



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

March 15, 2022

## Project Name

**Jamestown Square**

## Docket 10

## Request

CD-ROW-2021-00037  
Vacation

## Applicant

Lamin Nyang  
Taliaferro & Browne, Inc  
1020 E 8<sup>th</sup> St  
Kansas City, MO 64106

Location	~155 ft north W 40 <sup>th</sup> St
Area	About .11 acres
Zoning	R-5, B3-2
Council District	4th
County	Jackson County
School District	Independence 160

## Surrounding Land Uses

**North:** Residential uses, zoned R-5  
**South:** Residential uses, zoned R-5  
Commercial uses, zoned B3-2  
**East:** Residential uses, zoned R-5  
**West:** KUMED, Kansas City, KS

## Major Street Plan

State Line (between W 39<sup>th</sup> St and W Brush Creek Pkwy) is not identified on the City's Major Street Plan.  
Bell St is not identified on the City's Major Street Plan.

## Land Use Plan

The Midtown/Plaza Area Plan recommends Residential Medium Density and Residential High Density for this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 10/08/2021. Scheduling deviations from 2021 Cycle W have occurred.

- Companion case CD-CPC-2021-00184 (Development Plan) was reviewed at the January 18<sup>th</sup>, 2022 CPC meeting.
- Staff re-assignments caused delays.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Volker Neighborhood Association is tied to the subject site.

## REQUIRED PUBLIC ENGAGEMENT

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

## EXISTING CONDITIONS

The subject alley runs about 284.2 ft east-west between State Line Rd and Bell St.

## SUMMARY OF REQUEST + KEY POINTS

The Developer is requesting to vacate the alley described in this staff report to allow for the construction of a multi-unit apartment building (223 units). The easement rights can be retained after the ally is vacated.

## PROFESSIONAL STAFF RECOMMENDATION

Docket 10 Recommendation  
Approval Subject to Conditions

## CONTROLLING + RELATED CASES

RESOLUTION 220191. Approving an amendment to the Midtown/Plaza Area Plan on about 2.3 acres generally located on the west side of Bell St in between W. 39<sup>th</sup> St to the north and W. 40<sup>th</sup> St to the south by changing the recommended land use from Mixed-Use Neighborhood, Medium Density Residential, and High-Density Residential to Residential Urban for the development of a multi-unit apartment building. (CD-CPC-2021-00183)

ORDINANCE 220192. Rezoning an area of about 2.3 acres generally located on the west side of Bell St in between W. 39<sup>th</sup> St to the north and W. 40<sup>th</sup> St to the south from District B3-2, R-2.5, and R-5 to District R-0.3 and approving a development plan that will also serve as a preliminary plat to allow for a multi-unit apartment building. (CD-CPC-2021-00181, CD-CPC-2021-00184)

### PLAN REVIEW

The City Council may approve a vacation of all or a portion of any right-of-way or plat only when it determines that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience thereby (88-560-01).

The proposed project consists of 223 units that will span the majority of the subject site. The building will be four (4) stories in height along Bell Street and five (5) stories along State Line Rd with the main entrance off State Line Rd. A parking garage and amenities for the subject site are embedded within the structure.

### 88-515-05 Approval Criteria for Street, Alley, or Plat Vacations

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors :

- A.** All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.  
*All property owners adjacent to the right-of-way have legal, safe, and un-burdensome access to either State Line Rd or Bell St. AN*
- B.** The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.  
*Retention of the subject alley does not serve any current or future public purpose. AN*
- C.** The vacation will not result in a violation of 88-405.  
*The proposed vacation will not be in violation of 88-405 (Subdivision Design and Improvement Standards). AN*
- D.** The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.  
*The proposed vacation will not disrupt any street network or reduce existing physical connectivity of State Line Rd or Bell St. AN*
- E.** The vacation shall not result in a dead-end street or alley.  
*The proposed vacation will not result in a dead-end street or alley. AN*
- F.** The vacation shall not result in street traffic being routed through an alley.  
*No traffic will be routed through an alley because of this vacation. AN*
- G.** The vacation shall not vacate half the width of a street or alley.  
*The proposed vacation will not vacate half the width of any street or alley. AN*
- H.** The right-of-way to be vacated is not on the Major Street Plan.  
*The area being vacated is not on the Major Street Plan. AN*

### PROFESSIONAL STAFF RECOMMENDATION

City staff recommends the following **APPROVAL SUBJECT TO CONDITIONS**, as stated in the Corrections, Conditions, and Recommendations report.

Respectfully Submitted,

Ahnna Nanoski, AICP  
Lead Planner



## Plan Conditions, Corrections, & Recommendations Report

Recommended to City Plan Commission

Recommended by Staff

Report Date: March 09, 2022

Case Number: CD-ROW-2021-00037

Project: Jamestown Square

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### Plan Conditions

*Condition(s) by City Planning and Development Department. Contact Ahnna Nanoski at (816) 513-8816 / [Ahnna.Nanoski@kcmo.org](mailto:Ahnna.Nanoski@kcmo.org) with questions.*

1. The developer shall retain utility easement and protect facilities for the Charter. (3/03/2022)
2. KCMO Public Works Department has facilities or interests within the right-of-way but has no objects to the proposed vacation. (3/03/2022)
3. The developer shall retain utility easement and protect facilities for Evergy. (3/03/2022)
4. ATT has a cable crossing the alley being vacated. ATT would need that section not included in the vacation request. ATT can relocate the cable at the partitioner's expense. (3/03/2022)



Douglas Stockman  
Architect  
MO License No. 20110093  
dstockman@helixkc.com

**Design Architect**  
SixTwentyOne  
1705 Summit Street  
Kansas City, MO 64108  
913.669.0556

**Code Consultant**  
Code Consultant Service  
5050 Malcolm Lake Road  
Edgerton, MO 64444  
Jeff Boyle  
816.985.9669

**Civil Engineer**  
Talliaferro & Browne, Inc.  
MO License No. 20130344  
1020 East 8th Street  
Kansas City, MO 64106  
Lamin Nyang  
816.283.3456

**Structural Engineer**  
Leigh + O'Kane Engineering  
MO License No. 20170000  
250 Northeast Mulberry St.  
Lee's Summit, MO 64086  
Adam O'Kane  
816.444.3144

**Mechanical, Electrical, Plumbing Engi**  
Lankford | Fendler + Associates  
MO License No. 2006037230  
1730 Walnut Street  
Kansas City, MO 64108  
Greg Fendler  
816.221.1411

**Landscape Architect**  
Landworks Studio  
MO License No. LA-20100  
102 South Cherry Street  
Olathe, KS 66061  
Erica Flad  
913.780.6707

3922 Bell Street  
Kansas City, MO 64111

PROJECT NO. 21004.00

SCHEMATIC DESIGN 10/01/2021

NO. REVISION DATE:

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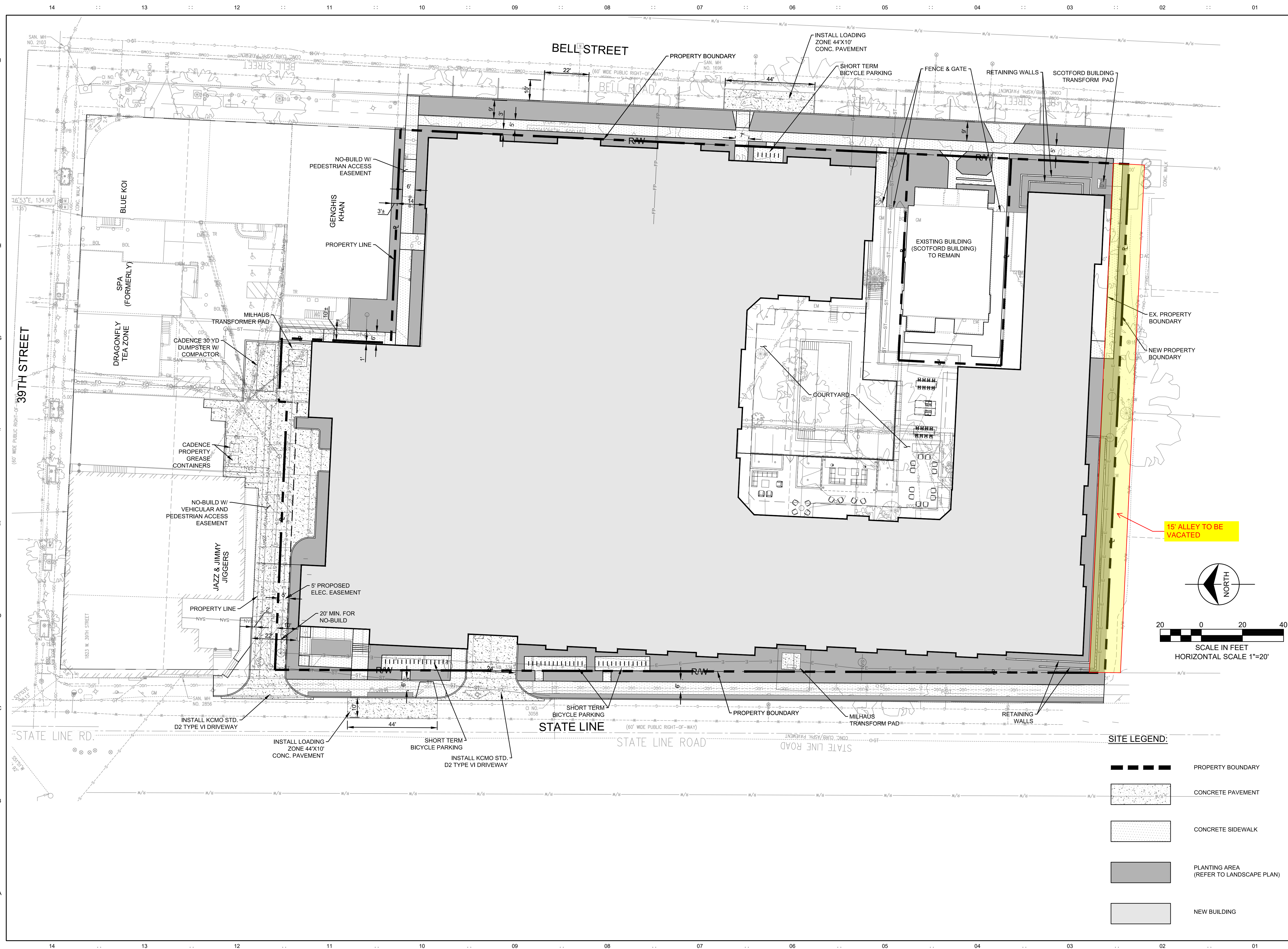
## PROPOSED

## SITE PLAN

○○○○

6007

© 2021 helix architecture + design





Douglas Stockman  
Architect  
MO License No. 2011009353  
dstockman@helixkc.com

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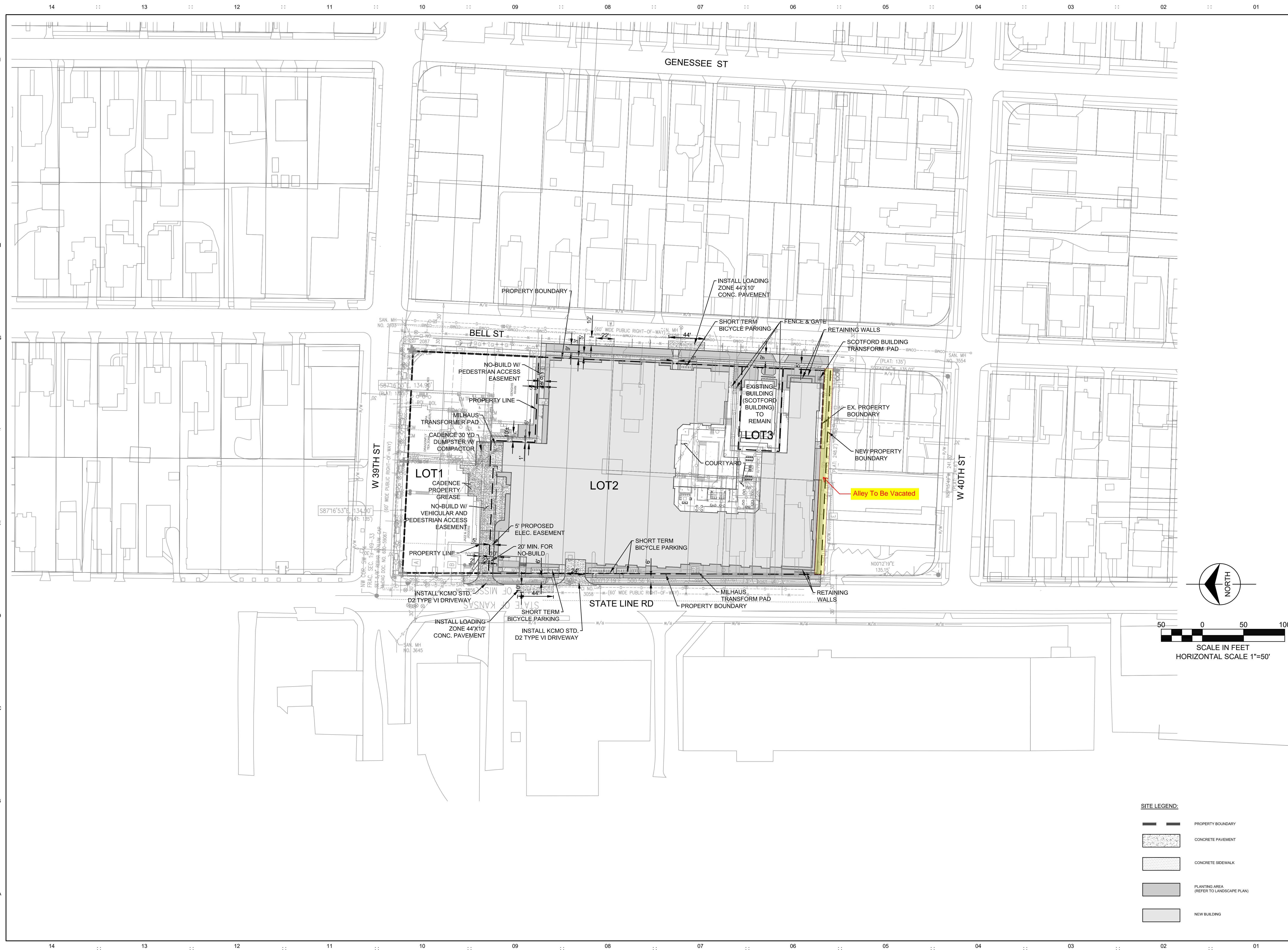
3922 Bell Street  
Kansas City, MO 64111

PROJECT NO. 21004.00

REZONING SUBMISSION 10/01/2021

NO. REVISION DATE:

C006



January 25, 2022

City Planning & Development  
15<sup>th</sup> Fl., City Hall  
414 E 12<sup>th</sup> St.  
Kansas City, MO 64106

**Re: Jamestown Square Apartments – Alley Vacation Request**  
**Case No. CD-ROW-2021-00037**  
T&B Job. No. 73-0420

Dear Sir/Madam,

Taliaferro & Browne has completed Rezoning Plan (Case No. CD-CPC-2021-00184) that will provide new building structure for 223 multi-family units with amenity space, courtyard area, and parking garage located on the south side of 39<sup>th</sup> Street in between State Line Road on the west and Bell Street on the east.

The new building will be constructed along the north side of the existing alley with grading activities within the north half of the alley.

The Developer is requesting to vacate the alley located north of W. 40<sup>th</sup> Street in between State Line Road to the west and Bell Street to the east, to allow for the construction of the new apartment building. The easement rights can be retained after the alley is vacated.

We hope this letter of purpose and the attached documents provide the necessary information to evaluate the request for the alley vacation. We would appreciate your timely attention to this project.

If you have any questions or need additional information, please contact me.

VERY TRULY YOURS  
TALIAFERRO & BROWNE, INC.



Lamin Bumi Nyang, PE  
Senior Project Manager

Attachments:  
Site Plan





## UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. **CD-ROW-2021-000**

UTILITY CO. Evergy

Be it known that Cadence Jamestown LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

ALL OF THE EAST-WEST ALLEY LOCATED NORTH OF 40  
TH STREET AND SOUTH OF 39  
TH STREET, BETWEEN

STATELINE ROAD AND BELL STREET, BEING PART OF BLOCK 9, MELLIER PLACE, A SUBDIVISION IN  
KANSAS CITY, JACKSON COUNTY MISSOURI, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 9; THENCE S87°15'49"E, ALONG  
THE SOUTH LINE OF LOT 10 AND LOT 15, SAID BLOCK 9, 247.87 FEET, TO THE SOUTHEAST CORNER OF  
SAID LOT 15; THENCE S02°42'56"W, 15.00 FEET TO THE NORTHEAST CORNER OF LOT 14, SAID BLOCK 9;  
THENCE N87°15'49"W, ALONG THE NORTH LINE OF LOT 14, LOT 13, LOT 12 AND LOT 11, SAID BLOCK 9,  
247.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N 00°12'19"E, 15.01 FEET, TO THE  
POINT OF BEGINNING, CONTAINING 3,713 SQUARE FEET.

for the following purpose: Jamestown Square Development to allow for 223 multi-family apartment units

**1. Our utility/agency has facilities or interest within this right of way:**

☒ Yes (proceed to #2) ☐ No (form complete)

**2. Our utility/agency:**

- ☐ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☒ will waive objections subject to the following conditions (describe below)  
☒ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

John Messier

Authorized Representative

11/30/21

Date

**Return this form to:**

Lamin Nyang

Applicant Name

1020 E 8th Street

Kansas City, MO 64106

Address

816-283-3456

Phone

Lnyang@tb-engr.com

Email





## UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
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CASE NO. **CD-ROW-2021-009**

UTILITY CO. ATT

Be it known that Cadence Jamestown LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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☐ Relocate facilities  
☐ Other: \_\_\_\_\_

**ATT HAS A CABLE CROSSING THE ALLEY BEING VACATED. ATT WOULD NEED THAT SECTION NOT INCLUDED IN THE VACATE REQUEST. ATT CAN RELOCATE THE CABLE AT PARTITIONER'S EXPENSE**

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

RUSSELL CROFT

*Russell Croft*

Authorized Representative

12/14/21

Date

**Return this form to:**

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Applicant Name

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CASE NO. **CD-ROW-2021-000**

UTILITY CO. Charter

Be it known that Cadence Jamestown LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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[Signature]  
Authorized Representative

12/6/21  
Date

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CASE NO. **CD-ROW-2021-009**

UTILITY CO. **KCMO Water Services Department**

Be it known that **Cadence Jamestown LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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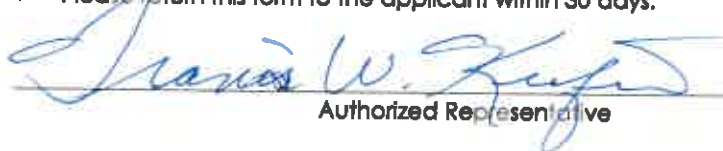
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- ☐ Yes (proceed to #2) ☒ No (form complete)

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- ☐ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
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Authorized Representative

01/20/2022  
Date

**Return this form to:**

**Lamin Nyang**

Applicant Name

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**Kansas City, MO 64106**

Address

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CASE NO. **CD-ROW-2021-009**

UTILITY CO. KCMO Fire Department

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*Lamin Nyang* Lamin Nyang  
Authorized Representative

10/28/21  
10/25/2021  
Date

**Return this form to:**

Lamin Nyang

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*Jeffrey*  
Authorized Representative

10/27/21  
Date

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Lamin Nyang

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Lnyang@tb-engr.com

Email



## UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department  
City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. \_\_\_\_\_

UTILITY CO. KCMO Public Works Department - Streetlights

Be it known that Cadence Jamestown LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

for the following purpose: Jamestown Square Development to allow for 223 multi-family apartment units

**1. Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☒ No (form complete)

**2. Our utility/agency:**

- ☒ has no objections  
☐ objects to the vacation and will not waive objection under any conditions (describe below)  
☐ will waive objections subject to the following conditions (describe below)  
☐ Retain utility easement and protect facilities  
☐ Relocate facilities  
☐ Other: \_\_\_\_\_

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Octavio Moncada

Authorized Representative

10/26/2021

Date

**Return this form to:**

Lamin Nyang

Applicant Name

816-283-3456

Phone

1020 E 8th Street

Kansas City, MO 64106

Address

Lnyang@tb-engr.com

Email