



# CITY PLAN COMMISSION STAFF REPORT

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

April 19, 2022

## PROJECT NAME

Quail Valley 2<sup>nd</sup> Plat

## DOCKET #C6

CLD-FnPlat-2022-00014 – Final Plat

## REQUEST

## APPLICANT

Robert Parks  
Weiskirch and Parks Engineering Inc

## OWNER

Jim Robertson  
Robertson Properties Inc.

Location	City Parcel
Area	#263916
Zoning	About 11.5 acres
Council District	R-7.5
County	1 <sup>st</sup>
School District	Clay Liberty 230

## SURROUNDING LAND USES

**North:** zoned R-7.5, Quail Ridge 2<sup>nd</sup> Plat.

**South:** zoned R-7.5, Benson Place 3<sup>rd</sup> Plat.

**East:** zoned R-80, Evergy Station.

**West:** zoned R-7.5, Quail Valley 1<sup>st</sup> Plat.

## MAJOR STREET PLAN

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

## LAND USE PLAN

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

## APPROVAL PROCESS



## 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. Along the northern border of the parcel is a regulated stream. That stream will not be within this final plat. Additionally, there is overhead power lines that run diagonal across the property from the adjacent power station. Access to this parcel comes from NE 104<sup>th</sup> Terrace and N McKinley Road.

## SUMMARY OF REQUEST

The applicant is seeking approval of a final plat in District R-7.5 creating 26 residential lots and two (2) tracts on about 11.5 acres generally located at intersection of NE 104<sup>th</sup> Terrace and N. McKinley Avenue.

## KEY POINTS

- Applicant is proposing 26 total lots for this phase
- Applicant is proposing 1 stormwater detention tract

## PROFESSIONAL STAFF RECOMMENDATION

Docket #C5 Recommendation: Continue to April 19<sup>th</sup> to allow for customer to pay fees.

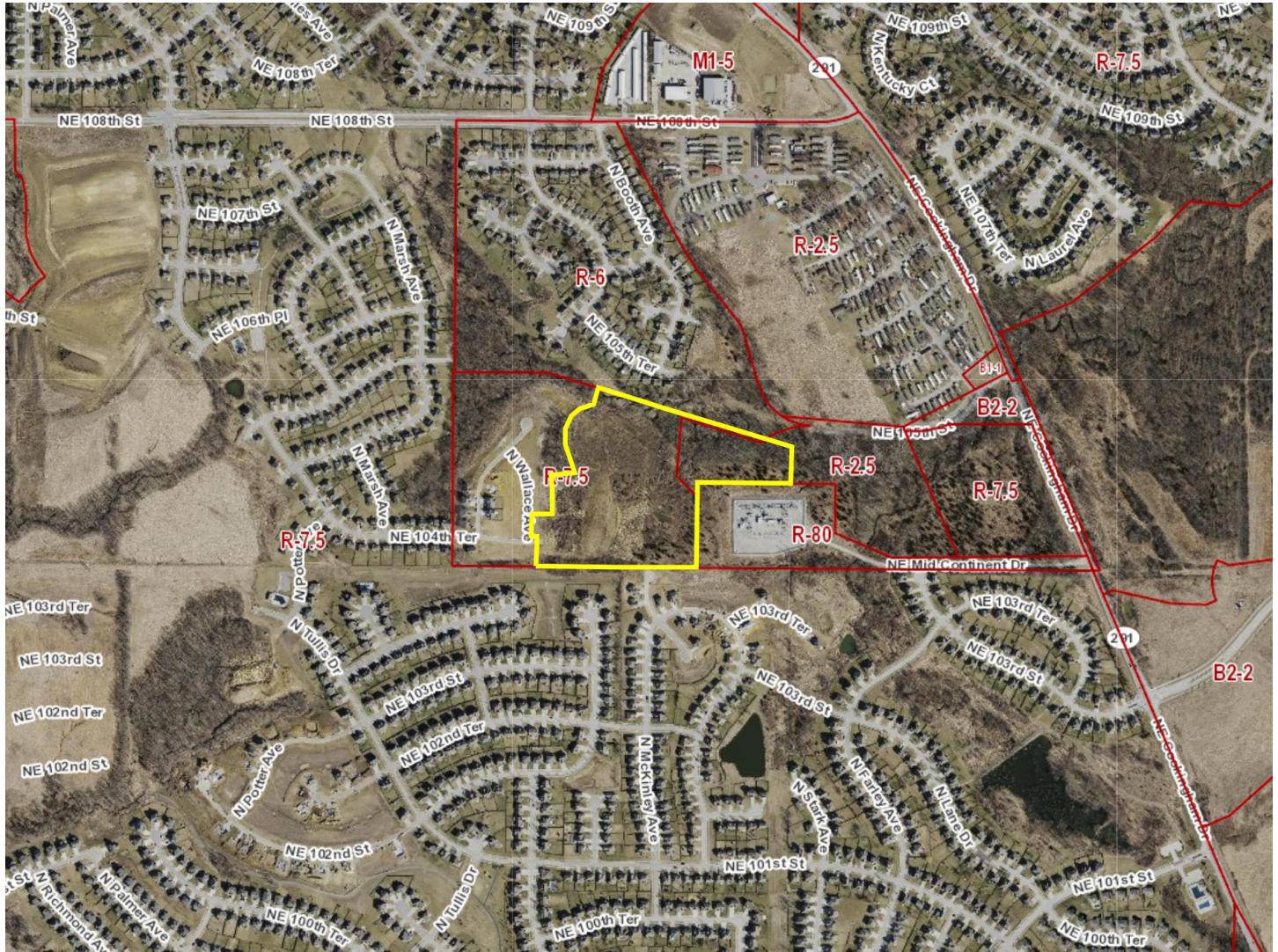
## CONTROLLING CASE

**0633H – Quail Valley Preliminary Plat** – Approved a preliminary plat for 85 single-family lots on about 19.29 acres in District R-7.5 generally located at NE 104<sup>th</sup> Terrace and NE 105<sup>th</sup> Street east of N. Marsh Avenue.

## PRIOR AND RELATED CASES

**SD 0633I – Quail Valley First Plat** - Ordinance No. 160710 passed by City Council on October 6, 2016, approved a final plat in District R-7.5 (Residential 7.5) on about 16.4 acres, creating 38 single-family lots, 1 tract and dedicating public right-of-way.

**PLAT LOCATION**



**PLAT REVIEW**

The subject site is generally located at the eastern terminus of NE 104<sup>th</sup> Street. The site is currently undeveloped. This final plat is the Second Plat of the Quail Valley development and currently consists of one undeveloped parcel to be platted into 26 lots. This final plat conforms to all R-7.5 zoning regulations and is in conformance with the approved preliminary plat. Connections to the future Quail Valley development will be provided to the north via the extension of N. Booth Avenue to the north. The plat will also extend N. McKinley Avenue southwards to provide connection to Trails of Brentwood.

**PLAN ANALYSIS: Use-Specific (88-300) and Development Standards (88-400)**

Standards	Applicability	Meets	More Information
Boulevard and Parkway Standards (88-323)	NO		
Parkland Dedication (88-408)	YES		SEE ANALYSIS
Parking and Loading Standards (88-420)	NO		
Landscape and Screening Standards (88-425)	NO		
Outdoor Lighting Standards (88-430)	NO		

Sign Standards (88-445) NO

Pedestrian Standards (88-450) NO

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### **Parkland Dedication (88-408)**

Residential uses are proposed therefore parkland dedication or payment in-lieu of dedication is required. A total of 1 new residential lot is proposed. Pursuant to this section a total of 0.022 acres must be dedicated for parkland purposes per calculation below.

The development is providing a need for the following:

26 single family lots x 3.7 x 0.006 = 0.58 acres

0.58 acres x \$48,801.37 = \$28,168.15

That the developer can either dedicate 0.58 acres of parkland or contribute \$28,168.15 in lieu of parkland dedication for the one additional lot in satisfaction of Chapter 88-408 of the Zoning and Development Code.

### **REQUESTED DEVIATIONS**

None

### **PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends **Approval Subject to the Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Matthew Barnes  
Planner