



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

May 16, 2023

Project Name
Redwood Shoal Creek

Docket #C3

Request
CLD-FnPlat-2023-00008
Final Plat

Applicant
Adam DeGonia
McClure

Owner
Parkway Holdings LLC

Location 7700 N Brighton
Area About 18 acres
Zoning MPD
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Residential, zoned R-2.5
South: Undeveloped, zoned R-80
East: Undeveloped, zoned R-80
West: Residential, zoned R-2.5

Major Street Plan

The City's Major Street Plan identifies Brighton Avenue as a Throughfare with 4 lanes at this location.

Land Use Plan

The Shoal Creek Valley Area Area Plan recommends Residential Medium Density uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on March 23, 2023. Scheduling deviations from 2022 Cycle I have occurred due to delayed applicant resubmittal.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for MPD Final Plans or 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 established Redwood on North Brighton MPD District. To the north and west is the existing Kings Gate Neighborhood. Land to the east and south is undeveloped. There is no associated regulated stream 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 18 acres generally located at the northwest corner of Northeast 76th Street and North Brighton Avenue creating 129 residential units.

CONTROLLING CASE

Case No. CD-CPC-2022-00126 – On October 13, 2022 City Council passed Ordinance 220896 which rezoned an area of about 18 acres generally located at 7700 North Brighton Avenue from District r-2.5 (Residential 2.5) to District MPD (master Planned Development) and approving a preliminary development plan, which also acts as a preliminary plat, to allow the construction of 124 residential units)

PROFESSIONAL STAFF RECOMMENDATION

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

RELEVANT CASES

Case No. CD-CPC-2022-00126 – On October 13, 2022 City Council passed Ordinance 220896 which rezoned an area of about 18 acres generally located at 7700 North Brighton Avenue from District r-2.5 (Residential 2.5) to District MPD (master Planned Development) and approving a preliminary development plan, which also acts as a preliminary

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 18 acres generally located at the northwest corner of Northeast 76th Street and North Brighton Avenue creating 1 lot and 1 tract to allow for a residential development. This use was approved in Case No. CD-CPC-2022-00126 which served as the Preliminary Plat. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-280 of the Zoning and Development Code.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	Proposed Final Plat is in conformance with the approved MPD Plan.
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

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 request 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
Planner



Plan Conditions

Report Date: May 10, 2023

Case Number: CLD-FnPlat-2023-00008

Project: Redwood Shoal Creek

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@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 City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

3. The developer shall submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
4. 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.

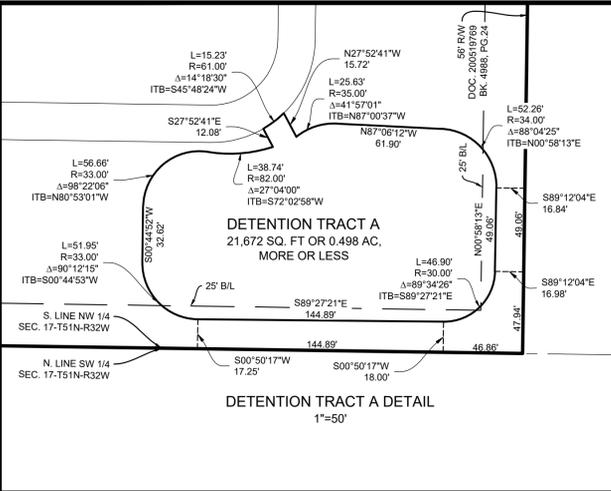
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

5. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division 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 the Land Development Division.
6. The developer must grant any BMP Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

Final Plat

REDWOOD KANSAS CITY SHOAL CREEK, MO

Southeast Quarter of the Northwest Quarter of Section 17, Township 51 North, Range 32 West Kansas City, Clay County, Missouri



GENERAL NOTES:
The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone, NAD83 datum.

5/8" Rebar w/Aluminum Caps will be set at the property corners after construction is completed.

There are no gaps, gores, or overlaps between REDWOOD KANSAS CITY SHOAL CREEK, MO and any neighboring properties.

Coordinate information shown hereon are Missouri State Plane West Zone NAD83 Coordinates, based on GPS observation using the MoDot VRS Network. Having a Combined Grid Factor of .999904216.

TRAVERSE TABLE:
CL-12 A 2 - being S54°51'07"W, 4,633.90' from the Northwest Corner (Point of Beginning) of this Plat.

CL-12 A 2 - (State Plane, Feet)= North 1,113,266.568 East 22,779,246.545

FLOODPLAIN NOTE
We have reviewed the "FLOOD INSURANCE RATE MAP", Community Panel No. 29095C0132G, Effective January 20, 2017, as published by FEDERAL EMERGENCY MANAGEMENT AGENCY. our review of this map indicates that this parcel of land lies within zone X, which is "areas determined to be outside the 0.2% annual chance floodplain."

POINT	NORTHING METERS	EASTING METERS	NORTHING STATE PLANE	EASTING STATE PLANE
CL-12 A2	339324.312	847116.067	1113266.512	2779246.627
501	340104.851	848189.702	1115827.330	2782769.045
502	340109.812	847850.534	1115843.606	2781656.290
503	340175.100	847851.487	1116057.806	2781659.418
504	340202.542	847874.018	1116147.838	2781733.336
505	340219.668	847899.749	1116204.028	2781817.756
506	340239.488	847924.049	1116269.054	2781897.481
507	340242.284	847936.871	1116278.225	2781939.548
508	340253.671	847954.876	1116315.584	2781998.619
509	340277.683	847964.276	1116394.365	2782029.458
510	340278.118	847968.735	1116395.792	2782044.088
511	340347.925	847969.708	1116624.817	2782047.281
512	340399.156	848011.990	1116792.898	2782186.000
513	340385.809	848034.455	1116749.106	2782259.704
514	340381.064	848055.985	1116733.539	2782330.342
515	340373.976	848101.444	1116710.284	2782479.486
516	340370.660	848147.901	1116699.405	2782631.903
517	340371.203	848193.416	1116701.186	2782781.228

DESCRIPTION:
A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 17, Township 51 North, Range 32 West in Kansas City, Clay County, Missouri, said tract of land includes all of the tract of land described as set forth in the Special Warranty Deed recorded December 17, 2013 in the Office of the Recorder of Deeds for said County and State as Instrument No. 2013046309 in Book 7233 at Page 104 and also includes all of Tract II as described and set forth in the Quit Claim Deed recorded December 22, 2008 in said Office of the Recorder of Deeds as Instrument No. 2022037904 in Book 9486 at Page 64. Said tract of land being now more particularly described as follows:
Commencing at the Southeast Corner of the Northwest Quarter of aforesaid Section 17 (Center of Section); thence N89° 09' 43"W along the South line of the Northwest Quarter of said Section 17, a distance of 56.00 feet to a point on the West right of way line of N Brighton Avenue as now established by the Right of Way Grant recorded May 3, 2005 in the aforesaid Office of the Recorder of Deeds as Instrument No. 2005019769 in Book 4988 at Page 24 and the Point of Beginning of the aforesaid tract of land to be herein described; thence continuing N89° 09' 43"W along the last described course, a distance of 1,112.98 feet to a point on the East line of Tract H, KINGS GATE THIRD PLAT, a subdivision in said City, County and State recorded January 19, 2007 in said Office of the Recorder of Deeds as Instrument No. 2007002520 in Plat Book G at Page 98, thence generally Northerly along the Easterly line of said Tract H, the following courses and distances; thence N00° 50' 16"E, 214.24 feet (214.35 feet, Plat); thence N39° 23' 18"E, 116.50 feet; thence N56° 21' 12"E, 101.42 feet; thence N50° 47' 58"E, 102.89 feet; thence N77° 42' 06"E, 43.06 feet; thence N57° 41' 25"E, 69.90 feet; thence N21° 22' 45"E, 84.61 feet; thence N84° 25' 59"E, 14.70 feet; thence N00° 48' 00"E, 229.07 feet; thence N40° 09' 39"E, 80.83 feet to the Northeast corner of said Tract H, being also the Southeast corner of Tract D, KINGS GATE SECOND PLAT, a subdivision in said City, County and State recorded November 30, 2005 in said Office of the Recorder of Deeds as Instrument No. 2005058236 in Plat Book G at Page 28; thence N39° 09' 56"E, departing from the Easterly line of said Tract H, being now along the Southeasterly line of said Tract D, a distance of 137.13 feet to the Northeast corner of said Tract D, being also a point on the Southerly line of Lot 81 of said KINGS GATE SECOND PLAT, thence Easterly along the Southerly line of Lots 81, 80, 79, 78, 77, 76 and 75 of said KINGS GATE SECOND PLAT, the following courses and distances; thence S59° 16' 55"E, 85.75 feet; thence S77° 34' 14"E, 72.34 feet; thence S81° 08' 11"E, 150.96 feet; thence S85° 54' 59"E, 152.82 feet; thence N89° 19' 05"E, 149.35 feet to the Southeast corner of said Lot 75, being also a point on the West right of way line of N Brighton Avenue as established by said Right of Way Grant recorded as Instrument No. 2005019769; thence S00° 48' 01"W along the West right-of-way line of said N Brighton Avenue, a distance of 874.01 feet to the Point of Beginning. This description having been prepared by Steven R. Whitaker, Missouri, P.L.S. No. 2005019220. MEC Corporate Certificate / License No. 2012009395
Containing 795,678 square feet or 18,266 acres, more or less.
The basis of the bearings shown hereon is the Missouri State Plane Coordinate System, NAD 83, West Zone.

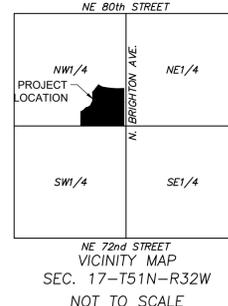
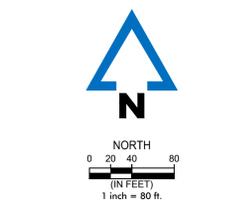
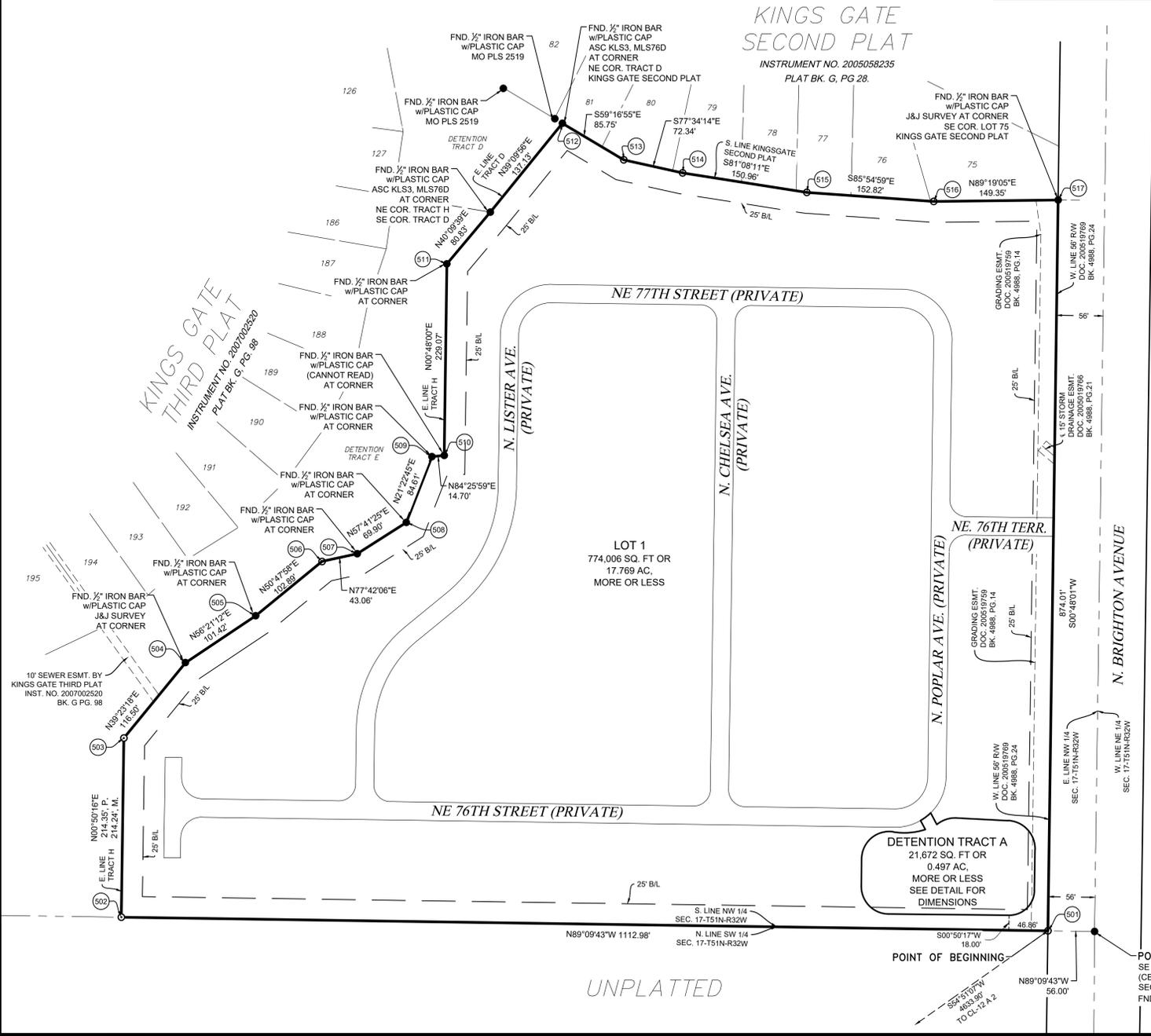
RIGHT OF ENTRANCE:
The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

BUILDING LINES:
Building lines (B/L) 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.

MAINTENANCE OF TRACTS:
Tracts A to be used for detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to _____ recorded simultaneously with this plat.

DEDICATION OF PARKLAND:
Required Dedication:
Units (Duplexes) = 24
24 units x 3 people/unit x 0.006 = 0.432 AC.
Units (Multi) = 105
105 x 2 people/unit x 0.006 = 1.26 AC.
Total Required Dedication = 1.692 ac.
The developer elects to pay the city of Kansas City, Missouri, a sum of \$108,660.55 in lieu of required parkland dedicating for (24 single family units, 105 multi-family units) pursuant to Section 88-408-C of the Zoning and Development Code.

DEDICATIONS:
PLAT DEDICATION:
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision shall hereafter be known as "REDWOOD KANSAS CITY SHOAL CREEK, MO".
IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its hand.
By: _____
David Conwill
County of _____)
JSS
State of _____)
BE IT REMEMBERED that on this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said County and State aforesaid, came David Conwill, to me personally known to be the same person who executed the within instrument and duly acknowledged the same to be his free act and deed.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.
My Appointment Expires: _____
CITY PLAN COMMISSION PUBLIC WORKS
Approved: _____ Director: Michael J. Shaw
COUNCIL
This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri,
by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 2023.
Mayor: Quinton Lucas City Clerk: Marilyn Sanders
I HEREBY CERTIFY THAT THIS FINAL PLAT TITLED "REDWOOD KANSAS CITY SHOAL CREEK, MO", A SUBDIVISION, IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME AND BY THOSE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PUBLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THAT IT MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN "URBAN" TYPE PROPERTY BOUNDARY SURVEY AS OF THE DATE OF THIS SURVEY. I FURTHER STATE THAT I HAVE COMPLIED WITH THE STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
STEVEN R. WHITAKER, MO. PLS NO. 2005019220
MCCLURE ENGINEERING COMPANY CORPORATE
CERTIFICATE LICENSE NO. 201200935
SWHITAKER@MCCLUREVISION.COM



LEGEND

- SET 1/2" IRON BAR w/MEC CAP
- FOUND 1/2" IRON BAR w/PLASTIC CAP UNLESS NOTED OTHERWISE
- ▲ MONUMENT (AS NOTED)

TOTAL AREA	795,678 SQ FT	18,266 AC.
PROPOSED R/W	0 SQ FT	0 AC.
NET	795,678 SQ FT	18,266 AC.

REDWOOD KANSAS CITY
REDWOOD KANSAS CITY SHOAL CREEK, MO

ENGINEER SURVEYOR S. WHITAKER	DRAWN BY J. BURNETTE J. CRAFT	REVISIONS	KANSAS CITY, CLAY COUNTY MISSOURI SEC. 17-T51N-R32W MARCH 8, 2023	McCLURE making lives better. 1700 Swift Street, STE 100 North Kansas City, Missouri 64116 816-756-0444 www.mcclurevision.com
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SHEET NO. 01/01