



CITY PLAN COMMISSION STAFF REPORT

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

March 19, 2022

Project Name
Research Medical Center Second Plat

Docket #C2

Request
CLD-FnPlat-2024-00004
Final Plat

Applicant
Aaron Perrine
GBA

Owner
Research Medical Center

Location 2306 E Meyer Blvd
Area About 50 acres
Zoning R-0.5
Council District 5th
County Jackson
School District Kansas City 110

Surrounding Land Uses

North: Brookside Charter, zoned R-.05
South: Residential, zoned R-5
East: Research Medical, zoned R-0.5
West: Medical Offices, zoned R-1.5 & R-0.5

KC Spirit Playbook Alignment

Not Applicable- Reviewed under Controlling Case.

Land Use Plan

The Swope Area Plan recommends Office uses for the subject property.

Major Street Plan

The City's Major Street Plan identifies East Meyer Boulevard as an Established Parkway with 4 lanes at this location and East 63rd Street as a Local Link with 4 lanes at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on February 9, 2024. No scheduling deviations from 2023 Cycle 3.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject site is currently developed with several building set to be demolished as well as a surface parking lot. It is within the existing Research Medical Development. To the east of this plat is the existing Research Medical Center. This plat is to allow for an expansion of this center that has been previously approved. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-0.5 (Residential) on about 50 acres generally located at the northeast corner of East Meyer Boulevard and Access Road Hospital allowing for an expansion of the Research College of Nursing building.

CONTROLLING CASE

Case No. CD-SUP-2023-00051 – On February 13, 2024 the Board of Zoning Adjustment approved a Special Use Permit for an extension of the Research College of Nursing and HCA Healthcare on about 50.42 acres generally located at the northeast corner of East Meyer Boulevard and Hospital Access Road.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-0.5 (Residential) on about 50 acres generally located at the northeast corner of East Meyer Boulevard and Access Road Hospital allowing for an expansion of the Research College of Nursing building replatting 2 lots and 1 tract to allow for an expansion of the Research Medical Center. This use was approved in Case No. CD-CPC-2023-00051 which served as the Preliminary Plat. The Special Use Permit proposed to develop housing for nurses and doctors working on site. The plan does not propose to construct any new street connections. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Proposed Final Plat is in a Residential District. All standards have been met.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	East Meyer Boulevard is a Parkway
Parkland Dedication (88-408)	No		

APPROVAL CRITERIA

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

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

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Matthew Barnes
Planner



Plan Conditions

Report Date: March 13, 2024

Case Number: CLD-FnPlat-2024-00004

Project: Research Medical Center Second Plat

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

1. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2024-00004.
3. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
4. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
6. That prior to recording of the Final Plat that the applicant update the document to include the County Recording Area.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

7. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
8. 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.
9. 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 as may be required.
10. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
11. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

12. The developer shall submit plans to Parks & Recreation Department and obtain permits prior to beginning construction of streetscape improvements (including but not limited to sidewalks, curbs, gutters, streetscape elements, pedestrian and street lighting) on the Parks jurisdictional streets and construct improvements, ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired. Such improvements shall be installed per Parks & Recreation Department Standards

13. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way
14. The developer shall submit a letter to the Parks and Recreation Department from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, stating the condition of the sidewalks, curbs, and gutters along boulevard/parkway, which is a parks and recreation jurisdictional street. The letter shall identify state of repair as defined in Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters. It shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages, as required by the Parks and Recreation Department, prior to recording the plat/issuance of any certificate of occupancy permits including temporary certificate occupancy permits

RESEARCH MEDICAL CENTER SECOND PLAT

A replat of all of Lot 1 and part of Lot 2, RESEARCH MEDICAL CENTER, a subdivision in the City of Kansas City, Jackson County, Missouri.

Area Table
LOT 1
LOT 2
TRACT A
Total

Basis of Bearings:

Bearings shown hereon are based on the Final Plat of RESEARCH MEDICAL CENTER, Document No. 1995K1214451, in Plat Book 39, Page 35.

Notes:

The easement information shown hereon is based upon "Commitment for Title Insurance", prepared by Chicago Title Company LLC, Commitment Number: KCC240137, Effective Date: January 29, 2024 at 8:00 am.

Some of the corners along the exterior boundary of Lot 1 fall within the footprint of the existing building and therefore monuments were not found or set. Monuments found or set at the exterior corners are shown hereon.

Theory of Location:

Found monuments at the exterior and interior corners were accepted as original monuments of the RESEARCH MEDICAL CENTER subdivision plat after verifying angles and distances to said recorded plat. Any differences between measured and plotted dimensions are shown hereon.

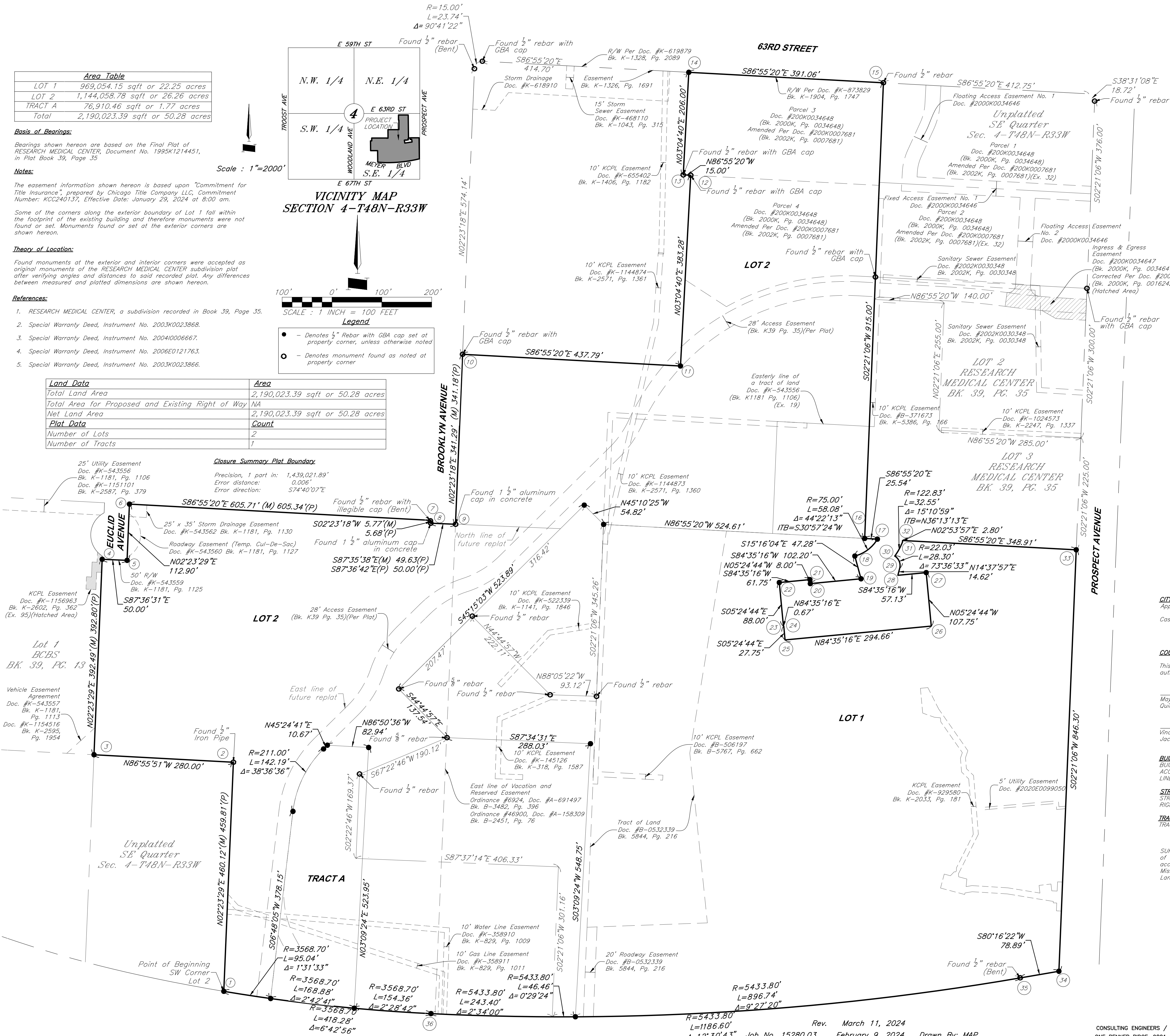
References:

- RESEARCH MEDICAL CENTER, a subdivision recorded in Book 39, Page 35.
- Special Warranty Deed, Instrument No. 2003K0023868.
- Special Warranty Deed, Instrument No. 2004K0006667.
- Special Warranty Deed, Instrument No. 2006E0121763.
- Special Warranty Deed, Instrument No. 2003K0023866.

Land Data	Area
Total Land Area	2,190,023.39 sqft or 50.28 acres
Total Area for Proposed and Existing Right of Way	NA
Net Land Area	2,190,023.39 sqft or 50.28 acres
Plat Data	Count
Number of Lots	2
Number of Tracts	1

Closure Summary Plat Boundary

Precision, 1 part in: 1,439,021.89'
Error distance: 0.006'
Error direction: S74°40'07"E



Description:

A replat of all of Lot 1 and part of Lot 2, RESEARCH MEDICAL CENTER, a subdivision located in the Southeast Quarter of Section 4, Township 48 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, more particularly described by Timothy Blair Wawell, PLS 2009000067, of George Butler Associates, Inc., CLS 8, on February 09, 2024, as follows:

Beginning at the Southwest corner of said Lot 2, also being on the North Right-of-Way line of Meyer Boulevard, as now established; thence North 02°23'29" East, on the Westerly line of said Lot 2, a distance of 460.12 feet (measured) 459.81 feet (plotted); thence North 86°55'51" West, continuing on said Westerly line, a distance of 280.00 feet (measured) 279.80 feet (plotted); thence North 02°23'29" East, continuing on said Westerly line, a distance of 392.49 feet (measured) 392.80 feet (plotted); to a point on the Southerly Right-of-Way line of Euclid Avenue, as now established; thence South 87°36'31" East, continuing on said Westerly line, and on said Southerly Right-of-Way line, a distance of 50.00 feet, to a point on the Easterly Right-of-Way line of Euclid Avenue, as now established; thence North 02°23'29" East, departing said Southerly Right-of-Way line, continuing on said Westerly line, and on said Easterly Right-of-Way line, a distance of 112.90 feet; thence South 86°55'20" East, departing said Easterly Right-of-Way line, continuing on said Westerly line, a distance of 605.71 feet (measured) 605.34 feet (plotted); to a point on the Westerly Right-of-Way line of Brooklyn Avenue, as now established; thence South 02°23'18" West, continuing on said Westerly line, and on said Westerly Right-of-Way line, a distance of 5.77 feet (measured) 5.68 feet (plotted); to a point on the Southerly Right-of-Way line of Brooklyn Avenue, as now established; thence South 87°35'38" East (measured), South 87°36'42" East (plotted), departing said Westerly Right-of-Way line, continuing on said Westerly line, and on said Southerly Right-of-Way line, a distance of 49.63 feet (measured) 50.00 feet (plotted); to a point on the Easterly Right-of-Way line of Brooklyn Avenue, as now established; thence North 02°23'18" East, departing said Southerly Right-of-Way line, continuing on said Westerly line, and on said Easterly Right-of-Way line, a distance of 341.29 feet (measured) 341.18 feet (plotted); to the Southwest corner of Lot 4, of said subdivision; thence South 86°55'20" East, departing said Westerly Right-of-Way line, continuing on said Westerly line, a distance of 437.79 feet; thence North 03°04'40" East, continuing on said Westerly line, a distance of 383.28 feet; thence North 86°55'20" West, continuing on said Westerly line, a distance of 15.00 feet; thence North 03°04'40" East, continuing on said Westerly line, a distance of 206.00 feet, to a point on the South Right-of-Way line of 63rd Street, as now established; thence South 86°55'20" East, departing said Westerly line, on said South Right-of-Way line, a distance of 391.06 feet, to the Northeast corner of said Lot 2; thence South 02°21'06" West, departing said South Right-of-Way line, on the Easterly line of said Lot 2, and the extension thereof, and continuing on said Easterly line, a distance of 915.00 feet, to a point on the Northerly line of said Lot 1; thence departing said Easterly line, and on said Northerly line of Lot 1 for the following 17 courses: South 86°55'20" East, a distance of 25.54 feet, to a point on a non-tangent curve; thence Southwesterly, on a curve to the right, having an initial tangent bearing of South 30°57'24" West, a radius of 75.00 feet, a central angle of 44°22'13", and an arc length of 58.08 feet; thence South 15°16'04" East, a distance of 47.28 feet; thence South 84°35'16" West, a distance of 102.20 feet; thence North 05°24'44" West, a distance of 8.00 feet; thence South 84°35'16" West, a distance of 61.75 feet; thence South 05°24'44" East, a distance of 88.00 feet; thence North 84°35'16" East, a distance of 0.67 feet; thence South 05°24'44" East, a distance of 27.75 feet; thence North 84°35'16" East, a distance of 294.66 feet; thence North 05°24'44" West, a distance of 107.75 feet; thence North 84°35'16" West, a distance of 57.13 feet; thence North 14°37'57" East, a distance of 14.62 feet, to a point of curvature; thence Northwesterly, on a curve to the left, having a radius of 22.03 feet, a central angle of 73°36'33", and an arc length of 28.30 feet, to a point on a non-tangent curve; thence Northeasterly, on a curve to the left, having an initial tangent bearing of North 36°13'13" East, a radius of 122.83 feet, a central angle of 15°10'59", and an arc length of 32.55 feet; thence North 02°53'57" East, a distance of 2.80 feet; thence South 86°55'20" East, a distance of 348.91 feet, to a point on the West Right-of-Way line of Prospect Avenue, as now established; thence South 02°21'06" West, departing said Northerly line, on the Easterly line of said Lot 1, and on said West Right-of-Way line, a distance of 846.30 feet, to a point on said North Right-of-Way of Meyer Boulevard; thence South 80°16'22" West, departing said Easterly line, on the Southerly line of said Lot 1, and on said South Right-of-Way line, a distance of 78.89 feet, to a point of curvature; thence Westerly, continuing on said Southerly line, and on said North Right-of-Way line, on a curve to the right, having a radius of 5,433.80 feet, a central angle of 12°30'43", and an arc length of 1,186.60 feet, to a point of compound curvature; thence Westerly, continuing on said Southerly line, and on said North Right-of-Way line, on a curve to the right, having a radius of 3,568.70 feet, a central angle of 06°42'56", and an arc length of 418.28 feet, to the Point of Beginning, containing 2,190,023.39 square feet, or 50.28 acres, more or less.

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS: "RESEARCH MEDICAL CENTER SECOND PLAT".

Hospital Corporation of Tennessee, a Tennessee corporation

PRINT NAME

NOTARY:

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, AND WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF HOSPITAL CORPORATION OF TENNESSEE, A TENNESSEE CORPORATION AND THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION; AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

AND

Midwest Division - RMC, LLC, a Delaware limited liability company

PRINT NAME

NOTARY:

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED _____, TO ME PERSONALLY KNOWN, AND WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE _____ OF MIDWEST DIVISION - RMC, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THAT HE EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY; AND SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, THE DAY AND YEAR LAST ABOVE WRITTEN.

CITY PLAN COMMISSION:

Approval Date: _____

Case Number: CLD-FnPlat-2024-00004

PUBLIC WORKS:

Approval Date: _____

Case Number: _____

COUNCIL:

This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.

Mayor

Quintan Lucas

City Clerk

Marilyn Sanders

Vincent E. Brice

Jackson County Assessment Department

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE, NEAREST THERETO.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

TRACT A:

TRACT A AREA IS TO BE DEDICATED AS A STORMWATER DETENTION TRACT.

SURVEYOR'S CERTIFICATION: I hereby certify that during the month of February 2024, this Certificate of Survey was made by me or under my direct supervision and the survey was executed in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and meets or exceeds the accuracy standards of a class urban survey.

GBA

GEORGE BUTLER ASSOCIATES, INC.

CONSULTING ENGINEERS / ARCHITECTS / LANDSCAPE ARCHITECTS / PLANNERS
ONE RENNER RIDGE, 9801 RENNER BLVD, LENEXA, KS 66219 / (913)492-0400
Surveyor Email: twawell@gbteam.com

Rev. March 11, 2024

Job No. 15280.03 February 9, 2024 Drawn By: MAP

SHEET 1 OF 1

RESEARCH MEDICAL CENTER SECOND PLAT,
a subdivision in
Section 4, Township 48 N, Range 33 W,
City of Kansas City, Jackson County, MO