



# CITY PLAN COMMISSION STAFF REPORT

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

April 4<sup>th</sup>, 2023

**Project Name**  
Greenwoods Senior Housing

**Docket #C3**

**Request**  
CLD-FnPlat-2023-0003  
Final Plat

**Applicant**  
Roger Backuers  
Boundary & Construction Surveying .  
Suite 100 821 NE Columbus St  
Lee's Summit, MO 64063

**Owner**  
Lea Akert  
Missouri Housing Partners, LLC.  
220 NW Executive Way  
Lee's Summit, MO 64806

**Location** 4711 E 27th  
**Area** About 2.4 acres  
**Zoning** UR  
**Council District** 3rd  
**County** Jackson  
**School District** Kansas City 110

**Surrounding Land Uses**  
**North:** zoned B3, Mixed Use  
**South:** zoned R-2.5, Residential Uses.  
**East:** zoned R-2.5, Residential Uses.  
**West:** zoned R-2.5, Residential Uses.

**Major Street Plan**  
The City's Major Street does not identify any streets at this location.

**Land Use Plan**  
The Heat of the City Plan recommends Institutional for the subject property.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on February 1, 2023. Scheduling deviations from 2023 Cycle F have not 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 property is currently undeveloped. The area was previously platted for single family dwelling units. The north is mixed use with residential uses in every other direction.

## SUMMARY OF REQUEST

The applicant is seeking approval of a Final Plat in District UR (Urban Redevelopment) for the creation of one residential lot generally located at south side of E 27<sup>th</sup>, west of Cleveland Avenue and east of Monroe Avenue.

## CONTROLLING CASE

- **Case No. CD-CPC-2022-00073**—a request to rezone from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), with an associated development plan, to develop 49 senior housing complex on the subject site on about 2.4 acres was approved by City Council on October 6<sup>th</sup>, 2022.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 Recommendation: **Approval, Subject to Conditions**

**PLAN REVIEW**

This request is to consider approval of a final plat in District UR (Urban Redevelopment) generally located at south side of E 27<sup>th</sup>, west of Cleveland Avenue and east of Monroe Avenue- creating one (1) residential lot that will allow for the creation of a 49 senior housing complex. This use was approved by Case no. CD-CPC-2022-00073 which served as the Preliminary Plat. This development will have one (1) point of egress and ingress located on Cleveland Avenue. This Final Plat is in conformance with the Preliminary Plat along with Section 88-260 of the Zoning and Development Code.

**PLAN ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-260-03)	Yes	Yes	Complies with UR Zoning Regulations
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	No	The developer will pay 37,761.47 in lieu of parkland dedication.

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal

**COMMENT**

The requested Final Plat is in conformance with the controlling plan.

**PROFESSIONAL STAFF RECOMMENDATION**

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

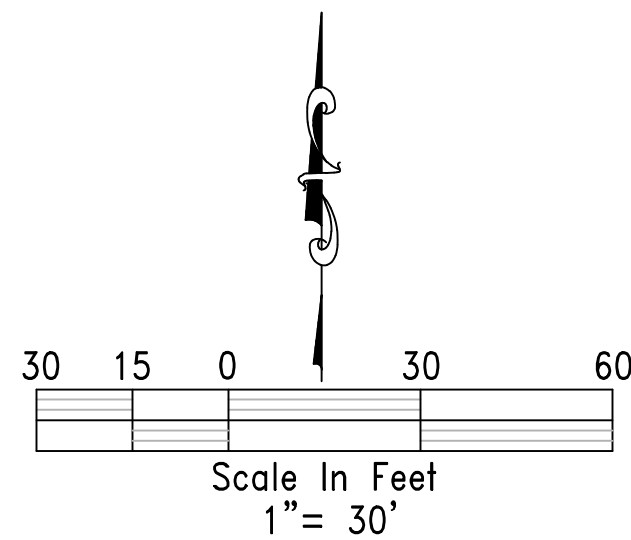
Respectfully Submitted,



Justin Smith  
Planner

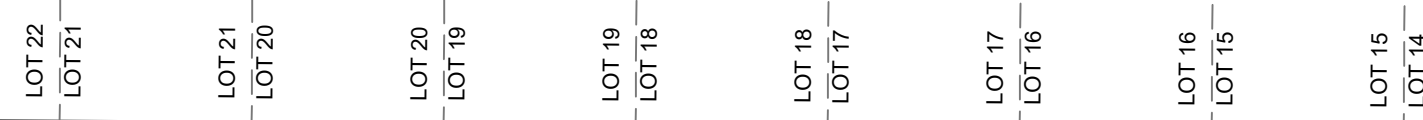
# FINAL PLAT GREENWOOD SENIOR HOUSING

**LOT 1**  
A REPLAT OF LOTS 1-8, AND LOTS 17-24, BLOCK 2  
CLEVELAND PARK ADDITION  
KANSAS CITY, JACKSON COUNTY, MISSOURI



RATLIFFS ADDITION

CARLAT PLACE



**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 "GREENWOOD SENIOR HOUSING".

**EASEMENT DEDICATION:**  
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (UE), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

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

**BUILDING SETBACKS:**  
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.

**MONEY IN LIEU OF PARKLAND:**  
THE DEVELOPER ELECTS TO PAY TO THE CITY OF KANSAS CITY, MISSOURI A SUM OF \$37,761.47 IN LIEU OF REQUIRED PARK LAND DEDICATION FOR 49 MULTI UNITS LOTS PURSUANT TO SECTION 66-128, CODE OF GENERAL ORDINANCES, AS AMENDED.

**FLOODPLAIN:**  
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS OF MINIMAL FLOODING) ACCORDING TO KANSAS CITY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0258G WITH AN EFFECTIVE DATE: JANUARY 20, 2017.

**TITLE COMPANY DESCRIPTION:**  
LOTS 1 THROUGH 8 EXCEPT THAT PART OF LOT 8 CONVEYED TO THE CITY OF KANSAS CITY FOR ALLEY AND ROADWAY BY DEED RECORDED AS DOCUMENT NO. A-570478 IN BOOK B-3237 AT PAGE 9; LOTS 17 THROUGH 24; AND THOSE PORTIONS OF THE VACATED ALLEYS AS DESCRIBED IN THE ORDINANCE RECORDED AS DOCUMENT NO. 588024 IN BOOK 1032 AT PAGE 559 AND ORDINANCE RECORDED AS DOCUMENT NO. A-570472 IN BOOK B-3245 AT PAGE 78, ALL IN BLOCK 2 CLEVELAND PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

**OWNERSHIP ACKNOWLEDGEMENT:**  
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HEREUNTO SUBSCRIBED THEIR NAME THIS \_\_\_ DAY OF \_\_\_, 202\_\_.

MISSOURI HOUSING PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY

MATT FULSON, GENERAL MANAGER

STATE OF MISSOURI)

) SS

COUNTY OF JACKSON)

ON THIS \_\_\_ DAY OF \_\_\_, 202\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MATT FULSON, GENERAL MANAGER OF MISSOURI HOUSING PARTNERS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE LAST DAY AND YEAR WRITTEN ABOVE.  
NOTARY PUBLIC IN AND FOR THE SAID ABOVE COUNTY AND STATE

NOTARY SIGNATURE  
MY COMMISSION EXPIRES:

**PUBLIC WORKS:** CITY PLANNING COMMISSION:

MICHAEL J. SHAW, DIRECTOR

APPROVED DATE: \_\_\_\_\_

**CITY COUNCIL:**  
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "GREENWOOD SENIOR HOUSING" WAS DULY SUBMITTED AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. \_\_\_ DULY AUTHENTICATED AS PASSED THIS \_\_\_ DAY OF \_\_\_, 202\_\_.

MAYOR - QUINTON LUCAS

VINCENT E. BRICE  
JACKSON COUNTY ASSESSMENT DEPARTMENT

CITY CLERK - MARILYN SANDERS

## FINAL PLAT GREENWOOD SENIOR HOUSING, LOT 1

A REPLAT OF LOTS 1 TO 8 AND LOTS 17-24,  
BLOCK 2  
CLEVELAND PARK ADDITION  
KANSAS CITY, JACKSON COUNTY, MISSOURI

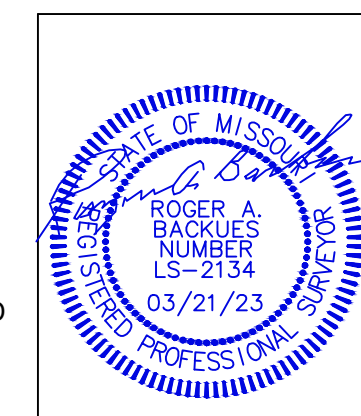
DATE: MARCH 21, 2023

CLIENT:  
MISSOURI HOUSING PARTNERS, LLC  
220 NW EXECUTIVE WAY  
LEE'S SUMMIT, MISSOURI 64063

**BOUNDARY & CONSTRUCTION  
SURVEYING, INC.**

821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063  
PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 22-146-PLAT SHEET 1 OF 1  
3711 E 27TH ST, KANSAS CITY, JACKSON COUNTY, MO



I HEREBY CERTIFY: THAT THE PLAT OF "GREENWOOD SENIOR HOUSING" SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY BELIEF.

ROGER A. BACKUES, PLS. MO. NO. 2134

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999010

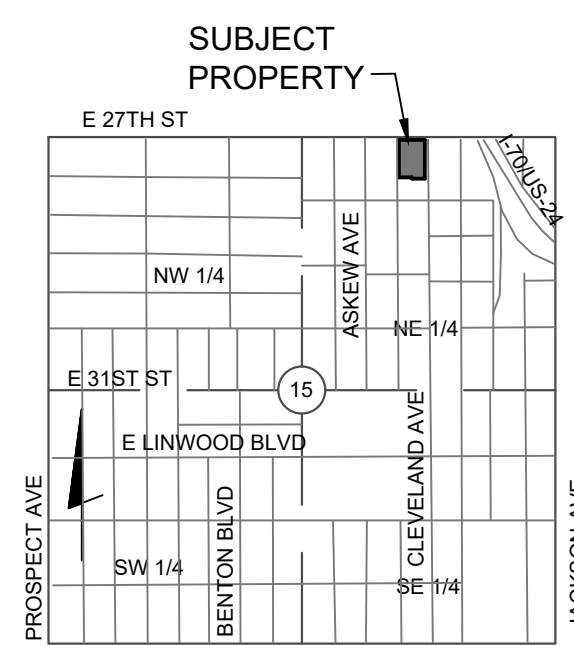
- |                                |                                |
|--------------------------------|--------------------------------|
| ① N-322835.031<br>E-846554.024 | ④ N-322827.353<br>E-846635.192 |
| ② N-322952.586<br>E-846558.773 | ⑤ N-322829.011<br>E-846595.724 |
| ③ N-322949.176<br>E-846640.112 | ⑥ N-322833.275<br>E-846595.897 |

**SYMBOL LEGEND**

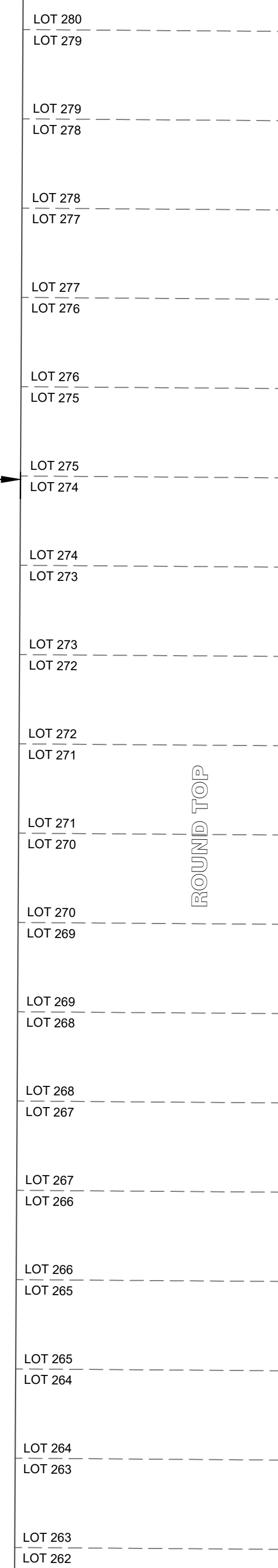
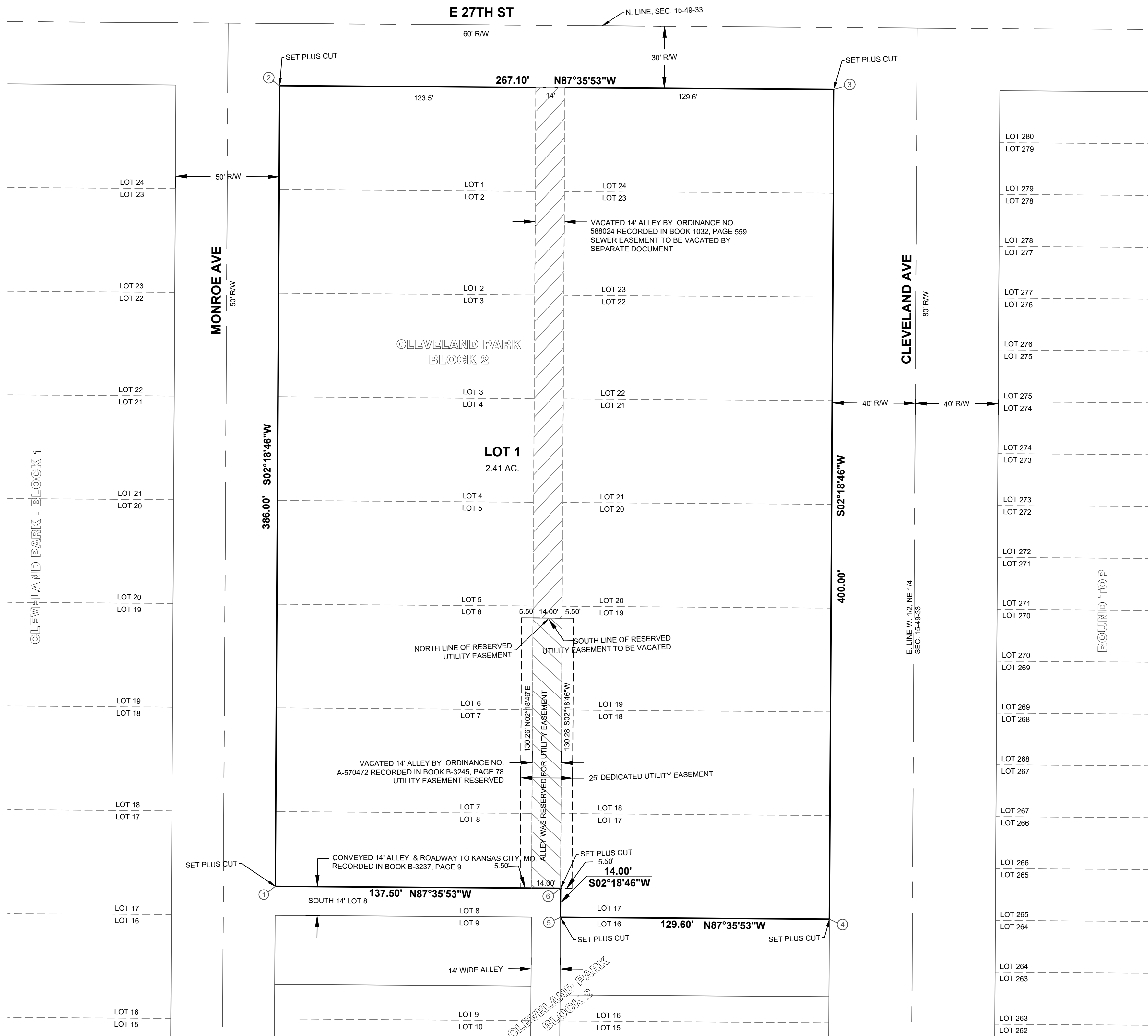
- SET 1/2" REBAR AND CAP RLS-2134, MO.
- R/W - RIGHT OF WAY

**STREET GRADES**

INTERSECTION AT E. 27TH ST & MONROE AVE 951.08  
386' SOUTH OF E. 27TH ST ALONG MONROE AVE 924.93  
INTERSECTION AT E. 27TH ST & CLEVELAND AVE 950.19  
386' SOUTH OF E. 27TH ST ALONG CLEVELAND AVE 922.72



LOCATION MAP  
SCALE=1"=2000'  
SECTION 15  
TOWNSHIP 49 RANGE 33





## Plan Conditions

Report Date: March 30, 2023

Case Number: CLD-FnPlat-2023-00003

Project: Greenwood Senior Housing

---

*Condition(s) by City Planning and Development Department. Contact Justin Smith at (816)513-8823 / Justin.Smith@kcmo.org with questions.*

1. 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.
2. 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.

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

3. As conditioned in case CD-CPC-2022-00073, the developer shall pay money-in-lieu of parkland in the amount of \$37,761.46 for 49 residential units as indicated on plans prior to Certificate of Occupancy.