



# CITY PLAN COMMISSION STAFF REPORT

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

November 6, 2024

**Project Name**  
Summit View Farms 2<sup>nd</sup> Plat

**Docket #C2**

**Request**  
CLD-FnPlat-2024-00026  
Final Plat

**Applicant**  
Rachelle Biondo  
Rouse Frets White Goss Gentile Rhodes

**Owner**  
William Kenny  
Summit View Farms

**Location** 13321 E 139<sup>th</sup> St  
**Area** About 7 acres  
**Zoning** R-7.5  
**Council District** 5<sup>th</sup>  
**County** Jackson  
**School District** Lee's Summit

**Surrounding Land Uses**  
**North:** Residential, Zoned R-10  
**South:** Undeveloped, Zoned R-7.5  
**East:** Residential, Zoned in Lee's Summit  
**West:** Undeveloped, Zoned R-7.5

**Land Use Plan**  
The Longview Area Plan recommends Open Space Buffer Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

**Major Street Plan**  
East 139<sup>th</sup> Street is identified on the City's Major Street Plan as a Thoroughfare.

## APPROVAL PROCESS



## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-7.5 on about 7 acres generally located on the south side of east 139<sup>th</sup> Street at the municipal boundary with Lee's Summit, Missouri, allowing for the creation of 1 tract for a stream buffer around a regulated stream.

## PROJECT TIMELINE

The application for the subject request was filed on August 23, 2024. Scheduling deviations from 2024 Cycle 10.1 have occurred by request of the applicant to place the application on hold.

## 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

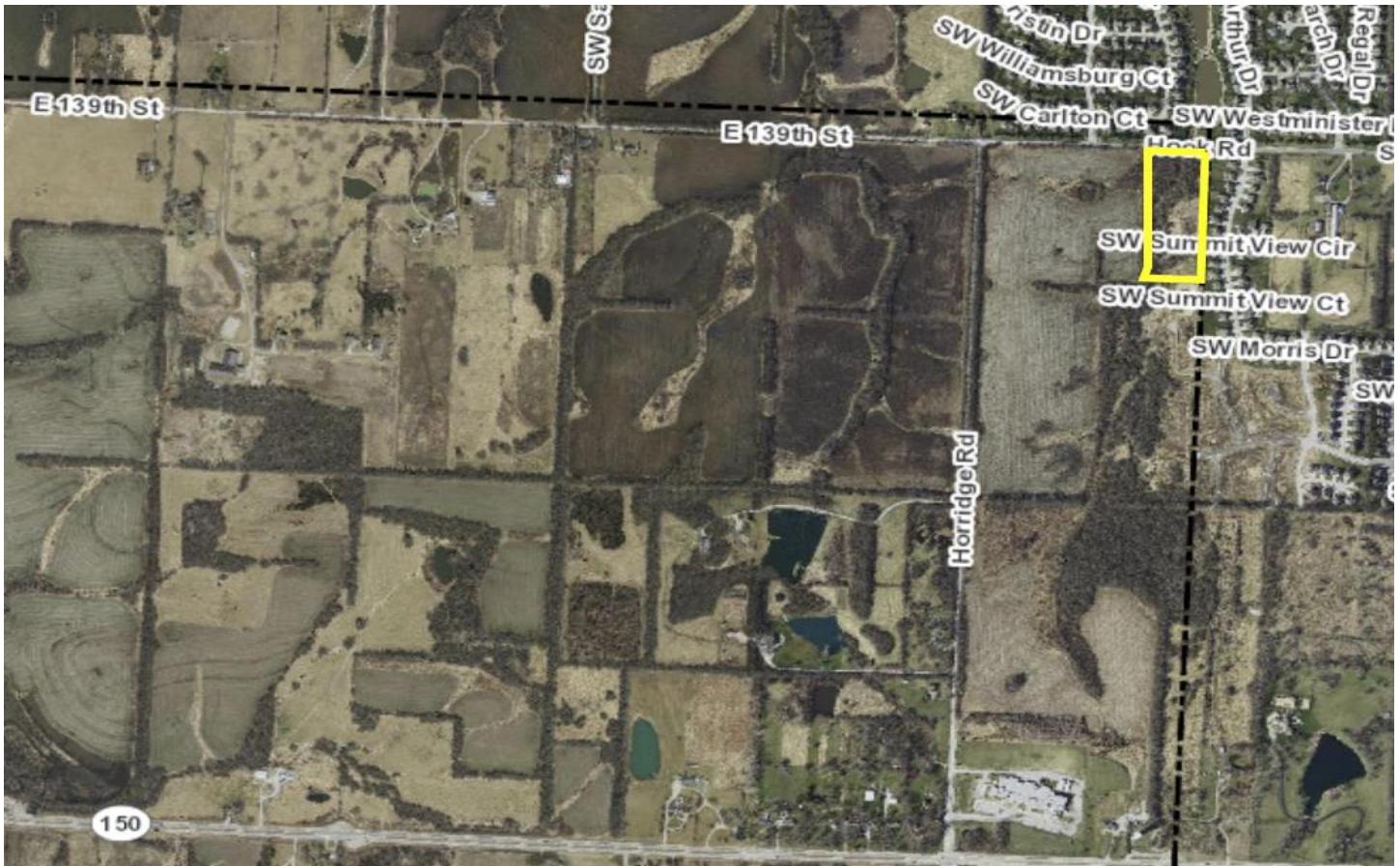
The subject site is currently undeveloped. It is within the Summit View Farms Development, which has not been constructed within Kansas City. There is an associated regulated stream on the subject site.

## CONTROLLING CASE

**Case No. CD-CPC-2022-00178** – Ordinance 230082 approved a Development Plan which also serves as a preliminary plat on about 145 acres to allow for the creation of 300 detached residential lots and 9 tracts in 7 phases (approved February 2, 2023).

## PROFESSIONAL STAFF RECOMMENDATION

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

**VICINITY MAP****RELEVANT CASES**

**Case No. CD-CPC-2022-00177**– Ordinance 230082 approved a rezoning from District R-80 (Residential) to District R-7.5 (Residential) on about 154 acres generally located at southeast corner of East 139th Street and Horridge Road (February 2, 2023).

**Case No. CLD-FnPlat-2019-00041**– Ordinance 201045 passed on December 27, 2020, approved the plat of Summit View Farms 5th Plat, an addition in Jackson County, Missouri, on approximately 6.27 acres generally located west of S.W. Arthur Drive and S.W. Summit View Trail, creating 2 tracts for the purpose of a stream buffer, private open space and detention (December 27, 2020).

**PLAT REVIEW**

The request is for approval of a Final Plat in District R-7.5, covering approximately 7 acres located on the south side of East 139th Street at the municipal boundary with Lee's Summit, Missouri. The plat will establish a tract around a regulated stream, as required by the Preliminary Plat, which was approved under Case No. CD-CPC-2022-00178. The Preliminary Plat proposed the development of 300 detached residential homes. This tract is a necessary component of both the Preliminary Plat and Section 88-415 of the Zoning and Development Code. The Final Plat complies with the Preliminary Plat and meets the lot and building standards specified in Section 88-110 of the Zoning and Development Code.

**PLAT ANALYSIS**

<b>Standards</b>	<b>Applies</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-110)	Yes	Yes, Subject to Conditions	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	Dedication for overall development

**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 requested 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, AICP  
Lead Planner



## Plan Conditions

Report Date: October 30, 2024

Case Number: CLD-FnPlat-2024-00026

Project: Summit View Farms 2nd Plat

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

1. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirement, including the County Recording Block, and insert Case No. CLD-FnPlat-2024-00026
4. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

5. The developer shall dedicate additional right of way [and provide easements] for E 139th Street as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.
6. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
7. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
8. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
9. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / [Lucas.Kaspar@kcmo.org](mailto:Lucas.Kaspar@kcmo.org) with questions.*

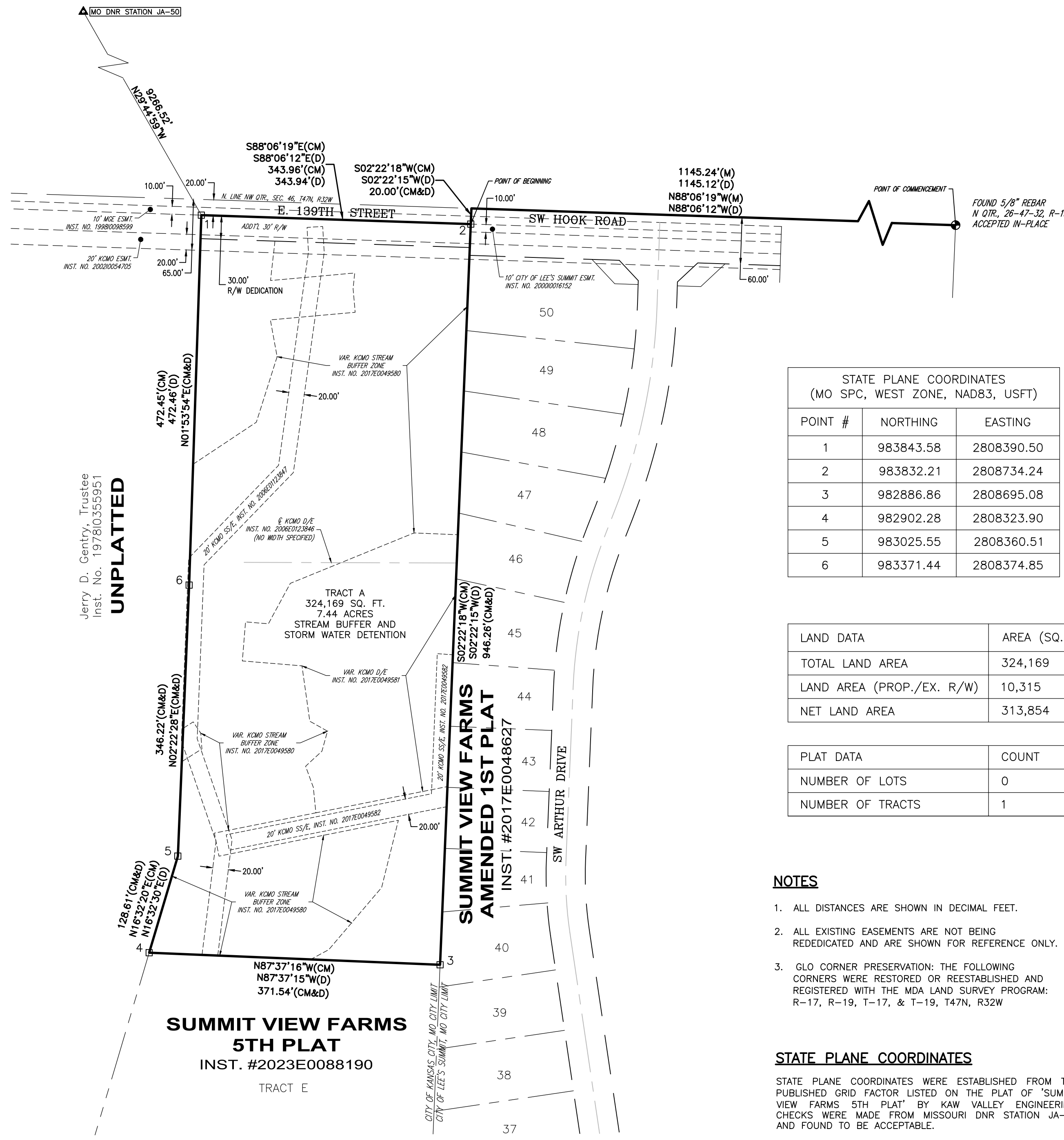
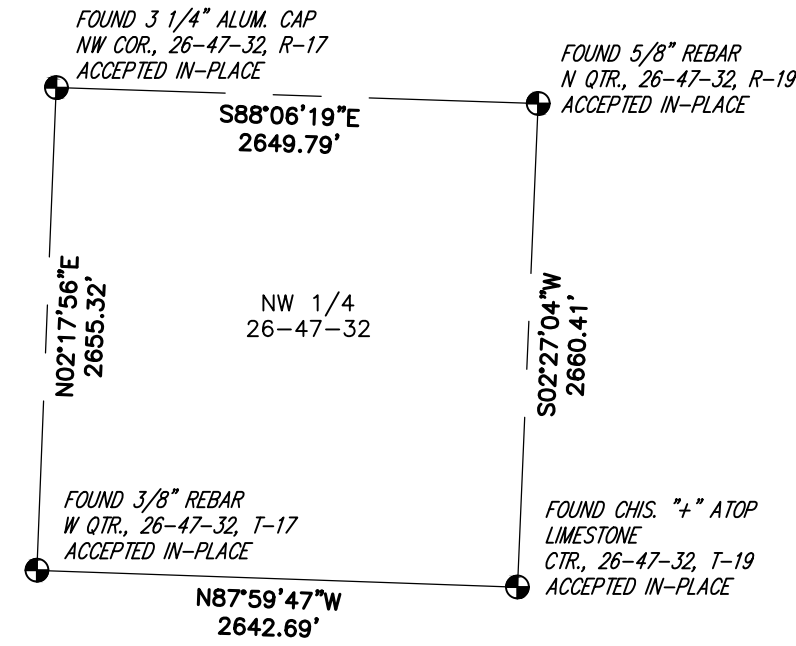
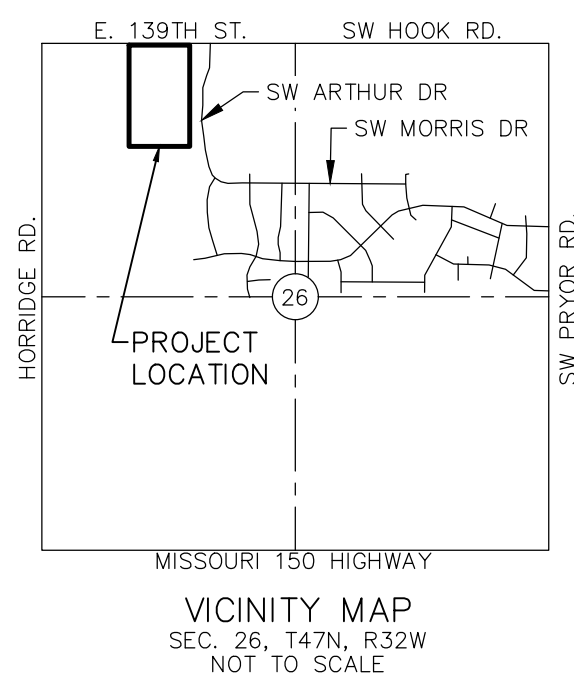
10. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
11. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by KC Water.
12. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

13. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
14. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
15. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
16. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
17. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
18. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
19. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.

# SUMMIT VIEW FARMS 2ND PLAT

Part of the Northwest Quarter of Section 26, Township 47 North, Range 32 West, situate in the City of Kansas City, Jackson County, Missouri



POINT #	NORTHING	EASTING
1	983843.58	2808390.50
2	983832.21	2808734.24
3	982886.86	2808695.08
4	982902.28	2808323.90
5	983025.55	2808360.51
6	983371.44	2808374.85

LAND DATA	AREA (SQ. FT.)
TOTAL LAND AREA	324,169
LAND AREA (PROP./EX. R/W)	10,315
NET LAND AREA	313,854

PLAT DATA	COUNT
NUMBER OF LOTS	0
NUMBER OF TRACTS	1

### NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- GLO CORNER PRESERVATION: THE FOLLOWING CORNERS WERE RESTORED OR REESTABLISHED AND REGISTERED WITH THE MDA LAND SURVEY PROGRAM: R-17, R-19, T-17, & T-19, T47N, R32W

### STATE PLANE COORDINATES

STATE PLANE COORDINATES WERE ESTABLISHED FROM THE PUBLISHED GRID FACTOR LISTED ON THE PLAT OF 'SUMMIT VIEW FARMS 5TH PLAT' BY KAW VALLEY ENGINEERING. CHECKS WERE MADE FROM MISSOURI DNR STATION JA-50 AND FOUND TO BE ACCEPTABLE.

THE COMBINED GRID FACTOR FOR THIS PLAT IS 0.99989925, SCALED FROM 0.0.

MO DNR STATION JA-50 (ADJUSTED 2003, HORZ. 1ST ORDER)  
 NORTHING: 302358.525m  
 EASTING: 854883.866m  
 ELEVATION: 289.8m  
 GRID FACTOR: 0.9999011

THE BEARING AND DISTANCE FROM POINT #1 (NORTHWEST CORNER OF THIS PLAT; SEE POINT TABLE) TO JA-50 IS N29°44'59" WEST, 9266.52'.

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

### CLOSURE REPORT INFORMATION

PERIMETER: 2,609.03' AREA: 324,169 SQ. FT.  
 ERROR CLOSURE: 0.0003 COURSE: N8°59'40"E  
 ERROR NORTH: 0.00034 EAST: -0.00005  
 PRECISION 1:8696766.667

### LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 26, Township 47 North, Range 32 West, situate in the City of Kansas City, Jackson County, Missouri, being described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence North 88°06'19" West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of said Northwest Quarter, a distance of 1,145.24 feet to the intersection with the Northerly prolongation of the West line of the plat of SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT, a subdivision of record filed with the Jackson County, Missouri Recorder of Deeds as Instrument No. 2017E0048627 on May 31, 2017; thence South 2°22'18" West, along the Northerly prolongation of the West line of said SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT, a distance of 20.00 feet to the intersection with the South line of the North 20.00 feet of said Northwest Quarter, said point also being the Point of Beginning; thence South 2°22'18" West, along the West line of said SUMMIT VIEW FARMS AMENDED 1<sup>ST</sup> PLAT and its Northerly prolongation, a distance of 946.26 feet to the Northeast corner of Tract E, SUMMIT VIEW FARMS 5<sup>TH</sup> PLAT, a subdivision of record filed with said Recorder of Deeds as Instrument No. 2023E0088190 on December 11, 2023; thence North 87°37'16" West, along the North line of said Tract E, a distance of 371.54 feet to the Northwest corner thereof; thence North 16°32'20" East, departing the North line of said Tract E, a distance of 128.61 feet; thence North 2°22'28" East a distance of 346.22 feet; thence North 1°53'54" East a distance of 472.45 feet to the intersection with the South line of the North 20.00 feet of said Northwest Quarter; thence South 88°06'19" East, along the South line of the North 20.00 feet of said Northwest Quarter, a distance of 343.96 feet to the Point of Beginning.

Containing 324,169 square feet or 7.44 acres, more or less.

### STREET DEDICATION

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

### MAINTENANCE OF TRACTS

TRACT A IS TO BE USED FOR STREAM BUFFER AND STORM WATER DETENTION AND SHALL BE MAINTAINED BY THE SUMMIT VIEW FARMS HOMEOWNERS ASSOCIATION PURSUANT TO COVENANT TO MAINTAIN STORM WATER DETENTION FACILITIES RECORDED SIMULTANEOUSLY WITH THIS PLAT.

### PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS 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 "SUMMIT VIEW FARMS 2ND PLAT".

IN TESTIMONY THEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME,

OWNER: SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC

WILLIAM P. KENNEY, ADMINISTRATIVE MEMBER

STATE OF \_\_\_\_\_ )

\_\_\_\_\_ )SS

COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BEFORE ME, A NOTARY PUBLIC, APPEARED WILLIAM P. KENNEY, ADMINISTRATIVE MEMBER OF SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC (NO CORPORATE SEAL) TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

### CITY PLAN COMMISSION

APPROVED: \_\_\_\_\_ MICHAEL J. SHAW  
 DIRECTOR

CASE NUMBER: \_\_\_\_\_

### COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NO. \_\_\_\_\_ DULY AUTHENTICATED AND PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR  
 QUINTON LUCAS

CITY CLERK  
 MARILYN SANDERS

VINCENT E. BRICE  
 JACKSON COUNTY ASSESSMENT DEPARTMENT

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF "SUMMIT VIEW FARMS 2ND PLAT" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN-CLASS SURVEY UNDER THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2024.

KELLAN M. GREGORY, PLS-2011001372 DATE \_\_\_\_\_

## LAMP RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA  
 14710 W. DODGE RD. STE. 100 (402) 498-2498  
 NE AUTHORIZATION NO. CA0130  
 FORT COLLINS, COLORADO  
 4718 INNOVATION DR. STE. 100 (970) 238-0342  
 KANSAS CITY, MISSOURI  
 9001 STATE LINE RD. STE. 200 (816) 361-0440  
 MO AUTH. NO. E-2013011903 | LS-2010043127

Kellan M. Gregory, MO PLS #2011001372  
 Lamp Ryneason LS-2019043172

FINAL PLAT

SUMMIT VIEW FARMS 2ND PLAT  
 KANSAS CITY, JACKSON COUNTY, MISSOURI



Know what's below.  
 Call before you dig.

REVISIONS

8/22/2024 - TITLE COMM. UPDATE

DESIGNER / DRAFTER

KELLAN GREGORY/RACHEL RENNECKER

DATE

8/20/2024

PROJECT NUMBER

0322064

BOOK AND PAGE

SHEET

1 OF 1

### REFERENCE DOCUMENTS FOR BOUNDARY

- MISSOURI WARRANTY DEED TO JERRY D. GENTRY, TRUSTEE, INST. NO. 197810355951
- QUIT CLAIM DEED TO SUMMIT VIEW DEVELOPMENT GROUP, LLC, INST. NO. 2016E0047063
- SPECIAL WARRANTY DEED BY TRUSTEE TO WILLIAM P. KENNEY, INST. NO. 2004I0089901
- ACCOMMODATION QUIT CLAIM DEED TO SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC, INST. NO. 2024E0056622
- PLAT OF 'SUMMIT VIEW FARMS AMENDED 1ST PLAT', INST. NO. 2017E0048627
- PLAT OF 'SUMMIT VIEW FARMS 5TH PLAT', INST. NO. 2023E0088190

### TITLE COMMITMENT

EASEMENTS SHOWN HEREON AS PER:  
 AGENTS NATIONAL TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER: 2412802  
 EFFECTIVE DATE: AUGUST 22, 2024 AT 8:00 AM

### FLOOD ZONE

ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), JACKSON COUNTY, MISSOURI.  
 MAP NUMBER 2909500531G  
 MAP EFFECTIVE DATE: 1/20/2017  
 COMMUNITY NUMBER: 290173

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

### OWNER & DEVELOPER

SUMMIT VIEW FARMS DEVELOPMENT GROUP, LLC  
 PO BOX 291  
 LEE'S SUMMIT, MISSOURI 64063