailto:blaire.waddell@gmail.com)>

**Date:** July 20, 2020 at 08:15:25 CDT

**To:** [lime@ebaconstructions.com](mailto:lime@ebaconstructions.com)

**Subject:** House Review for Council Meeting

Good morning Emil,

I apologize for getting this to you a bit late, but I hope this can still assist you at the meeting tomorrow.

I love my home. I felt so fortunate to be able to afford a new build in the area I wanted that was built to such a high standard. The attention to detail is astounding, and while there are things that come with every house that take adjusting, I am so proud to call this house my own.

I like that the houses, while practically identical in layout from the outside, are different colors. I would love to see more houses built nearby, especially if they are a slight bit different to keep with the quirky nature that is Waldo.

Hope this helps,

Blaire Waddell

# Joshua Weber – 8930 Grand Avenue



Joshua Weber <weber283@gmail.com>

Public Engagement

Wed 4:26 PM

9130 Mcgee

**i** Follow up. Completed on Thursday, July 30, 2020.  
You replied to this message on 7/30/2020 9:27 AM.



To whom it may concern:

I recently saw a nextdoor post, which mentioned this email address, in opposition of a project on 9130 mcgee that will split the property into 3 parcels to develop, similar to what they have already built in a lot over on grand. I live in this neighborhood at 89th and Grand and i do not agree with the opposition to this project. I fully support the splitting and development of the lot. The homes they built on grand ave are very nice and i see nothing wrong with building nice houses on a vacant lot, a vacant lot that probably would not see development otherwise. I don't see how developing a vacant lot with nice homes would do anything but help the property values of the neighborhood. Its a small project that will bring additional tax revenue to the city and in times like these I don't believe that does anything but help any financial woes the city may face in the coming years. I figured i would contact you and inform you that not all people are against any development of the neighborhood like the most vocal voices of next door seem to be on any project that brings change to South KC. I trust you to make an informed decision and do what is best for the City of Kansas City.

Thank you,  
Joshua Weber

# Charles Brown – 9026 McGee Street

- ▶ “We would like to see new development.”

# Julia Sparks – 9028 McGee Street

- ▶ “My name is Julia Sparks, and I look forward to the new development houses in our neighborhood!”



**Continental**  
TITLE OF MISSOURI

June 19, 2020

Mr. Emil Brown  
Limeview Development, LLC  
4741 Central St.  
Ste. 539  
Kansas City, MO 64112

Re: 9206-9210 Grand Ave., Kansas City, MO 64114

Dear Mr. Brown,

I am writing to you today, to provide you with an explanation of what transpired with the closing of your sale at the property located at 9210 Grand Ave., Kansas City, MO 64114 to Mr. Joshua Moyers. On February 25, 2019, Limeview Development recorded three Notices of Intended Sale, in accordance with R.S.Mo. Section 429.016, on properties located at 9206, 9208 and 9210 Grand Ave.

On February 26, 2020, Limeview Development, LLC sold the property to Mr. Joshua Moyers. The Warranty Deed transferring the property to Mr. Moyers dated February 25, 2020 and recorded in the Jackson County Records on February 27, 2020 as Instrument Number 2020E0016908, inadvertently contained the legal descriptions for an additional two tracts that should not have been included, namely 9208 and 9210 Grand Ave. Upon discovery of the additional tracts being added to the General Warranty Deed, Continental Title, LLC and the parties involved in the sale transaction took action to correct the issue.

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In summary, three tracts were transferred to Mr. Moyers inadvertently. All parties involved have taken the appropriate actions to correct, and at this point, the correct properties are in the name of the proper owners. Should you have any questions or concerns, please feel free to each out to me.

Very Truly Yours,

Julie George, Esq.

9358 Dielman Industrial Drive • St. Louis, MO 63132  
Phone: 314-266-1166 • Fax: 314-266-1146

# Ethics Complaint References

- ▶ During the 6/16 Public Hearing on the 9130 McGee application, a misleading reference was made to an ethics complaints during public testimony that insinuated Limeview Development and/or its proposed development at 9130 McGee was the subject of an ethics complaint.
- ▶ To be clear: the ethics complaint referred to has **absolutely nothing** to do with Limeview Development, Jowler Creek Architecture, or the 9130 McGee application and proposed development.



# Thank You!

- ▶ We thank you for your time and consideration and are hopeful that you will see the value in our proposed development. We are extremely passionate about Kansas City and its underserved communities, and we look forward to doing everything we can to continue developing across the City to provide new and affordable homes for those in need.
- ▶ We welcome any questions and/or feedback.





# Limeview Development and Jowler Creek Architecture Development Plan

9130 MCGEE STREET, KANSAS CITY, MISSOURI 64114  
CD-CPC-2020-00102

# 9130 McGee Development Plan

▶ 3D Virtual Tour

# 9130 McGee Development Plan



# 9130 McGee Development Plan



# 9130 McGee Development Plan



# 9206-9210 Grand Avenue





# KCMO Five-Year Housing Policy (2019-2023)

- ▶ “The City’s basic obligation and responsibility is to ensure that all of its citizens have adequate, safe, sanitary and healthy housing that meets code standards, that residences are structurally sound and consistently maintained for livability, and that encompassing neighborhoods and surrounding environs are safe and free of hazards, nuisances and blighting conditions.”

# KCMO Five-Year Housing Policy (2019-2023)

- ▶ Bold Idea #1: “Create additional single-family housing by December 2023 in an effort to improve population density, including density in targeted neighborhood areas.”
- ▶ Bold Idea #3: “Support private developers with resources, less burdensome regulations, and appropriate incentives.”
- ▶ Bold Idea #4: “Recognize that housing is essential for stronger and vibrant neighborhoods to restore Kansas City’s reputation as family-friendly by focusing on vacant and blighted properties. “Kansas City cannot market and offer itself as a preferred, attractive choice for families if large segments of its populations and neighborhoods are underserved.”

# Area Housing Statistics

(Sources: Kansas City Regional Association of Realtors and Heartland MLS)

- ▶ Within a 5-mile radius of 9130 McGee, there are 26 new homes currently active on the market. They generally range in price from 320k to over 1.7 million dollars, with the majority of these homes in the million+ range and about a quarter of them in the 320k-450k range.
- ▶ Of the new homes currently pending, the lowest priced home within a 5-mile radius is 250k. That is ONE home. The majority of new homes under contract (26) are more than 600k. The next lowest price after 250k is 310K.
- ▶ The average sale price of a home in the KC metro area, both new and resale, for the month of June 2020 was \$275,922. **We are attempting to build and sell homes at MUCH lower prices than the average in the metro area, despite material costs continuing to rise.**

# 9401 Walnut Street New Construction



# Area Housing Information

- ▶ As an example of the value of the homes we are seeking to build in the neighborhood, one of the very few homes on the market in the area immediately surrounding 9130 McGee is an 80-year old home at 9236 McGee that is 600 sq. ft. and listed at \$89,900.
- ▶ As you will see from the following image, this home (like many of the 1940 and 1960 builds in the neighborhood) needs work and will also likely need continued upkeep.
- ▶ The homes we are seeking to bring to the neighborhood are needed and priced accessibly.
  - ▶ Newer homes are more accessible to broader base of prospective buyers because of new condition.

# 9236 McGee Street



## Area Immediately Surrounding 9130 McGee

- ▶ As you will see in the photographs that follow this slide, there is a substantial need for new homes and new life in this neighborhood.
- ▶ Despite concerns about density and “lack of fit,” you will see that there are very few common features between the homes and properties that directly surround 9130 McGee.
- ▶ The one thing in common in area: **single-family homes**
  - ▶ The proposed houses at 9130 McGee fit that common item and will bring some much needed new life to this area.

# 9132 McGee Street





9202 McGee Street



# 9208 McGee Street



# 9212 McGee Street



# 9216 McGee Street



# 9122 McGee Street



# 9116 McGee Street



# 9112 McGee Street



# 9106 McGee Street





312 E. 91<sup>st</sup> Terr.



Kansas City, MO 64114  
F 38.96°N, 94.59°W



# 9160 Oak Street - Duplex



# 9125 McGee Street



# 9129 McGee Street



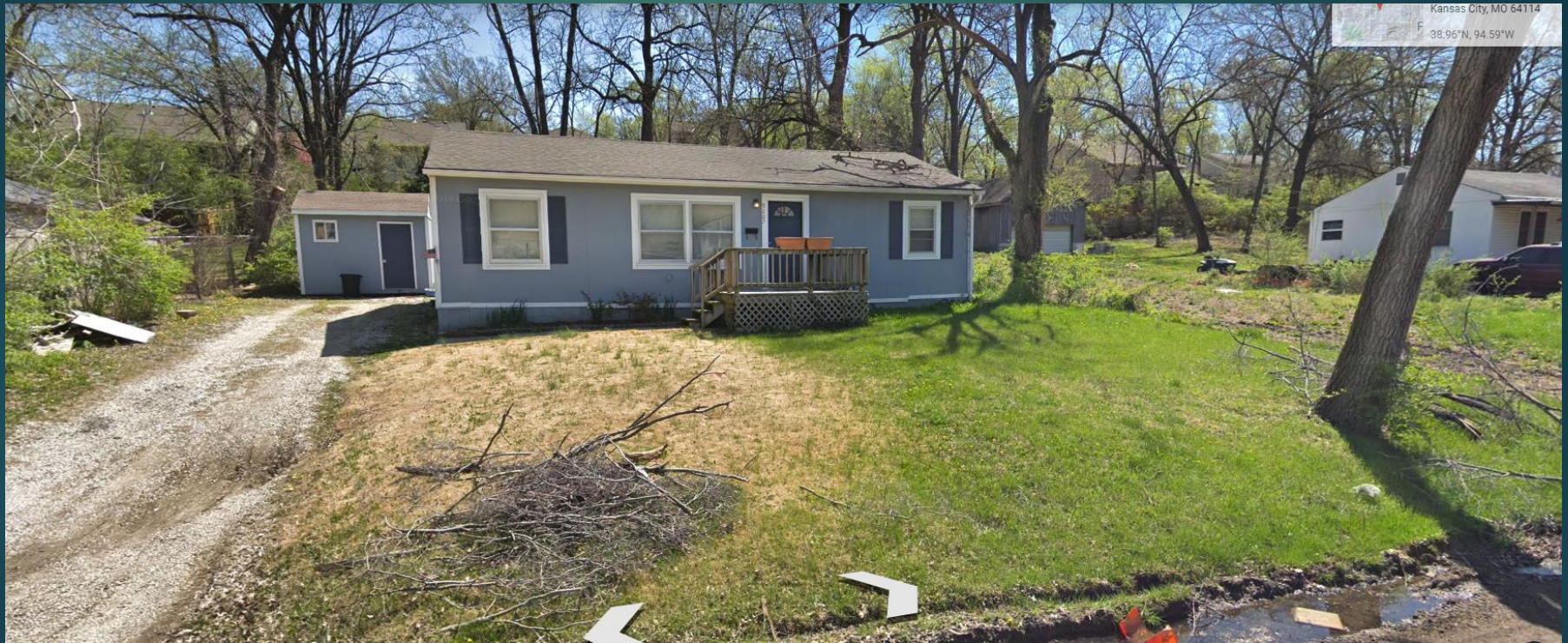
# 9133 McGee Street



# 9201 McGee Street



# 9207 McGee Street





# 9211 McGee Street – Empty Lot



# 9215 McGee Street



# 9219 McGee – Empty Lot



# Neighborhood Support



- ▶ We have received positive support from property owners in the area immediately surrounding 9130 McGee.
- ▶ Homeowners desire new construction in the area for the betterment of the area and the value of existing homes.
- ▶ Many homes in the surrounding area are rentals. New construction brings buyers with pride in ownership who will be invested in the neighborhood and who personally add to the tax base.

# Kathleen Giwa – 9129 McGee Street

**From:** kathleen giwa <[giwakathleen@yahoo.com](mailto:giwakathleen@yahoo.com)>  
**Date:** July 19, 2020 at 20:12:03 CDT  
**To:** "[Lime@ebaconstructions.com](mailto:Lime@ebaconstructions.com)" <[Lime@ebaconstructions.com](mailto:Lime@ebaconstructions.com)>  
**Subject:** LimeviewDevelopment

To whom it may concern,

My name is Kathleen Giwa and I live at 9129 McGee Street. Limeview Development is proposing to build three homes directly across the street from my residence. I think this is a great idea for the neighborhood. This will bring the property values up in the neighborhood. There are many homes on several blocks throughout the neighborhood that are being built or are fairly new. Also, these new homes tend to bring young families into the neighborhood. The new homes would only enhance the neighborhood. Finally, The new homes would make the surrounding blocks look clean, neat, inviting and family friendly. Please allow these new homes to be built on the west corner of 91st and McGee.

Thank you,  
Kathleen Giwa

# Matthew Gipson – 9202 McGee Street

**From:** Matthew Gipson <[matthew\\_gipson@yahoo.com](mailto:matthew_gipson@yahoo.com)>

**Date:** July 13, 2020 at 14:18:23 CDT

**To:** "[lime@ebaconstructions.com](mailto:lime@ebaconstructions.com)" <[lime@ebaconstructions.com](mailto:lime@ebaconstructions.com)>

**Subject:** Statement in regard to the Lot on the corner of 91st Terrace & McGee St.

Hello,

My name is Matthew Gipson, I spoke with Emil earlier today and he showed me some pictures of the development plans for the corner lot at 91st Terrace & McGee St.

I live at 9202 McGee St (two lots over) and I am fully in support of this plan. In fact, I am hopeful that you are able to purchase the land for the property at 9132 McGee St tear it down and build more houses. I do not like looking at an empty lot and a run down house every time I walk out of my own home. I believe building these new houses will not only increase the morale / happiness of the neighborhood but also significantly increase the value of the homes nearby. As an owner of a home on McGee St I hope you will listen to my opinion and approve Limeviews plan for the neighborhood.

Please feel free to use my statement with my name for anything needed to help get this approved. You can also call me @ (314) 372-9194

Additionally, please let me know if there is anything else I can do to help get this approved.

Last, where can I get updates on the progress of this plan?


Thanks,

Matthew



# William Frange – 9207 McGee Street

- ▶ “I believe that the proposed new houses will only help the area.”



## Ashley Boettcher – 9208 McGee Street

- ▶ “I believe that new homes are needed on the empty lots in my neighborhood. The plans for the new homes look nice, and I feel like they will encourage more people to move into the neighborhood.”



# Chrisean Wright – 9201 McGee Street

- ▶ “We are on board with the movement for re-building homes and fixing homes over here on 92<sup>nd</sup> and McGee. I live at 9201 McGee, so I would love to see new and improved housing.”

# Kathryn Bloomer – 9107 Grand Avenue

**From:** [katbrns@aol.com](mailto:katbrns@aol.com)  
**Date:** June 10, 2020 at 14:36:41 CDT  
**To:** "[lime@EBAconstructions.com](mailto:lime@EBAconstructions.com)" <[lime@EBAconstructions.com](mailto:lime@EBAconstructions.com)>  
**Subject:** new construction 9130 McGee  
**Reply-To:** [katbrns@aol.com](mailto:katbrns@aol.com)

This is regarding proposed new construction at 9130 McGee. We live on the 9100 block of Grand across the street from 3 new houses that Emil built a couple of years ago. The houses he built are good-looking houses and are an asset to the neighborhood. The construction itself was orderly and the crews were mannerly.

We appreciate the stability that such in-fill housing brings to the neighborhood. It encourages the other neighbors to be responsible and take care of their property. I believe it also helps attract responsible renters in the nearby rental houses. That is what happened to the rental house just north of the new houses on Grand - the rental property was fixed up and now they have a responsible tenant.

The empty lot at 9130 McGee has attracted people who dump brush. To have housing there instead of a vacant lot will be a deterrent for some of the dumping that regularly occurs along 91st Terrace.

Overall I am in favor of the proposed construction at 9130 McGee, especially knowing that Emil is the builder. His houses on Grand near us -- and also the ones he built down the street -- have certainly upgraded our neighborhood.

--Kathryn Bloomer

# Larry Bloomer – 9107 Grand Avenue

**From:** Larry Bloomer <[ldb64114@aol.com](mailto:ldb64114@aol.com)>

**Sent:** Sunday, July 19, 2020 4:17 PM

**To:** Public Engagement <[publicengagement@kcmo.org](mailto:publicengagement@kcmo.org)>

**Subject:** CD-CPC-2020-00072

9130 McGee has been an eyesore for fifteen years. If big enough culverts along 91st Terr. would be used under each driveway the development will be an asset to the neighborhood.

Larry Bloomer  
9107 Grand  
KCMO

# Blaire Waddell – 9210 Grand Avenue

**From:** Blaire Waddell <[blaire.waddell@gmail.com](mailto:blaire.waddell@gmail.com)>

**Date:** July 20, 2020 at 08:15:25 CDT

**To:** [lime@ebaconstructions.com](mailto:lime@ebaconstructions.com)

**Subject:** House Review for Council Meeting

Good morning Emil,

I apologize for getting this to you a bit late, but I hope this can still assist you at the meeting tomorrow.

I love my home. I felt so fortunate to be able to afford a new build in the area I wanted that was built to such a high standard. The attention to detail is astounding, and while there are things that come with every house that take adjusting, I am so proud to call this house my own.

I like that the houses, while practically identical in layout from the outside, are different colors. I would love to see more houses built nearby, especially if they are a slight bit different to keep with the quirky nature that is Waldo.

Hope this helps,

Blaire Waddell

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# Julia Sparks – 9028 McGee Street

- ▶ “My name is Julia Sparks, and I look forward to the new development houses in our neighborhood!”



**Continental**  
TITLE OF MISSOURI

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4741 Central St.  
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9358 Dielman Industrial Drive • St. Louis, MO 63132  
Phone: 314-266-1166 • Fax: 314-266-1146

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- ▶ We welcome any questions and/or feedback.



# Opposition Presentation



9130 McGee

—  
Boone Hills Neighborhood

# 1908 plat

## PLAT OF MOORE'S SOUTHLAND ADDITION

Being a subdivision into lots and blocks of all of the South-east one-quarter (1/4) of the Southwest one-quarter (1/4) of Section Twenty (20) and the east one-half (1/2) of the northwest one-quarter (1/4) of Section Twenty-nine (29) all in Township Tully eight (8) Range Thirty-three (33) in Jackson County, State of Missouri;

The undersigned owner and proprietor of the above described tract has caused the same to be subdivided in the manner represented on the accompanying plat, which subdivision and plat shall hereafter be known as Moore's Southland Addition.

All streets marked and designated on this plat are hereby dedicated to public use as and for public highways.

Witness the hand and Corporate seal of  
Thayer Moore Brokerage Company, owner and proprietor  
of the above described tract this 22<sup>nd</sup> day of  
April 1908.

Thayer Moore Brokerage Company  
By  
Lyander R. Moore, Jr.  
President.

Attest:  
George T. Moore  
Secretary.

State of Missouri  
County of Jackson, ss  
On this 22<sup>nd</sup> day of April  
1908 before me a Notary public in and for  
said County and State, at my office in said County and  
State, appeared Lyander R. Moore, Jr., to me personally known  
who being by me duly sworn, did say that he is President  
of Thayer Moore Brokerage Company, a corporation,  
and that the seal affixed to the foregoing instrument is the  
Corporate seal of said Corporation and that said instrument  
was signed and sealed in behalf of said Corporation by authority  
of its board of Directors, and said Lyander R. Moore, Jr. acknowledged said instrument to be the free act and deed  
of said Corporation.

Witness my hand and Notarial seal this 22<sup>nd</sup> day of April 1908.

98

and year last above written  
H. B. Quimby  
Notary public  
My Commission expires, January 18<sup>th</sup> 1912

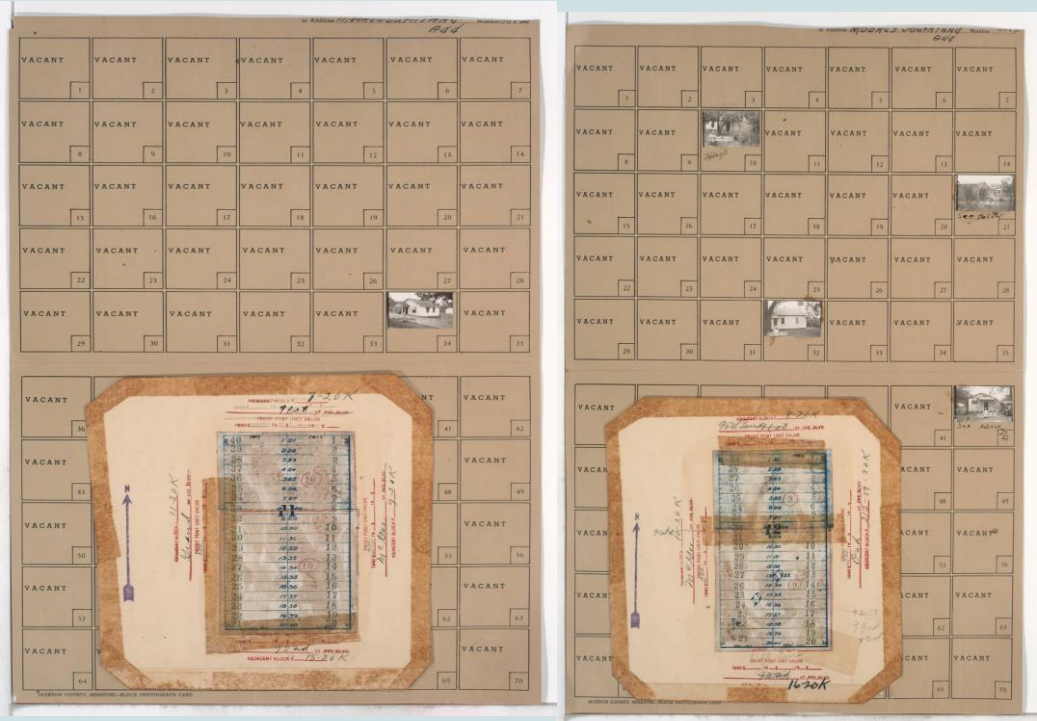
Scale 150'-1"

H. G. Gudswarth - Engineer

653408 Filed for record and duly recorded in my Office  
this 22<sup>nd</sup> day of April A. D. 1908 at 10:15 minutes P.M.  
Francis D. Rose Recorder  
by E. D. McCarty Deputy

# 1940 Jackson County Tax Assessment McGee St 91st to 92nd

Five houses on 80 lots.



## Development Pattern: Parcels of two or more lots

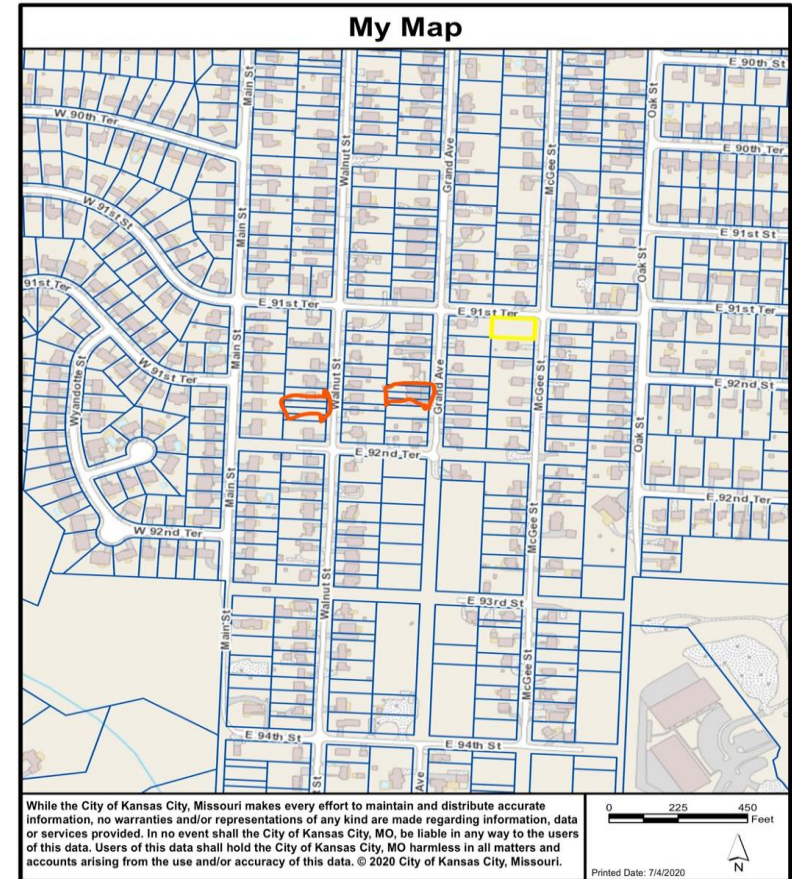
Historically platted lots never became development pattern but rather a ***legal description of property***.

Subdivision consists entirely of single family homes built on two or more combined lots.

Exception:

Three houses at 9206, 9208 and 9210 Grand built by applicant.

Moore's Southland Addition now showing single lot parcels created in violation of ordinance by builder.





# Area Plans

## Purpose

**Area plans recommend strategies to help realize a community's long-term vision for the future and provide a comprehensive framework to guide public decisions on land use, housing, public improvements, community development, and city services.**

# Red Bridge Area Plan

\*Three public meetings

\*Surveys of area residents and businesses utilized by city staff to get public input.

\*Plan was developed over several months.

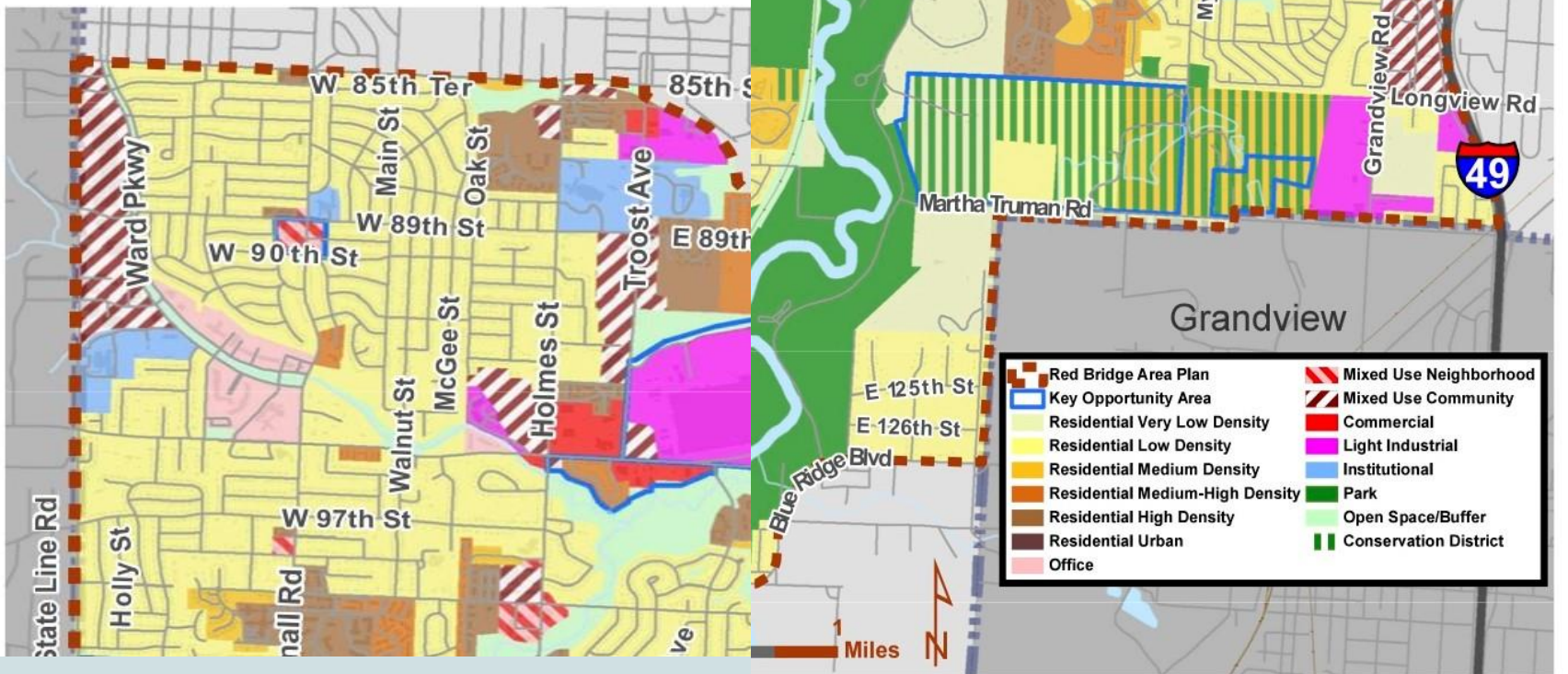
\*29-member steering committee of area stakeholders

\*Sponsor: Jeffrey Williams Director Planning and Development

\*Adopted by unanimous vote of City Council Thursday March 2nd 2017

# Red Bridge Area Plan Land Use Map

## Recommended Land Use Map



# Residential Low Density

THE LAND USE CATEGORIES AND DEFINITIONS ARE DESCRIBED BELOW AND ON THE PROCEEDING PAGES.



**RESIDENTIAL VERY LOW** - Primarily intended for single family detached residential development that allows up to .54 units per acre. This land use classification corresponds with the “R-80” zoning category and “AG-R” special purpose district in the zoning ordinance.



**RESIDENTIAL LOW** - Primarily intended for single family detached residential building types up to 7.2 units per acre. This land use classification generally corresponds with the “R-6,” “R-7.5,” and “R-10” zoning categories within the zoning ordinance.



**RESIDENTIAL MEDIUM** - Intended for a variety of single family, semi-attached, townhome, and two-unit building types that allow up to 8.7 units per acre. This land use classification generally corresponds with the “R-5” zoning category within the zoning ordinance.

# Residential Low Density

## LAND USE CATEGORIES AND DEFINITIONS

The Recommended Land Use Map identifies the specific land use types and densities for a location. It is intended to prevent future land use conflicts, safeguard natural resources and plan for the orderly and predictable development of the area. The plan helps to ensure that land uses and the transportation system are integrated and support each other. It is also a reflection of the community's values and aspirations for the future development of the area. The Recommended Land Use Map is a guide which does not represent a zoning document. Implementation will happen incrementally on individual sites through the development review process as well as in larger areas through the application of the proactive rezoning of property and establishment of overlay districts. Factors that were considered when determining the recommended land use include, but are not limited to (in no particular order):

- Values and Aspirations of the Community
- Market (per Market Analysis and Experts)
- Resource Preservation
- Existing Land Use
- Existing Zoning
- Transportation System

# Guiding Principles

## GUIDING PRINCIPLES

The Guiding Principles support the Vision Statement and Goals of the Plan and are specific to each chapter of the Plan. These principles are also derived from and shaped by community stakeholder input and vetted through the planning process. The Guiding Principles for the Red Bridge area are:

### LAND USE AND DEVELOPMENT

- a. Respect the scale and character of adjacent development with infill development.
- b. Utilize the natural aesthetic and extensive trails system as an asset and focal point for new development.
- c. As sites are redeveloped utilize and incorporate open spaces and mature vegetation.
- d. Ensure infrastructure serving development / redevelopment within the area is adequate.

# Additional Guidelines for Infill

## ADDITIONAL GUIDELINES FOR INFILL HOUSING

As new construction on infill sites occurs within older, established urban neighborhoods the following basic guidelines should be utilized. To preserve the special qualities of an older neighborhood, new construction should respect the existing character. New construction includes “infill” (replacement) buildings, additions to existing buildings and new outbuildings such as garages, sheds, and carports. New construction should be compatible but differentiated from the older buildings. It should reflect the use of mass, pattern, alignment and proportion / scale of other buildings on the block.

**Alignment** - Alignment is the arrangement of objects in a straight line. The directional emphasis of those objects is also important (i.e. horizontal, vertical, north / south). Alignment also may refer to how a building is sited on a lot and how the setbacks relate to other buildings along the street.



The floor lines, roof, windows, and entry of the third house do not align with those typically found along this street.

**Proportion / Scale** - Proportion is a ratio which compares the dimensions of one object to another. Proportion can be used to relate elements of a building (i.e. windows, porches, trim) to the building as a whole, or it can relate one building to another. When the dimensions of an element or a building are too small or too large, it is describing as being “out of scale.”



Although the second house reflects alignment in the placement of the windows, entry, cornice and roof, its proportions are not appropriate. Note the large horizontal windows, the double doors, and the overall width of the house.

**Mass** - Mass deals with the size of a building (or building part) as well as its form. The dimensions of height, width, and depth contribute to a building’s overall volume (the amount of space a structure occupies). The form of a building gives shape to a building’s volume.

**Pattern** - Pattern is the arrangement of similar objects in a regular and repetitive manner. Patterns can be found within individual buildings, such as the arrangement of windows, or in groupings of buildings along a street.

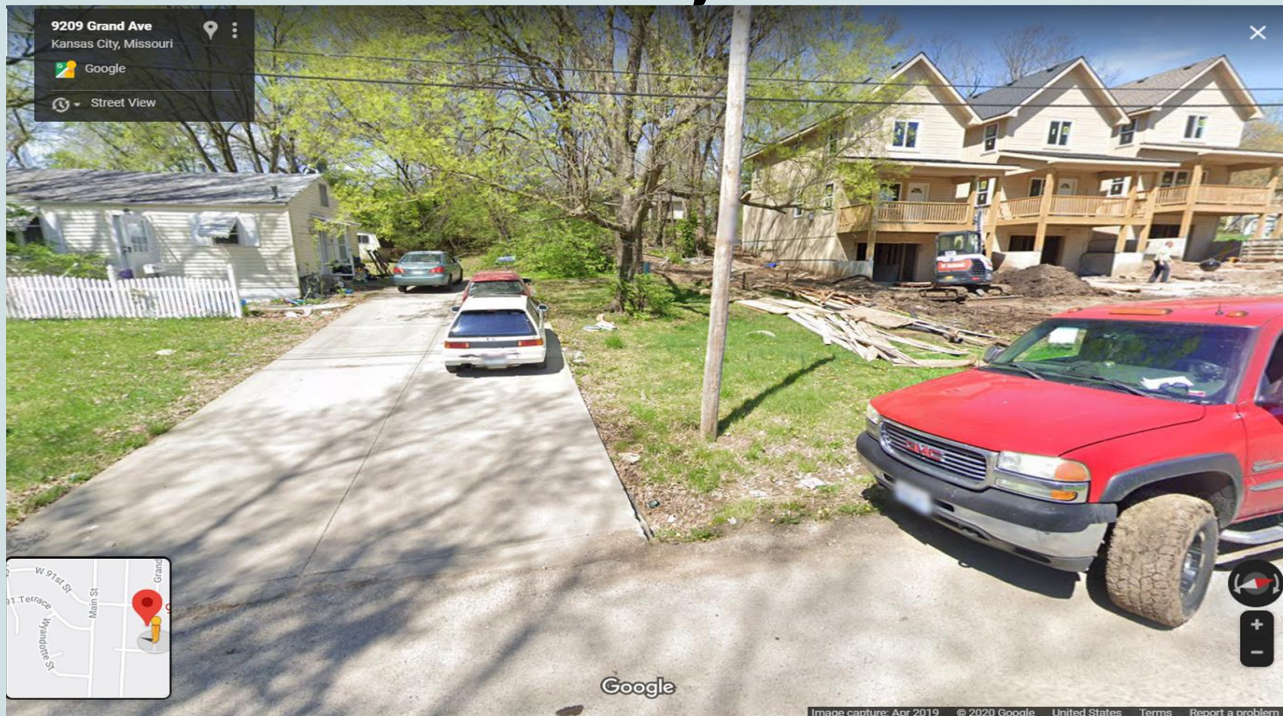


The volume and form of the third house distracts from the streetscape.



The patterns found along this street are not reflected in the second house. Unlike the other houses, this house has disproportionate windows, no porch, a low hip roof, and sits low to the ground.

# 9209 Grand with adjacent infill



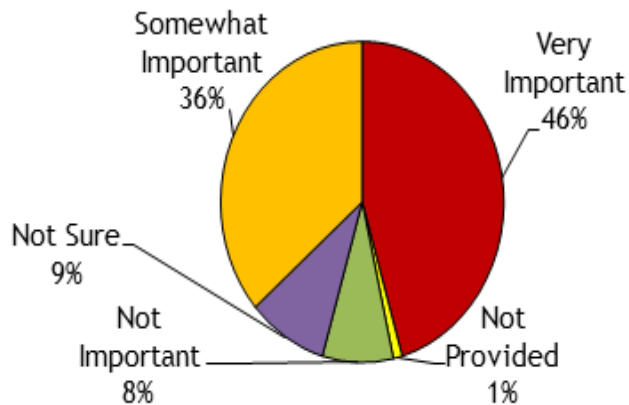
Left:  
12' tall one  
house/three  
lots.

Right:  
35' tall  
Three  
houses/three  
lots



# Why are the Area Plan Guidelines Important?

How important is it to establish design guidelines for new development and redevelopment, so that development is compatible with the current character of the Red Bridge Area?



## E. FOSTER QUALITY NEW DEVELOPMENT.

Residents, City Staff, developers, builders, etc. should work together to ensure new development is quality development that will improve the overall value and experience in the area.

- i. The Recommended Land Use Map and Development Form Guidelines together should be applied to ensure that new development meets a minimum standard of quality. Incorporating area / neighborhood specific characteristics into infill development / redevelopment is encouraged and should be required if incentives or additional land use approvals are requested. Any property that requires a rezoning with plan, development plan, project plan, special use permit, and / or receives tax incentives shall be subject to the Plan's Development Form Guidelines.
- ii. If Institutional properties and / or other multi-acre properties (golf courses, etc.) are redeveloped, and the reuse differs from the Recommended Land Use Map, before the request to amend the Plan is submitted, community engagement and interaction is needed to ensure the reuse is suitable for the area and consistent with the other recommendations of this Plan.
- iii. When designing a new development take into consideration the physical character (existing vegetation, topography, viewsheds, streams, etc.) of the site and neighboring sites and work within that physical character.
- iv. Seek opportunities to create ancillary community benefits with new development and redevelopment projects (see Economic Development Chapter, Guiding Principle E).
- v. Developers should engage residents and other stakeholders prior to the City's public hearing process. Residents and other stakeholders should provide feedback to the Developers.
- vi. Residents and other stakeholders should ask City Staff procedural or any project related questions prior to public testimony, to ensure understanding and the most beneficial feedback.
- vii. New businesses should reach out to area educational institutions and pursue partnership opportunities.
- viii. Developers and businesses are encouraged to reach out to residents and other stakeholders regarding new developments / businesses or building improvements when not required, as a courtesy to the surrounding community.

82% of residents surveyed feel it's important 46% think very important. **Most importantly, with a development plan, it's required!**

# Ordinances

## 88-820-01-B. EXCEPTIONS

1. A single-family dwelling, wherever permitted as an allowable use, may be erected on any area of land in separate ownership that was in existence at the time of the passage of the original Ordinance No. 45608, passed June 4, 1923, or any subsequent amendment thereto that causes the area of land in separate ownership to contain less area than required to house one family in the district in which it is located, provided all setback, height, and parking requirements of this zoning and development code are met. For purposes of this section, separate ownership means any lot previously established by a recorded subdivision plat or any lot established by a recorded conveyance made prior to March 1, 1954, or made in conformance with subdivision regulations of this code, or as otherwise lawfully established.
2. A single-family dwelling, wherever permitted as an allowable use, may be erected on any area of land established by an approved lot split or subdivision plat.

# Ordinances

## 88-610-03-C. LOT CONSOLIDATION

1. If two or more abutting lots (or portions of abutting lots), one or more of which are nonconforming, are in single ownership, the land involved will be deemed a single lot for purposes of determining compliance with lot size requirements, and no portion of the lot may be sold or used in a manner that diminishes compliance with lot size requirements.
1. In cases where 2 or more abutting lots of record are under single ownership and are deemed a single lot as set forth in paragraph 1 above, the city planning and development director may allow re-establishment of a lot previously combined with an abutting lot in order to accommodate a detached house, provided both of the following conditions are met:
  - (a) granting of the request results in compatible infill development that is in keeping with the pattern of development on the subject block; and
  - (b) the lot split will not result in the creation of any lot that is less than 30 feet in width.

# Ordinance 190506 Nonconforming lot Amendment

190506

2019

Amending Chapter 88, the Zoning & Development Code, by repealing Section 88-610-03., Nonconforming Lots, and enacting a new section of like number and title in lieu thereof; deleting Section 88-820-01-B., Exceptions; and enacting Section 88-110-06-D., Exceptions, to permit construction of a single family-dwelling on an area of land legally created. (CD-CPC-2019-00060)

**Failed by a 9-3 vote** of City Council on **Thursday, December 19, 2019**

# Development Plan with Deviations

Method of relief on a case-by-case basis

Ex: Inheritance and want to divide so that three family members can each build single family home in scale with neighborhood.

Not intended to side-step Area Plan Guidelines and Zoning Districts

Shouldn't be used for large developments

- No Review Criteria other than consistent use (ie single family)

- No orderly process for neighborhoods

- Doesn't adhere to density requirements or development patterns

# Usual Process For Larger Development

Rezoning to at least R1,5 to allow for lot size and density (must meet criteria)

Area Plan Amendment to allow for rezoning (must meet criteria)

Allows neighborhoods to engage in orderly process

Allows for stable neighborhoods and long term planning goals to be achieved

# Residential Zoning Districts and Lot Size Requirements

7/20/2020

Kansas City, MO Zoning and Development Code

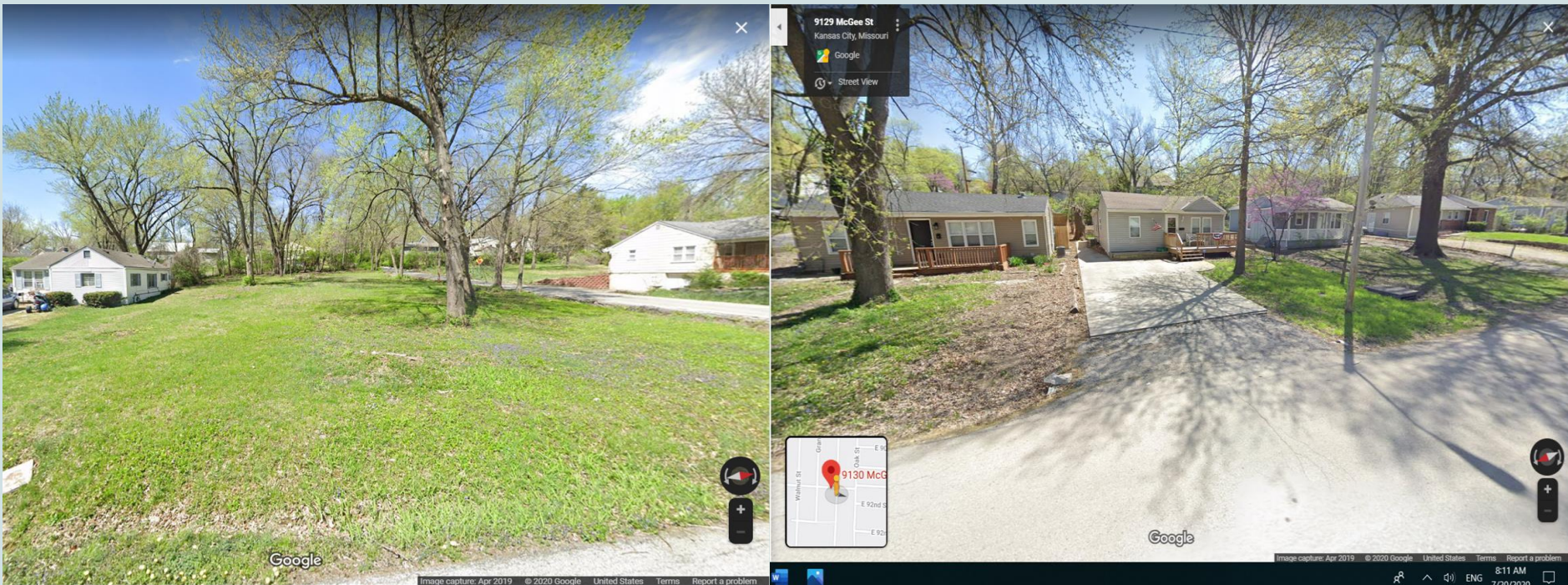
Building Type	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
Detached house	P	P	P	P	P	P	P	P	P	P
Zero lot line house	P	P	P	P	P	P	P	P	P	P

7/12/2020

Kansas City, MO Zoning and Development Code

	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3
<b>CONVENTIONAL DEVELOPMENT</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	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	750	500 <sup>2</sup>	300
» Min. lot width (ft.)	150	85	50	50	45	40	30	30	30	25

# 9130 McGee



9130 McGee on left. East side of McGee on right. All single story on two or three lots.



# 9219 McGee (one of many owned by builder)



# Issues with proposed development

No ordinance to segregate lots <30'

Need to create new nonconforming lots

Historical plat never used is just legal description of property no precedent

Not compatible with existing houses and development style

Density is almost twice allowed per Area Plan (12.4units per acre vs 7.2)

Infrastructure is not sufficient for existing development

Ex: Stormwater/flooding

# Stormwater Capacity

Stormwater Engineer inspected location

No downstream improvements to stormwater system since mid 1990s study

Upstream addition of PIAC funded 18 inch pipe drainage ditch increased water runoff

Previous large infill development on 9106 Grand increased runoff

10 year rain event modeling showed system had less than half capacity at this location

2006 infill houses added to system already at  $\frac{1}{2}$  capacity

(103rd and Wornall flooding was 800 year event)

# Stormwater Capacity Continued

Manhole at corner of 9130 McGee surcharges during heavy rains and empties raw sewage directly into Dykes Branch.

Smart Sewer has no plans to improve this area other than replacing manhole cover

No improvement to downstream stormwater planned or budgeted

Addition of curbs will create new issues for neighbors

Indian Creek Floodplain increase causes backflow into Dykes Branch at Holmes and Bannister

# View of PIAC ditch looking west on 91st Ter



# Dyke's Branch Fema Floodplain Pre 2017 vs Post 2017 Grand to McGee subsequent to infill and Indian Creek backflow

