



CITY PLAN COMMISSION STAFF REPORT

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

October 11, 2022

Project Name
Helena Townhomes

Docket #C1

Request
CLD-FnPlat-2022-00035
Final Plat

Applicant
Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes, a
Professional Corporation

Owner
JCRE LLC

Location 8800 N Helena Ave
Area About 4 acres
Zoning R-1.5
Council District 2nd
County Platte
School District Park Hill

Surrounding Land Uses
North: zoned R-1.5, Townhomes.
South: zoned R-1.5, Assisted Living
East: zoned R-6, Single Family Home.
West: zoned B3-3, Commercial Retail.

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

Land Use Plan
The KCIA Area Plan recommends Residential Low Density and Residential Medium-High Density for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on September 9, 2022. Scheduling deviations from 2022 Cycle T 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. It is surrounded by residential to the north, east, and south. To the west across of the subject property is commercial uses which consist of Storage, Medical, and Quick-serve restaurants. The property is generally located at on the north side of Northwest 88th Street approximately 125 feet west of North St. Claire Avenue. A regulated streams intersects the northern portion of the property.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat for the creation of 28 townhomes on about 4 acres generally located at on the north side of Northwest 88th Street approximately 125 feet west of North St. Claire Avenue.

CONTROLLING CASE

Case No. CD-CPC-2022-00083 – On June 21, 2022 the City Plan Commission approved a Project Plan for the creation of 28 townhomes on about 4 acres generally located at on the north side of Northwest 88th Street approximately 125 feet west of North St. Claire Avenue.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. 12951-GP-1 – Final Plan for Phase One including 108 multifamily units was approved by the City Plan Commission on August 17, 2004.

Case No. SD 1146- Final Plat Tiffany Hills, Ordinance No. 151264, passed October 20, 2005.

Case No. 12951-GP-2 – Final plan for Phase 2, approved by the City Plan Commission on July 18, 2006.

Case No. SD 1146A- Final Plat Tiffany Hills 2nd Plat, Ordinance 070235, passed March 8, 2007, approved the final plat in District GP-4 (high density residential) for four multifamily lots.

Case No. SD 1146B – Final Plat, Tiffany Hills Detention Facility, about 7.27 acres generally east of North Ambassador Avenue, north of M-152 and south of NW Tiffany Springs Road To consider approval of a final plat for storm water detention tract in District GP-3 (Regional business) was continued off of the City Plan Commission docket with a \$100 continuance fee.

Case No. 12951-SU-4- On April 9, 2013 the Board of Zoning Adjustment approved of a Special Use Permit in District R 2.5 (Residential 2.5) prior District GP-4 (General Planned Development District, High Density Residential) and the approval of a development plan for an assisted living facility (nursing home), plus any necessary variances.

PLAN REVIEW

Proposed Final Plat creates two lots which will be the site of 28 residential townhomes located on both sides of North Helena Avenue, north of Northwest 88th Street. This is in accordance with the approved project plan which served as the preliminary plat.

PLAN ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-1##)	Yes	Yes	
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 dedication
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		

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

COMMENT

The request 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,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes
Planner



Plan Conditions

Report Date: October 14, 2022

Case Number: CLD-FnPlat-2022-00035

Project: Helena Townhomes at Tiffany Springs

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.
3. The amount to be paid needs to be placed into the plat language. At 28 units, the fee equates to \$21,577.98. An invoice has been assessed under CLD-FnPlat-2022-00035 and needs to be paid prior to mylar approval of the final plat.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

4. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
5. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
6. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
7. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans and to a tie-in point with the existing sidewalks and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
8. 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.
9. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
10. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
11. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
12. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at / Terry.A.Thomas@kcmo.org with questions.

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, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
14. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
15. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City or show and label the final stream buffer zones on the subdivision plat within a private open space tract, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
16. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat.
17. The developer must integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
18. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
19. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the [Special Use /Development/Rezoning] plan in accordance with the Section 88-415 requirements.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

20. Water Main Easements

