

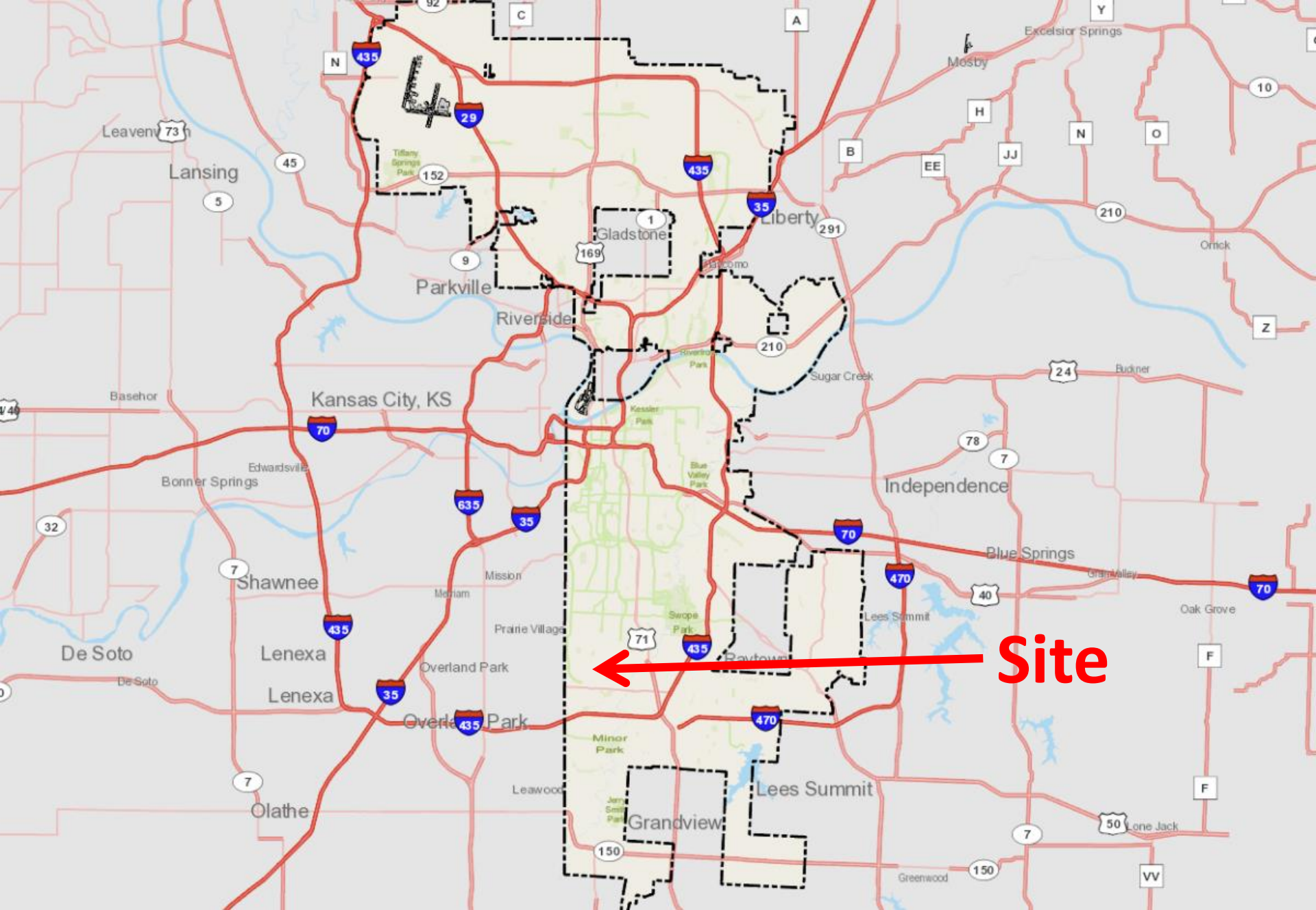
Ordinance 900211

Case No. CD-CPC-2020-00102

Request to approve a development plan/preliminary plat approval, with deviations to required minimum lot area and minimum lot width to allow subdivision of a tract with three underlying lots into two single family lots

9130 McGee Street

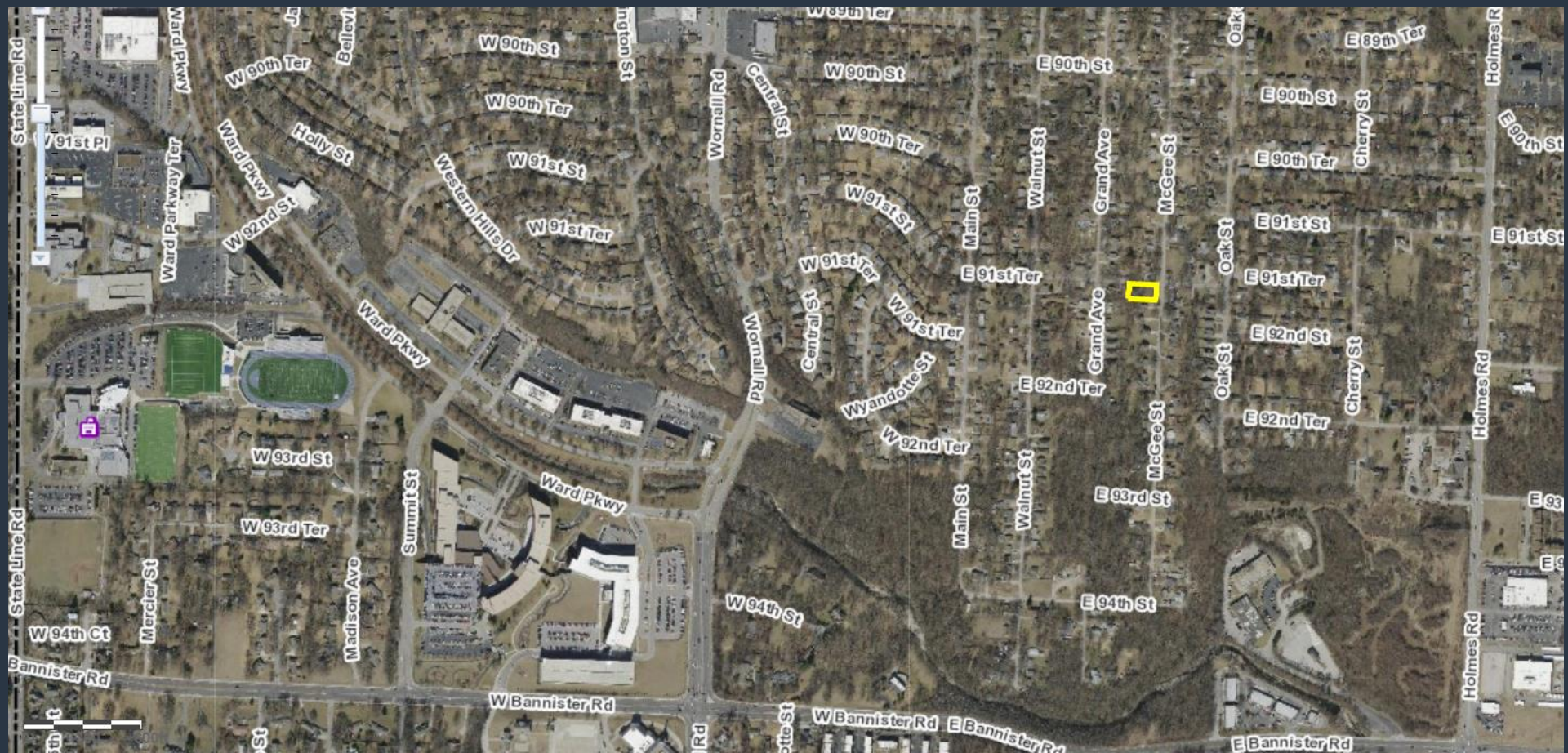




Site



Ordinance 900211





Property located at southwest corner of E. 91st Terrace and McGee Street



Ordinance 900211



Pink lines denote existing lot lines.



Ordinance 900211



Property located at southwest corner of E. 91st Terrace and McGee Street



Ordinance 900211



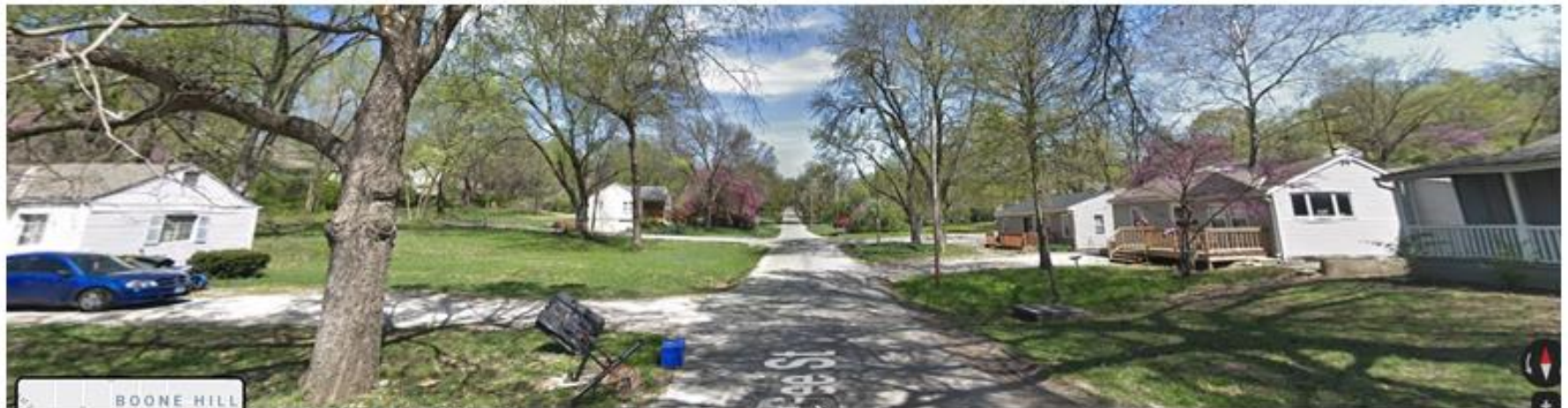
View looking southwesterly into site, from intersection of E. 91st Terrace and McGee Street



Ordinance 900211



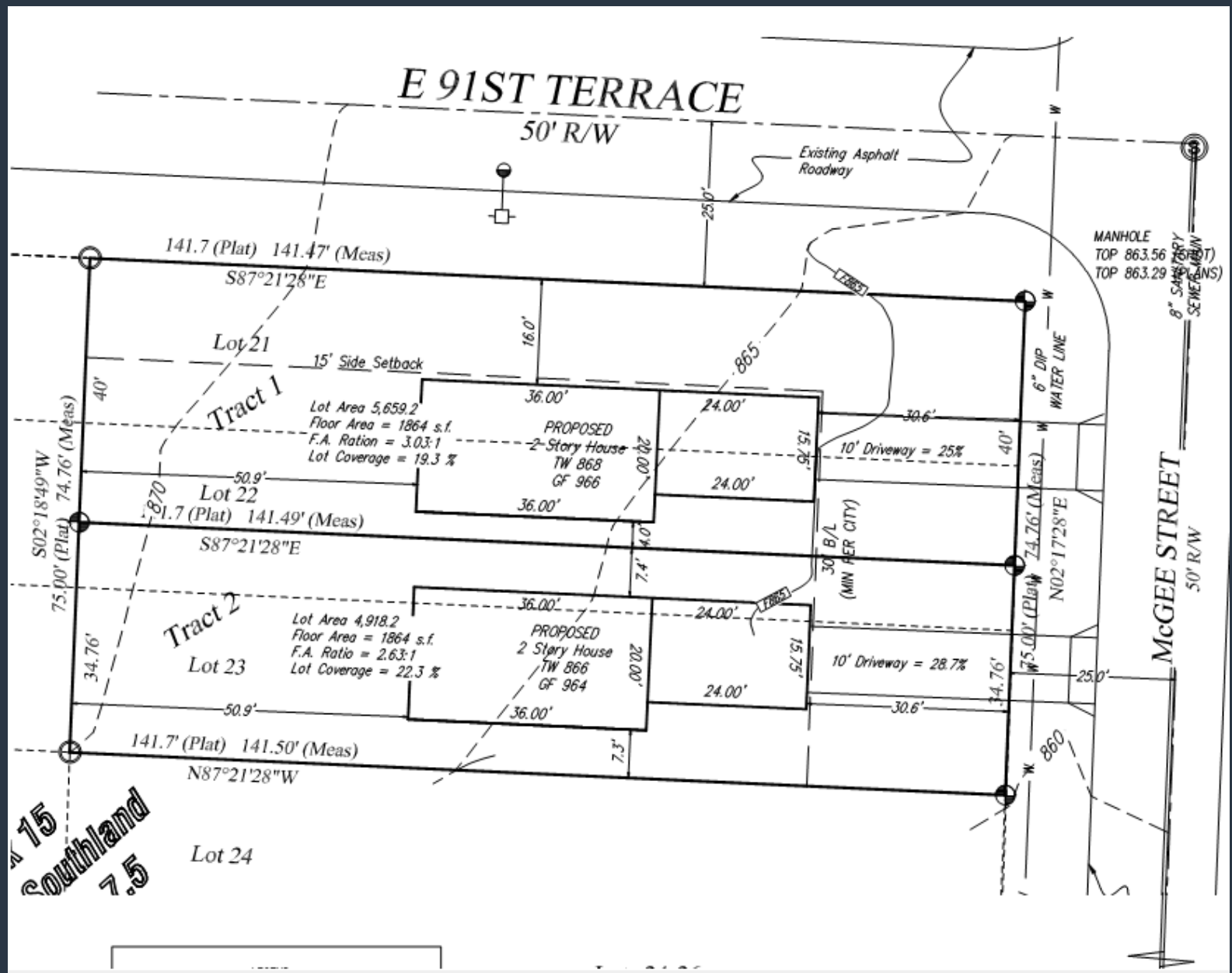
View looking westerly into the undeveloped site, from McGee Street



View looking north on McGee, with site to the left

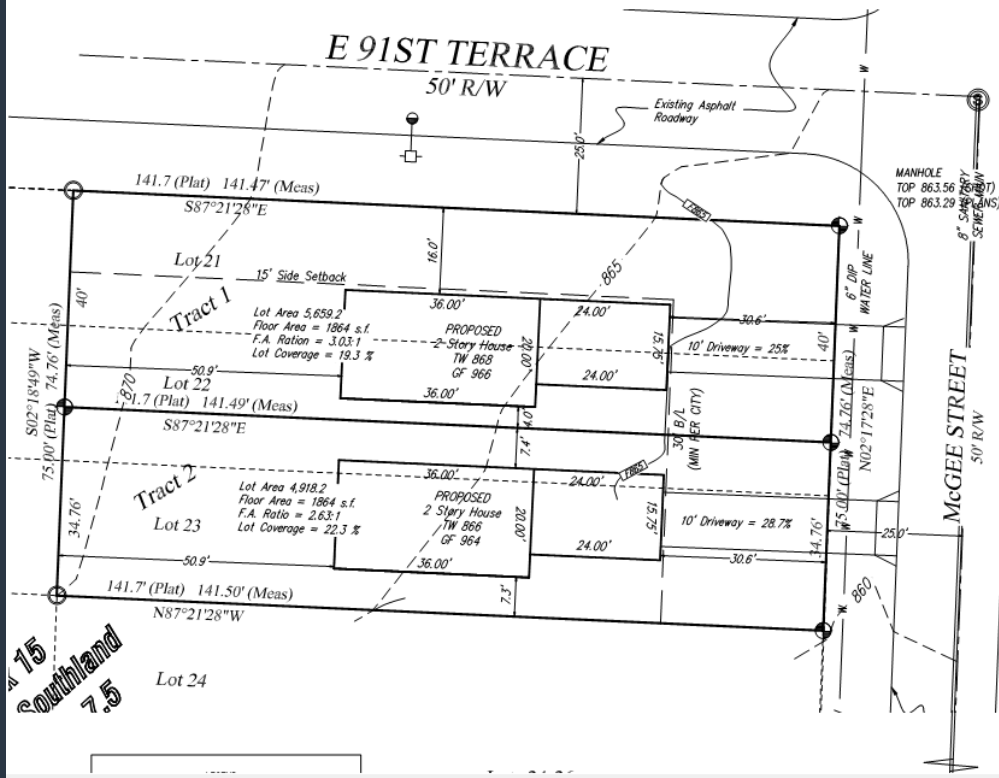


Ordinance 900211

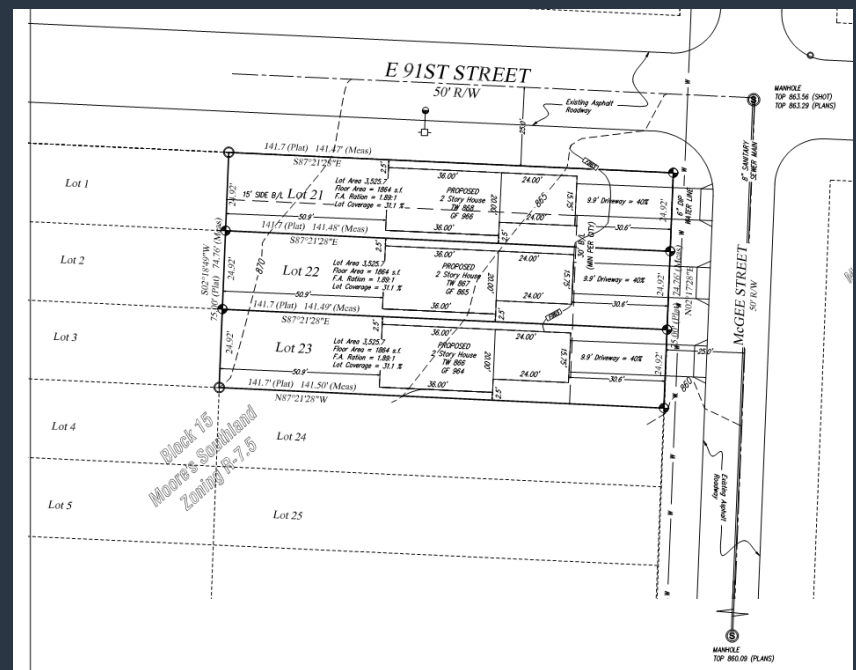


- Current development plan proposes two lots





Current development plan proposes two lots



Development plan presented to City Plan Commission that proposed 3 lots



Ordinance 900211

ENSURE COMPLIANCE WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING
WINDOWS TO HAVE FALL PROTECTION PER IRC 312.2

REVIEWED FOR CODE COMPLIANCE
City Planning & Development
Development Services
City of Kansas City, Missouri

Greg Knapik
Greg Knapik, P.E., M.C.P.
Building Official

DATE: 10/20/2019 BY: msws

Case Number: CDR-2019-21521

WEST ELEVATION J10

SOUTH ELEVATION J4

EAST ELEVATION A10

NORTH ELEVATION A4

1. EXTERIOR WALL CONSTRUCTION: 1/2" GYP. BD. 8-MIL POLYETHYLENE PLASTIC VAPOR BARRIER, 2x6 STUDS WITH R-19 BATT INSULATION, EXTERIOR WOOD SHEATHING AND EXTERIOR SIDING.
2. FRAMED ENTRANCE PORCH, STEPS AND RAILING.
3. 4" REINFORCED CONCRETE SIDEWALK, EDGED WITH MEDIUM-BROOMED FINISH.
4. 4" REINFORCED CONCRETE DRIVE, EDGED WITH MEDIUM-BROOMED FINISH, SLOPE UP TO GARAGE FLOOR.
5. FRAMED REAR DECK, STEPS AND RAILING.
6. AREA AROUND HOUSE TO BE SEEDED AFTER CONSTRUCTION.
7. MULCHED PLANTING AREA.
8. MIN-SPILT CONDENSING UNIT ON CONCRETE PAD.
9. COMPOSITE SHINGLES OVER ROOFERS FELT, ICE AND WATER SHIELD AND WOOD SHEATHING. FLASH AS REQUIRED.
10. PRE-FINISHED METAL CUTTER AND DOWNSPOUTS. PROVIDE DOWNSPOUT SCREENS.
11. PLUMBING VENTS.
12. CONTINUOUS RIDGE STYLE VENT.
13. ICE & WATER SHIELD TO BE APPLIED AT ALL EAVES, VALLEYS, RIDGES, AND ROOF/WALL INTERSECTIONS.
14. PRE-FINISHED METAL RAKE EDGE TRIM.
15. 36"x48" DOUBLE-HUNG STYLE WINDOWS.
16. 8" HORIZONTAL STYLE SIDING.
17. 4" HORIZONTAL STYLE SIDING.
18. EXTERIOR-GRADE COMBO SPRING/SLIDING DOOR.
19. 5/8" TRIM.
20. EXTERIOR-GRADE FASCIA.
21. PRE-FINISHED ROOF EDGE TRIM.
22. RAKE AND DECORATIVE TRIM. AS AN OPTION, THIS CAN BE A RAKE END DRAFTING DRAFTSMAN LOWER RULE OF CONTINUOUS RIDGE VENTS.
23. COUNTRY LEDGESTONE DRYSTACK STYLE FAUX STONE WANSICOT WITH WATERABLE SILL.
24. 6x6 WOOD STRUCTURAL WOOD POST.
25. BOTTOM OPENING, RAINING STYLE WINDOWS.
26. SQUARE CRAFTSMAN STYLE WALL SCOVES.
27. INSULATED, PRE-FINISHED ON GARAGE DOOR. PROVIDE WITH GARAGE DOOR OPENER AND ASSOCIATED CONTROLS.
28. 4"x20" BOTTOM OPENING, RAINING STYLE WINDOWS.
29. DESIGNATED EGRESS WINDOW. MUST COMPLY WITH ALL REQUIREMENTS OF SECTION 310 OF THE IRC.

ELEVATION NOTES A1

JOWLE ARCHITECTS
1515 N. JOHNS
CANNONVILLE, MO
P. 816.876.4200

ARCHITECTURAL
EDC GROUP
8716 N. WICHITA
GLADSTONE, MO
787.478.3333

STRUCTURAL
A. CALDWELL DESIGN
10000 N. WICHITA
GLADSTONE, MO
816.880.1111

STATE OF MISSOURI
OFFICE OF THE BUILDING COMMISSIONER

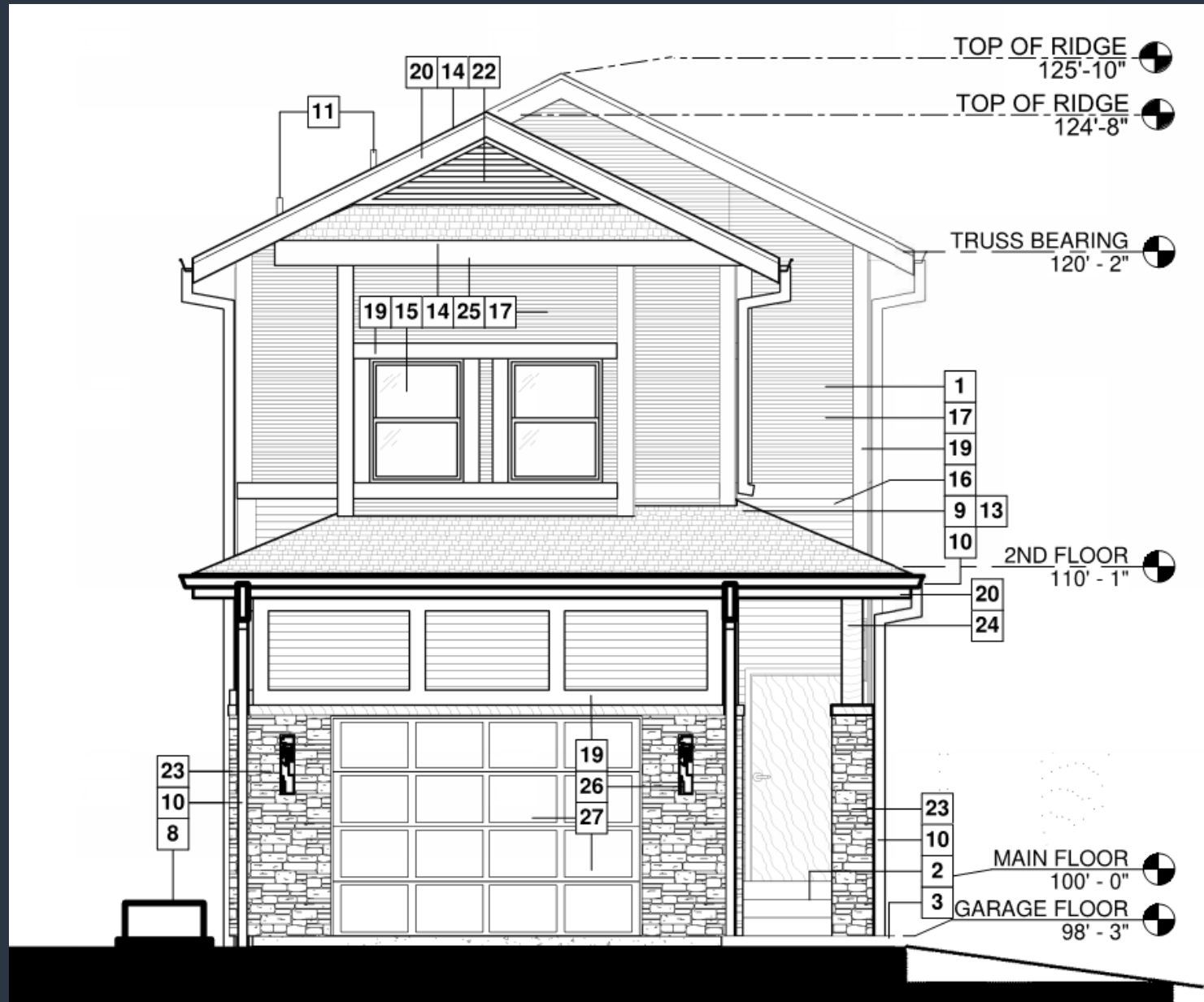
LIMEVIEW DEVELOPMENT

NO. 1 BUILDING
CITY CORNER

EXT. ELEV.

A2

© 2019 JOWLE ARCHITECTS



Maximum height = 27 ft., 5 in., measured from garage floor to top of ridge



ARCHITECT



JOWLER CREEK ARCHITECTURE
10100 JOWLER CREEK DRIVE
CAMDEN POINT, MISSOURI 64116

C: 816.876.6794

CONTACT:

LEONIE SHANKS

EMAIL: LSHANKS151105@GMAIL.COM

STRUCTURAL

AGilmore

Services, LLC

A. GILMORE SERVICES, LLC

16113 NAIL AVENUE
MISSION, KS 66202

P: 913.660.3778

CONTACT:

ANDY GILMORE

EMAIL: ANDY.GILMORE22@GMAIL.COM

Applicable Code
2012 IRC



OWNER

LIMEVIEW DEVELOPMENT & EBA
CONSTRUCTION LLC
4741 CENTRAL ST. SUITE 530
KANSAS CITY, MO 64112

P: 816.235.6997

CONTACT:

EMIL PRESTON

EMAIL: LIMEVIEW@CONSTRUCTIONS.COM
WEBSITE:

LIMEVIEW DEVELOPMENT

516 WEST 88TH STREET,
KANSAS CITY MO 64114

REVIEWED FOR CODE COMPLIANCE

City Planning & Development
Development Services
City of Kansas City, Missouri

Greg Gilman, P.E., M.C.P.

Building Official

Draw: 220407500 By: shankshank

Case Number CRBR-2019-21521

Permit Stipulations

NO INSPECTION WILL BE MADE UNLESS AND
APPROVED SET OF PLANS IS ON THE JOB
SITE (WHEN REQUIRED)

NO CHANGES SHALL BE MADE TO THE
APPROVED PLANS WITHOUT PRIOR
APPROVAL FROM THE PLAN REVIEW OFFICE

THE BOTTOM OF ALL FOOTINGS SHALL BE NOT
LESS THAN 36 INCHES BELOW FINAL GRADE
AND ON GOOD UNDISTURBED SOIL OR
CONTROLLED FILL



Ordinance 900211

SUMMARY OF REQUEST

Development plan/preliminary plat approval, with deviations to required minimum lot area and minimum lot width

PURPOSE

To allow subdivision of a tract with three underlying lots into two single family lots



REQUESTED DEVIATIONS

- Zoning of the property is R-7.5. This designation allows single family residential use and requires a minimum lot size of 7,500 sq. ft.
 - The northernmost Tract 1 is 5,640 sq. ft. Applicant will request a deviation of required lot area in the amount of 1,860 for this lot (7,500 sq. ft. required vs. 5,640 sq. ft. provided) from the City Council
 - The southernmost Tract 2 is 4,917 sq. ft. Applicant will request a deviation of required lot area in the amount of 2,583 for this lot (7,500 sq. ft. required vs. 4,917 sq. ft. provided) from the City Council
- Required minimum lot width is 50 ft.
 - Tract 1 is 40 ft. in width. Applicant will request a deviation of required minimum lot width in the amount of 10 ft. for Tract 1.
 - Tract 2 is 34.76 ft. in width. Applicant will request a deviation of required minimum lot width in the amount of 16 ft. for Tract 2.
- All setbacks are in compliance, so no deviations are necessary.
- The plan shows maximum paved front yard area of 40% is not exceeded, so deviation is not requested.



Analysis:

Development of new housing on smaller lots provides an option desirable to many residents and the City.

- Smaller lots permit more affordable housing, due to less cost for land.
- Many owners do not desire larger lots, which require time and expense to maintain.
- Provision of more units within the area allows cost effective provision of improved utilities and new amenities to the area. Streets and utilities are in existence and should be utilized.
- Provision of infill housing within established areas of the city minimizes need for sprawl into undeveloped areas.
- New development in an older area results in improved public infrastructure, including curb, gutter, and sidewalk. Costs for these improvements adjacent to the property involved are borne by the developer. These improvements may leverage future improvements to infrastructure by the City.

Recommendation:

City Plan Commission on November 17, 2020 recommended **APPROVAL** of the development plan/preliminary plat portraying 2 single family lots, subject to conditions and with deviations as requested.



Public Engagement E-mails Received:

 Reply  Reply All  Forward





Amy Ron-Carr <amythecarr@gmail.com>

Public Engagement; Wickham, Fred; Foster, Katrina ▾

Thu 12:48 AM

Development of 9130 McGee

 Follow up. Completed on Thursday, July 30, 2020. 

Hello,

I would like to express concern about the development at 9120 McGee, as it allows a developer to place multiple houses on a single-family lot. The neighborhood is not designed to be expanded in this way and it will significantly reduce property values, contest the neighborhood, add an eyesore, and negatively affect runoff into the already above capacity sewer system. As a homeowner in South Kansas City I would like to see building ordinances followed and this does not seem to follow the rules set out. While I understand the need for additional housing, this is not the way to do it.

Thank You,
Amy Carr



Public Engagement E-mails Received:




Joshua Weber <weber283@gmail.com>

Public Engagement

Wed 4:26 PM

9130 Mcgee

 Follow up. Completed on Thursday, July 30, 2020.
You replied to this message on 7/30/2020 9:27 AM.

To whom it may concern:

I recently saw a nextdoor post, which mentioned this email address, in opposition of a project on 9130 mcgee that will split the property into 3 parcels to develop, similar to what they have already built in a lot over on grand. I live in this neighborhood at 89th and Grand and i do not agree with the opposition to this project. I fully support the splitting and development of the lot. The homes they built on grand ave are very nice and i see nothing wrong with building nice houses on a vacant lot, a vacant lot that probably would not see development otherwise. I don't see how developing a vacant lot with nice homes would do anything but help the property values of the neighborhood. Its a small project that will bring additional tax revenue to the city and in times like these I don't believe that does anything but help any financial woes the city may face in the coming years. I figured i would contact you and inform you that not all people are against any development of the neighborhood like the most vocal voices of next door seem to be on any project that brings change to South KC. I trust you to make an informed decision and do what is best for the City of Kansas City.

Thank you,
Joshua Weber



Public Engagement E-mails Received:




Joe Nastasi <joelaw1@juno.com>

Noll, Patty

Mon 7/20

RE: 9130 McGee

 You forwarded this message on 7/20/2020 3:41 PM.

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Ms. Noll,

I am unable to join the meeting with the Plan Commission next Tuesday July 21 due to work commitments thus I am writing to you regarding the requested changes to platting and exceptions requested by Mr. Curry Sexton on behalf of his client in this matter at 9130 McGee. I am requesting that this **not** be approved to divide this lot into three lots for three separate homes. This doesn't fit within the neighborhood even if it is currently undeveloped.

I have lived at 8929 Main St. for 30 years and just wrapped up 15 years serving on the Center School District Board of Education. I have deeply invested commitment to my community. I applaud Mr. Emil Browns efforts to build homes in my neighborhood but as you may already know virtually all homes in Moores Southland Edition are built on a minimum of two lots and as is mine many are built on three lots. The individual lots are very small and simply not conducive in and of themselves for a single family home. At a minimum, two lots should be required and I recommend three.

I know there are also significant concerns regarding flooding and water issues in the area as well and others will address these concerns.

Please know I am not opposed to development in our area but it needs to fit within the existing neighborhood. I have expressed my concerns to Mr. Curry Sexton and Mr. Dan McClain in a conversation last week. I suggested they reach out to the Center Planning Committee and other neighborhood leaders to see if a resolution could be reached regarding concerns. I don't know if this has occurred.

Please feel free to email or call me should you have any questions. Thank you for listening to my concerns.

Joe Nastasi
Nastasi Law Office
9229 Ward Parkway, Suite 370
Kansas City, MO 64114
(816) 221-1896
Fax (816) 523-5667
email: joelaw1@juno.com



Public Engagement E-mails Received:



Susie Berger <sdb803@yahoo.com>

Public Engagement

Wed 12:11 PM

91ST AND MCGEE



Keep the current zoning and maintain the neighborhood identity of lot size and home size.

Susie Berger

816-547-6797

sdb803@yahoo.com



Public Engagement E-mails Received:

 Reply  Reply All  Forward




Carol Winterowd <carol.l.winterowd@gmail.com>

Noll, Patty; Public Engagement ▾

6/10/2020

9130 McGee

 Follow up. Completed on Tuesday, July 21, 2020.



This is to verify that a Zoom meeting was held yesterday to hear about the plans for lot-splitting at the above location. Several people from Center Planning were there. In addition, one person tried to get in but was unable to do so. No one from the immediate neighborhood was there. This area does not have a neighborhood organization.

This area has smaller homes and many are rental. We understand the ordinance allows for homes to be built on property that is 30'wide. Dividing this lot into three pieces will make a reduced width of 24.8' for each house. and will greatly increase the density beyond what is allowed in the Red Bridge Area Plan.

Therefore, we have serious concerns about this project and plan to be present at the City Plan Commission hearing on June 16th.

Carol Winterowd, President
Center Planning & Development Council



Public Engagement E-mails Received:

 Reply  Reply All  Forward



Larry Bloomer <ldb64114@aol.com>

Public Engagement

6/9/2020

9130 McGee



Follow up. Completed on Tuesday, July 21, 2020.

You replied to this message on 6/12/2020 3:28 PM.



1. The city using PIAC funds paid \$300,000 to direct water down the ditch along 91st Terr. of 9130 McGee. Much water flows in this ditch during heavy rains.
2. Sewage comes out of the manhole in the middle of the intersection of McGee and 91st Terr. during heavy rains.

Larry Bloomer
9107 Grand



Public Engagement E-mails Received:

From: Larry Bloomer <ldb64114@aol.com>
Sent: Sunday, July 19, 2020 4:17 PM
To: Public Engagement <publicengagement@kcmo.org>
Subject: CD-CPC-2020-00072

9130 McGee has been an eyesore for fifteen years. If big enough culverts along 91st Terr. would be used under each driveway the development will be an asset to the neighborhood.

Larry Bloomer
9107 Grand
KCMO



Public Engagement E-mails Received:



Parker Webb <parker@thirdspaceproperty.com>

Noll, Patty

Tue 7/21

CASE # CD-CPC-2020-00072- -9130 McGee St.



EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Patty,

As a resident living at 1007 W 88th Ter, and as a person engaged in the business of affordable housing, I find the comments of other community members opposing the construction of these homes to be racist, classist, vitriol espoused by residents solely concerned with keeping their neighborhood upper middle class and white. The fact that this home builder is one of the few black home builders in the city, is providing a product that is much needed (entry level housing), and is still receiving this push back from neighbors is abhorrent. I will be on the meeting today and I will voice these opinions because this clear “karenism” occurring should not be allowed.

Parker Webb
816.868.9737



Applicant Presentation

Note: presented to
City Plan Commission
when request was for
3 lots, rather than 2



Neighborhood Support



- ▶ We have received positive support from property owners in the area immediately surrounding 9130 McGee.
- ▶ Homeowners desire new construction in the area for the betterment of the area and the value of existing homes.
- ▶ Many homes in the surrounding area are rentals. New construction brings buyers with pride in ownership who will be invested in the neighborhood and who personally add to the tax base.

Kathleen Giwa – 9129 McGee Street

From: kathleen giwa <giwakathleen@yahoo.com>
Date: July 19, 2020 at 20:12:03 CDT
To: "Lime@ebaconstructions.com" <Lime@ebaconstructions.com>
Subject: LimeviewDevelopment

To whom it may concern,

My name is Kathleen Giwa and I live at 9129 McGee Street. Limeview Development is proposing to build three homes directly across the street from my residence. I think this is a great idea for the neighborhood. This will bring the property values up in the neighborhood. There are many homes on several blocks throughout the neighborhood that are being built or are fairly new. Also, these new homes tend to bring young families into the neighborhood. The new homes would only enhance the neighborhood. Finally, The new homes would make the surrounding blocks look clean, neat, inviting and family friendly. Please allow these new homes to be built on the west corner of 91st and McGee.

Thank you,

Kathleen Giwa

Matthew Gipson – 9202 McGee Street

From: Matthew Gipson <matthew_gipson@yahoo.com>

Date: July 13, 2020 at 14:18:23 CDT

To: "lime@ebaconstructions.com" <lime@ebaconstructions.com>

Subject: Statement in regard to the Lot on the corner of 91st Terrace & McGee St.

Hello,

My name is Matthew Gipson, I spoke with Emil earlier today and he showed me some pictures of the development plans for the corner lot at 91st Terrace & McGee St.

I live at 9202 McGee St (two lots over) and I am fully in support of this plan. In fact, I am hopeful that you are able to purchase the land for the property at 9132 McGee St tear it down and build more houses. I do not like looking at an empty lot and a run down house every time I walk out of my own home. I believe building these new houses will not only increase the morale / happiness of the neighborhood but also significantly increase the value of the homes nearby. As an owner of a home on McGee St I hope you will listen to my opinion and approve Limeviews plan for the neighborhood.

Please feel free to use my statement with my name for anything needed to help get this approved. You can also call me @ (314) 372-9194

Additionally, please let me know if there is anything else I can do to help get this approved.

Last, where can I get updates on the progress of this plan?


Thanks,

Matthew




William Frange – 9207 McGee Street

- ▶ “I believe that the proposed new houses will only help the area.”



Ashley Boettcher – 9208 McGee Street

- ▶ “I believe that new homes are needed on the empty lots in my neighborhood. The plans for the new homes look nice, and I feel like they will encourage more people to move into the neighborhood.”



Chrisean Wright – 9201 McGee Street

- ▶ “We are on board with the movement for rebuilding homes and fixing homes over here on 92nd and McGee. I live at 9201 McGee, so I would love to see new and improved housing.”

Kathryn Bloomer – 9107 Grand Avenue

From: katbrns@aol.com

Date: June 10, 2020 at 14:36:41 CDT

To: "lme@EBAconstructions.com" <lme@EBAconstructions.com>

Subject: new construction 9130 McGee

Reply-To: katbrns@aol.com

This is regarding proposed new construction at 9130 McGee. We live on the 9100 block of Grand across the street from 3 new houses that Emil built a couple of years ago. The houses he built are good-looking houses and are an asset to the neighborhood. The construction itself was orderly and the crews were mannerly.

We appreciate the stability that such in-fill housing brings to the neighborhood. It encourages the other neighbors to be responsible and take care of their property. I believe it also helps attract responsible renters in the nearby rental houses. That is what happened to the rental house just north of the new houses on Grand - the rental property was fixed up and now they have a responsible tenant.

The empty lot at 9130 McGee has attracted people who dump brush. To have housing there instead of a vacant lot will be a deterrent for some of the dumping that regularly occurs along 91st Terrace.

Overall I am in favor of the proposed construction at 9130 McGee, especially knowing that Emil is the builder. His houses on Grand near us -- and also the ones he built down the street -- have certainly upgraded our neighborhood.

--Kathryn Bloomer

Larry Bloomer – 9107 Grand Avenue

From: Larry Bloomer <ldb64114@aol.com>

Sent: Sunday, July 19, 2020 4:17 PM

To: Public Engagement <publicengagement@kcmo.org>

Subject: CD-CPC-2020-00072

9130 McGee has been an eyesore for fifteen years. If big enough culverts along 91st Terr. would be used under each driveway the development will be an asset to the neighborhood.

Larry Bloomer
9107 Grand
KCMO

Blaire Waddell – 9210 Grand Avenue

From: Blaire Waddell <blaire.waddell@gmail.com>

Date: July 20, 2020 at 08:15:25 CDT

To: lime@ebaconstructions.com

Subject: House Review for Council Meeting

Good morning Emil,

I apologize for getting this to you a bit late, but I hope this can still assist you at the meeting tomorrow.


I love my home. I felt so fortunate to be able to afford a new build in the area I wanted that was built to such a high standard. The attention to detail is astounding, and while there are things that come with every house that take adjusting, I am so proud to call this house my own.

I like that the houses, while practically identical in layout from the outside, are different colors. I would love to see more houses built nearby, especially if they are a slight bit different to keep with the quirky nature that is Waldo.


Hope this helps,

Blaire Waddell

Joshua Weber – 8930 Grand Avenue

 Joshua Weber <weber283@gmail.com> Public Engagement Wed 4:26 PM

9130 Mcgee

 Follow up. Completed on Thursday, July 30, 2020.
You replied to this message on 7/30/2020 9:27 AM.

▼

To whom it may concern:

I recently saw a nextdoor post, which mentioned this email address, in opposition of a project on 9130 mcgee that will split the property into 3 parcels to develop, similar to what they have already built in a lot over on grand. I live in this neighborhood at 89th and Grand and i do not agree with the opposition to this project. I fully support the splitting and development of the lot. The homes they built on grand ave are very nice and i see nothing wrong with building nice houses on a vacant lot, a vacant lot that probably would not see development otherwise. I don't see how developing a vacant lot with nice homes would do anything but help the property values of the neighborhood. Its a small project that will bring additional tax revenue to the city and in times like these I don't believe that does anything but help any financial woes the city may face in the coming years. I figured i would contact you and inform you that not all people are against any development of the neighborhood like the most vocal voices of next door seem to be on any project that brings change to South KC. I trust you to make an informed decision and do what is best for the City of Kansas City.

Thank you,
Joshua Weber

Charles Brown – 9026 McGee Street

- ▶ “We would like to see new development.”

Julia Sparks – 9028 McGee Street

- ▶ “My name is Julia Sparks, and I look forward to the new development houses in our neighborhood!”