



# CITY PLAN COMMISSION STAFF REPORT

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

September 4, 2024

**Project Name**  
**Walnut Townhomes Final Plat**

**Docket #C2**

**Request**  
CLD-FnPlat-2024-00022  
Final Plat

**Applicant**  
Lance Scott  
Cook, Platt & Strobel Engineers

**Owner**  
Tim Roth

**Location** 3600 Walnut  
**Area** About 0.41 acres  
**Zoning** MPD  
**Council District** 4<sup>th</sup>  
**County** Jackson  
**School District** Kansas City 110

## Surrounding Land Uses

**North:** Residential, Zoned R-6  
**South:** Residential, Zoned R-6  
**East:** Residential, Zoned R-6  
**West:** Commercial, Zoned B3-2

## KC Spirit Playbook Alignment

Not Applicable- Not reviewed by controlling case.

## Land Use Plan

The Midtown/Plaza Area Plan recommends Residential Medium High Density uses for the subject property. This proposal is consistent with the future land use plan designation.

## Major Street Plan

The City's Major Street Plan does not identify Walnut or 36<sup>th</sup> Street at this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on July 26, 2024. No scheduling deviations from 2024 Cycle 9.1 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 undeveloped. To the west, there are commercial structures within the Main Street Overlay. The property previously housed a church that has since been demolished. There are no regulated streams associated with the subject site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD (Master Planned Development) on about 0.462 acres generally located at the southwest corner of East 36<sup>th</sup> Street and Walnut Street, allowing for the creation of 8 lots and 2 tracts for the purpose of a townhome development.

## CONTROLLING CASE

**Case No. CD-CPC-2022-00087** – Ordinance 220599 approved by City Council on July 21, 2022, rezoned an area of about .462 acres generally located at 3600 Walnut Street from District R-6 to MPD and approved a preliminary development plan to allow for the construction of 8 townhomes.

## PROFESSIONAL STAFF RECOMMENDATION

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

**PLAT REVIEW**

The request is for the approval of a Final Plat in District MPD (Master Planned Development), covering approximately 0.462 acres located at the southwest corner of East 36th Street and Walnut Street. The Final Plat proposes the creation of 8 lots and 2 tracts to facilitate a townhome development. This proposal follows the approval of Case No. CD-CPC-2022-00087, which was the Preliminary Plat.

The Preliminary Plat outlined the development of 8 individually owned townhomes, including a dog park for open space, and proposed the construction of a driveway connection along East 36th Street, which will serve as the sole vehicular access to the site. The Final Plat conforms to the Preliminary Plat and adheres to the lot and building standards specified in Section 88-280 of the Zoning and Development Code.

**PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	Conforms with controlling MPD Plan.
Accessory or Use- Specific Standards (88-305 –385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Payment in Lieu of Parkland Dedication.

**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  
Lead Planner



## Plan Conditions

Report Date: August 29, 2024

Case Number: CLD-FnPlat-2024-00022

Project: Walnut Townhomes Final 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 final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. 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.
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 Requirements and insert Case No. CLD-FnPlat-XXXX-XXXX.
4. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
5. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / [michael.schroeder@kcmo.org](mailto:michael.schroeder@kcmo.org) with questions.*

6. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
7. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
  - Fire hydrant distribution shall follow IFC-2018 Table C102.1

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

8. 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
9. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
10. Please provide amount due. For 2 semi-attached units and 6 multi-plex units, the fee equates to \$6,641.67. An invoice has been assessed under CLD-FnPlat-2024-00022 and is available to pay via CompassKC. Fee shall be paid prior to release of the plat.

*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.*

11. 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.

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

12. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. 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 Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
13. 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.
14. 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.

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

15. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water 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 disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by KC Water prior to issuance of any certificate of occupancy.
16. 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.
17. 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.
18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
19. The developer shall ensure that water and fire service lines meet current Water Services Department Rules and Regulations prior to issuance of a certificate of occupancy.
20. The developer shall secure permits to provide sanitary sewer service to each of the units within the development prior to issuance of a building permit. The internal sewers shall be private service lines.



Monday, August 19, 2024 10:46 AM

**OWNER/DEVELOPER:** 36W PARTNERS, LLC  
111 W 10TH STREET  
KANSAS CITY, MISSOURI 64105  
ATTN: GREG BAIR

**ENGINEER:** CFS ENGINEERS  
1421 E 104TH STREET, SUITE 100  
KANSAS CITY, MISSOURI 64131  
ATTN: LANCE SCOTT

**BASIS OF BEARINGS:**  
MISSOURI STATE PLANE COORDINATE SYSTEM  
NAD83, MISSOURI WEST ZONE, US FOOT

**HORIZONTAL DATUM:**  
PID 095106 JA-106 2 RESET  
MISSOURI STATE PLANE WEST ZONE  
NORTHING: 320,733.830 METERS  
EASTING: 842,759.924 METERS  
CAF = 0.999900178  
1 METER = 3.28083333 US SURVEY FEET  
ALL DISTANCES SHOWN ARE GROUND DISTANCES

**FLOODPLAIN**  
THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA MAP PANEL NUMBER 29095C0262G, MAP REVISED JANUARY 20, 2017.

**SURVEYOR'S GENERAL NOTES:**  
1. THIS SURVEY IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT OR RESEARCHED BY THIS SURVEYOR.  
1.1. FIRST AMERICAN TITLE INSURANCE COMPANY  
1.1.1. FILE NUMBER: NCS-1192096-KCTY  
1.1.2. COMMITMENT DATE: AUGUST 30, 2023 AT 8:00 AM  
1.1.3. DATE OF COVERAGE AMENDED TO JUNE 20, 2024

**CLOSURE REPORT:**  
TOTAL TRAVERSE LENGTH: 558.88  
ERROR IN CLOSURE: 0.008  
CLOSURE IN ONE PART IN: 68227.96  
ERROR IN NORTH: -0.0005  
ERROR IN EAST: -0.0085  
DIRECTION OF ERROR: S86°17'04.67"W

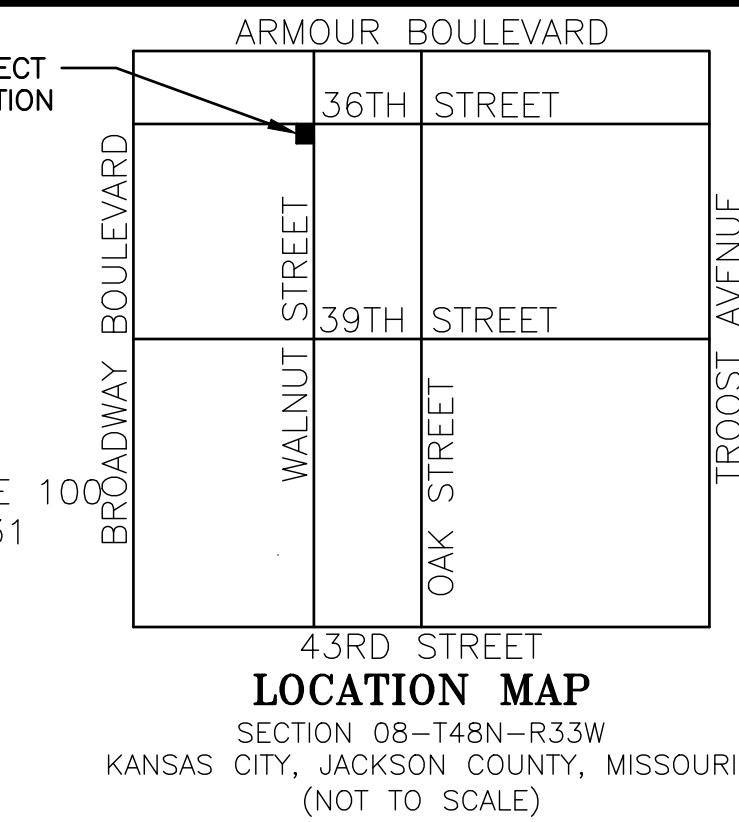
**PLAT LEGEND:**  
● FOUND BOUNDARY MONUMENT (AS NOTED)  
● SET ½" IRON BAR AND CAP "CF&S CLS 1999141100"

PARCEL AREA TABLE			STATE PLANE COORDINATE TABLE		
PARCEL	AREA SQ.FT.	AREA ACRES	CORNER	GRID NORTHING (M)	GRID EASTING (M)
LOT : 1	904.35	0.02	200	321,319.607	842,628.478
LOT : 2	903.89	0.02	201	321,318.045	842,661.876
LOT : 3	906.67	0.02	202	321,310.074	842,669.132
LOT : 4	906.67	0.02	203	321,271.974	842,667.333
LOT : 5	906.69	0.02	204	321,273.914	842,626.326
LOT : 6	906.66	0.02	MISSOURI STATE PLANE GRID COORDINATES SHOWN ABOVE ARE IN METERS		
LOT : 7	1,042.70	0.02			
LOT : 8	1,042.68	0.02	LAND DATA	AREA (SQ.FT.)	AREA (AC.)
TRACT A	10,263.37	0.24	TOTAL LAND AREA	20,085.65	0.46
TRACT B	2,301.97	0.05	LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0 SQ.FT.	0
TOTALS	20,085.65	0.46	NET LAND AREA	20,085.65	0.46
			PLAT DATA	COUNT	
			NUMBER OF LOTS	8	
			NUMBER OF TRACTS	2	

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE PLAT OF WALNUT TOWNHOMES 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 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 PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AT THIS TIME.

RONALD E SCHROER, MISSOURI PLS 2569  
CFS ENGINEERS CORPORATE AUTHORITY  
CF&S CLS 1999141100

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SECTION 08-T48N-R33W  
KANSAS CITY, JACKSON COUNTY, MISSOURI  
(NOT TO SCALE)