



CITY PLAN COMMISSION REPORT

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

Project Name

1804 Mercier Infill

Docket # Request

- 18.1 CD-CPC-2021-00092 Preliminary Plat
- 18.2 CD-CPC-2021-00101 Development Plan
- 18.3 CLD-FnPlat-2021-00015 Final Plat

Applicant

Steve Warger
6127 NW. Pine Ridge Circle,
Parkville, MO 64152

Owner

Milom June A & Matthew C
11835 Sunburst marble Rd.
Riverview, FL 33579

Location	1804 Mercier St.
Area	About 0.28 acres
Zoning	R-6
Council District	4 th
County	Jackson
School District	KCMO

Surrounding Land Uses

North: undeveloped land zoned R-6.
East: Mercier Street, beyond which is single-family residential zoned R-6
West: Utility use owned by KCPL zoned R-6.
South: single-family residential zoned R-6.

Land Use Plan

The Greater Downtown Area Plan recommends Residential Low Density land uses. The request conforms to this recommendation.

Major Street Plan

No major street is identified at the site.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within Westside Neighborhood Association and Westside Planning Committee. According to the KCMO Neighborhood Groups system, there is no contact information listed for Westside Neighborhood Association; therefore, notice has only been sent out to Westside Planning Committee.

REQUIRED PUBLIC ENGAGEMENT

Public engagement is required by 88-505-12 does applies to this request and a meeting was hosted on May 20, 2021. A follow-up meeting was held on May 27, 2021. A summary and sign-in sheet has been attached to this report.

EXISTING CONDITIONS

The subject site contains approximately 0.28 acres land as one parcel. It is located on the west side of Mercier Street in between W. 18th Street to the north and W. 20th Street to the south. The lot has a front yard facing Mercier Street and rear yard abutting a utility use to the west. There are existing water and sewer lines. The surrounding land use are single-family residential to the north, east, and south. The neighborhood was once downzoned to R-6 to exclusively aiming development of single-family residential; however, it made some lots nonconforming.

NEARBY DEVELOPMENTS

North: undeveloped land zoned R-6.
East: Mercier Street, beyond which is single-family residential zoned R-6
West: Utility use owned by KCPL zoned R-6.
South: single-family residential zoned R-6.

SUMMARY OF REQUEST

CD-CPC-2021-00092 - A request to approve a preliminary plat to create five (5) residential lots for single-family use with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.28 acres, generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south.

CD-CPC-2021-00101 - A request to approve a development plan to create five (5) residential lots for single-family use with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.28 acres, generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south.

CLD-FnPlat-2021-00015 - A request to approve a final plat to create five (5) residential lots for single-family use with deviations from required lot and building standards in District R-6 (Residential 6) on about 0.28 acres, generally located on the west side of Mercier Street, in between W. 18th Street to the north and W. 20th Street to the south.

KEY POINTS

- Development plan
- Preliminary plat
- Single-family residential
- Deviations to Lot and Building Standards

PROFESSIONAL STAFF RECOMMENDATION

Docket #	Recommendation
18.1	Approval with conditions
18.2	Approval with conditions
18.3	Approval with conditions

CONTROLLING CASE

No controlling case at the subject site.

RELATED RELEVANT CASES

Case No. 13450-P – Ordinance 051292, passed December 15, 2005, Rezoning an area of about 91 acres generally bounded by 17th Street and 21st Street on the north, the Kansas City Terminal Railroad, Allen Avenue and Division Street on the west, 25th Street and a line about 100 feet north of 24th Street on the south, and Holly Street and Jefferson Street on the east, to consider rezoning from Districts R-2b, R-4, C-2, M-1, and M-2b to Districts R-1b and R-2b.

HISTORY

The subject site contains approximately 0.28 acres land as one parcel. It is located on the west side of Mercier Street in between W. 18th Street to the north and W. 20th Street to the south. The lot has a front yard facing Mercier Street and rear yard abutting a utility use to the west. There are existing water and sewer lines. The surrounding land use are single-family residential to the north, east, and south. The neighborhood was once downzoned to R-6 to exclusively aiming development of single-family residential; however, it made some lots nonconforming.

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

<i>Standards</i>	<i>Applicability</i>	<i>Meets</i>	<i>More Information</i>
<i>Boulevard and Parkway Standards (88-323)</i>	No	N/A	
<i>Parkland Dedication (88-408)</i>	Yes	Subject to conditions	
<i>Parking and Loading Standards (88-420)</i>	Yes	Yes	
<i>Landscape and Screening Standards (88-425)</i>	Yes	Subject to Conditions	
<i>Outdoor Lighting Standards (88-430)</i>	No	N/A	

Sign Standards (88-445) No

N/A

Pedestrian Standards (88-450) No

N/A

ANALYSIS

The applicant is requesting approval of a preliminary plat in District R-6 in order to reestablish five lots. The subject site contains six lots that were originally platted as Lot 29-34 & N. 10' of Lot 35, Block 3 Residential of Whipples 2nd Addition.

This request would typically be processed via the Minor Subdivision – lot split, lot line adjustment, lot consolidation, etc. per 88-535. This process is an administrative review and approval, however deviations to lot and building standards are requested by the applicant to re-establish five lots under today's zoning code, and therefore, a preliminary and final plat approval is required. The property is zoned R-6, which is a primarily single-family low density zoning district requiring a minimum lot area of 6,000 square feet with a minimum lot width of 50 feet.

DEVIATIONS

Requests for Deviations		Lot 1		Lot 2		Lot 3		Lot 4		Lot 5		Lot 6	
		Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Minimum Lot Area		6000	2475.39	6000	2475.39	6000	2475.39	6000	2475.39	6000	2475.39	6000	2475.39
Lot Width		50	34.66	50	33.10	50	33.10	50	31.85	50	30.69	50	29.64
Minimum Front Yard Setback		10	7.85	10	8.66	10	9.43	10	10.16	10	10.16	10	10.88
Minimum Rear Yard Setback		10	15	10	15	10	15	10	15	10	15	10	15

1. Deviations to the minimum lot area as follows:

- For Lot 1-5 in the amount of 3,524.61 square feet from 6,000 square feet to 2,475.39 square feet.

2. Deviations to the minimum lot width as follows:

- For Lot 1 in the amount of 15.34 feet from 50 feet to 34.66 feet.
- For Lot 1 in the amount of 16.90 feet from 50 feet to 33.10 feet.
- For Lot 1 in the amount of 18.15 feet from 50 feet to 31.85 feet.
- For Lot 1 in the amount of 19.31 feet from 50 feet to 30.69 feet.
- For Lot 1 in the amount of 20.36 feet from 50 feet to 29.64 feet.

3. Deviations to the minimum front yard setback as follows:

- For Lot 1 in the amount of 7.85 feet from 17.85 feet to 10 feet.
- For Lot 2 in the amount of 8.66 feet from 18.66 feet to 10 feet.
- For Lot 3 in the amount of 9.43 feet from 19.43 feet to 10 feet.
- For Lot 1 in the amount of 10.16 feet from 20.16 feet to 10 feet.
- For Lot 1 in the amount of 10.88 feet from 20.88 feet to 10 feet.

4. Deviations to the minimum rear yard setback as follows:

- For Lot 1 in the amount of 2.85 feet from 17.85 feet to 15 feet.
- For Lot 2 in the amount of 3.66 feet from 18.66 feet to 15 feet.
- For Lot 3 in the amount of 4.43 feet from 19.43 feet to 15 feet.
- For Lot 1 in the amount of 10.16 feet from 20.16 feet to 10 feet.
- For Lot 1 in the amount of 5.88 feet from 20.88 feet to 15 feet.

Additionally, the applicant proposes to build a single-family house on each lot. Each house will have a front yard facing Mercier Street with an attached garage accessed from the street. Building elevations have also been provided to indicate the future building designs.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** as stated in the Condition and Correction Report.

Respectfully submitted,



Xue Wood, AICP

Staff Planner



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: August 12, 2021

Case Number: CD-CPC-2021-00092; CD-CPC-2021-00101

Project: 1804 Mercier Infill

Plan Corrections

Correction(s) by Land Development Division of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. Remove the site plan note regarding individual detention systems; this is not acceptable to the City for this type of project. A Storm Drainage Study is required prior to permitting covering the entire development area. For sites in a Combined Sewer Overflow (CSO) Area, there are requirements for detention applies that overrides the Section 5600 exceptions. Provide detention for the first 1.5" of rainfall, over the disturbed area, released over 40 to 72 hours. For the entire site, mitigate any increase in stormwater quantity (both peak discharge and runoff volume) for the 10-year & 100-year storms. All flow over the 1.5" will need to be released overland. The actual pipe connection to the city system will need to be a 4" or 6" pipe. Water Quality BMP's are waived, unless discharge is to a stream. If discharge is to a stream, Section 5600 requirements must be met in full. (5/21/2021)
2. Direction provided directly via e-mail to Steve Warger on 6/3/2021 regarding City's expectations of how to handle storm water detention on a lot by lot basis. There is no option for the waiver of the volume mitigation within the combined sewer area since we are operating under the consent decree. No proof of concept design has been submitted to support the request for approval by the City staff; submitted storm water study is insufficient. Resubmit Plans (6/24/2021)

Correction(s) by Water Services - Stormwater of the Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

3. Show layout of proposed stormwater management facilities. (5/26/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

4. 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. (5/21/2021)
5. The developer must 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. (5/21/2021)
6. 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 (5/21/2021)
7. That the west half of Mercier Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (5/21/2021)
8. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (5/21/2021)
9. 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. (5/21/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

10. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 entire site 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, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat. (5/21/2021)
11. 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. (5/21/2021)
12. 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. (5/21/2021)
13. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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. (5/21/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

14. 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. (5/19/2021)
15. 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. (5/19/2021)

Condition(s) by Fire Department. Contact Michael Schroeder at 816-513-4611 / michael.schroeder@kcmo.org with questions.

16. • The expectation is the project will meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1) (5/20/2021)
17. • Fire hydrant distribution shall follow IFC-2018 Table C102.1 (5/20/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

18. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat. (5/26/2021)
19. 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 (5/26/2021)

Condition(s) by Water Services Department. Contact Amy Bunnell at / amy.bunnell@kcmo.org with questions.

20. Prior to issuance of any building permits, developer shall provide documentation from a qualified professional (i.e., registered geologist or licensed professional engineer with expertise in geotechnical engineering) demonstrating the soils on the site and adjacent hillside are stable and will remain stable in post-development conditions and the property and proposed building(s) will be reasonably safe from potential slope failures. (5/26/2021)

Condition(s) by Water Services Department. Contact Heather Massey at / heather.massey@kcmo.org with questions.

21. The developer shall contact Karine Papikian @ 816-513-0300 to obtain detail to connect to brick sewer for the lateral connections prior to pulling the lateral sewer connection permits. (5/25/2021)
22. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations.
<https://www.kcwater.us/wp-content/uploads/2019/04/2018-Rules-and-Regulations-for-Water-Service-Lines.pdf>
(5/25/2021)



Plan Conditions, Corrections, & Recommendations Report

Recommended to CPC

Recommended by Development Review Committee

Report Date: August 12, 2021

Case Number: CLD-FnPlat-2021-00015

Project: 1804 Mercier Infill

Plan Corrections

Correction(s) by City Planning - Land Development of the City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

1. Assuming that the City approves the concept for the lot-by-lot stormwater management for the proposed subdivision, language needs to be added to the plat clearly stating this will be the responsibility of the individual lots owners and plans must be reviewed and approved prior to the issuance of a building permit for each lot. (6/28/2021)

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

2. 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. (6/01/2021)
3. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits. (6/01/2021)
4. That the west half of Mercier Street shall be improved to City standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (6/01/2021)
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 (6/01/2021)
6. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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. (6/01/2021)
7. 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. (6/01/2021)
8. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 entire site 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, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat. (6/01/2021)
9. 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. (6/01/2021)
10. 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. (6/01/2021)

Condition(s) by City Planning and Development Department. Contact Stacey Lowe at 816-513-2552 / stacey.lowe@kcmo.org with questions.

11. The developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established. (6/28/2021)

Condition(s) by City Planning and Development Department. Contact Xue Wood at 816-513-8823 / Xue.Wood@kcmo.org with questions.

12. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. (6/24/2021)
13. 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. (6/24/2021)

Condition(s) by Parks & Recreation. Contact Justin Peterson at 816-513-7599 / Justin.Peterson@kcmo.org with questions.

14. The developer is 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 (2021) acquisition rate of (\$48,801.37) per acre. This requirement shall be satisfied prior to recording the final plat. (6/01/2021)
15. 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 (6/01/2021)

1804-16 Mercier St Project

Neighborhood Engagement Meeting - Minutes

5/20/2021

Held at Tony Aguirre Community Center

Attendees:

From Development Team

Greg Rothers – Rothers, Inc.

Anne Rothers – Rothers, Inc.

Steven M Warger, P.E. – TMSP LLC

From the Neighborhood

Nicole A Anderson – 1753 Holly Street

Donald A Hunter – 1800 Mercier Street

*(Note: Rothers, Inc. mailed invitations to 35 owners of property within 300' of the subject property. The list of invitees was used as a sign-in sheet at this meeting and it is attached herewith. Invitations were also emailed to **Councilwoman Katheryn Shields** and **Councilman Eric Bunch** and to the **Westside Neighborhood Association**. **Richard Hernandez** replied to our email to say that their association had another meeting at the same time as ours and requested that we present our project again at a later date. We will do that following a meeting we have scheduled for another project in the neighborhood on Thursday May 27.)*

Call to Order:

The meeting was called to order at 6:30 by Anne Rothers who introduced the rest of the development team. Steve Warger then presented the project to the attendees and explained the deviations from the R-6 zoning that we are seeking approval for. Presentation boards were displayed with the development plan (which lists the deviations) and renderings of the proposed homes (see attached).

Public Comments:

The meeting was opened for the public to comment at 6:45.

Nicole Anderson said she was happy to see that front porches were included on the proposed houses and expressed support for the deviation to allow for a 5' encroachment to the front yard setback for those porches. She also commented that she thought the proposed designs fit the neighborhood well.


Donald Hunter was happy to learn the proposed lots would be wider than the historical 25' wide lots. He also was happy to see that a garage for two cars and another spot in the driveway would provide off-street parking for three cars for each house. He expressed general approval for our plans.

Adjournment:

Anne Rothers announced that the project would be presented again for the Westside Neighborhood Association President and their other members who were not able to attend this meeting at our next meeting on May 27 in the same room. The meeting was adjourned at 7:20.

1804 Mercier Street - Neighbors**Sign-in Sheet for Development Meeting**

5/20/2021

Property Address	Owner(s)	Mailing Address	City, State, Zip	Signatures, Comments, Corrections
1736 Holly St	Hedc-Av LLC	2130 Jefferson St	Kansas City, MO 64108	
1738 Holly St	Helen Luisa Reyes	1738 Holly St	Kansas City, MO 64108	
1738 Holly St	Ruth Vasquez	1738 Holly St	Kansas City, MO 64108	
1749 Holly St	David Flores	1749 Holly St	Kansas City, MO 64108	
1750 Holly St	Edward Franklin Building Co, LLC	2405 Grand Blvd, Ste 530	Kansas City, MO 64108	
1753 Holly St	Nicole A Anderson	1753 Holly St	Kansas City, MO 64108	
1757 Holly St	Thaddeus & Ximena Meinheit	1757 Holly St	Kansas City, MO 64108	
1800 Mercier St	Donald A Hunter	1800 Mercier St	Kansas City, MO 64108	
1802 Holly St	Anthony Arellano, Jr	1802 Holly St	Kansas City, MO 64108	
1802 Holly St	Veronica E Meza	1802 Holly St	Kansas City, MO 64108	
1803 Mercier St	Isabel S Ledezma	1803 Mercier St	Kansas City, MO 64108	
1804 Holly St	Rosa M Mora	1804 Holly St	Kansas City, MO 64108	
1805 Mercier St	Sergio Flores	1805 Mercier St	Kansas City, MO 64108	
1810 Holly St	Virgil Criss, Jr	1810 Holly St	Kansas City, MO 64108	
1812 Holly St	Maria L Araujo	1812 Holly St	Kansas City, MO 64108	
1816 Holly St	Andrew Charlton	1816 Holly St	Kansas City, MO 64108	
1817 Mercier St	Diane Farell	4012 McGee St	Kansas City, MO 64111	

1818 Holly St	Ian & Brianna Kietzman	1818 Holly St	Kansas City, MO 64108	
1818 Mercier St	Leon Hattie	2115 Belleview Ave	Kansas City, MO 64108	
1819 Mercier St	Alfredo & Anna Ramirez	1822 Summit St	Kansas City, MO 64108	
1820 Holly St	Noah Ney	1820 Holly St	Kansas City, MO 64108	
1821 Mercier St	Lambie Custom Homes, Inc	8712 W 151st St	Overland Park, KS 66223	
1822 Holly St	Jessieroo Properties, LLC	435 Nichols Rd, Ste 300	Kansas City, MO 64112	
1822 Mercier St	Manuel J Ortiz	1822 Mercier St	Kansas City, MO 64108	
1824 Mercier St	Maria F Diosdado Murillo	1824 Mercier St	Kansas City, MO 64108	
1826 Holly St	Gloria C Zarate	1826 Holly St	Kansas City, MO 64108	
1828 Holly St	Virginia & Alberto Zaragoza	1828 Holly St	Kansas City, MO 64108	
1828 Mercier St	Christopher B Holliday	2714 W 49th Ter	Westwood, KS 66205	
1830 Holly St	Maria L Palomar	1830 Holly St	Kansas City, MO 64108	
1832 Holly St	Heriberto & Josefina Olmedo	1832 Holly St	Kansas City, MO 64108	
1832 Mercier St	Margarite L Boleware	1832 Mercier St	Kansas City, MO 64108	
1834 Holly St	Alberto & Marisa Salazar	1834 Holly St	Kansas City, MO 64108	
1836 Holly St	Benito Robles	1836 Holly St	Kansas City, MO 64108	
1837 Mercier St	Abbey Masonbrink	1837 Mercier St	Kansas City, MO 64108	
1842 Mercier St	Maria Romero & Remigio Cortez	1842 Mercier St	Kansas City, MO 64108	

1804 Mercier Street Project

Neighborhood Engagement Meeting - Minutes

5/27/2021

Held at Tony Aguirre Community Center

Attendees:

From Development Team

Greg Rothers – Rothers, Inc.

Anne Rothers – Rothers, Inc.

Steven M Warger, P.E. – TMSP LLC

From the Neighborhood

Helen Luisa Reyes – 1738 Holly Street

Lauren Thompson – 1625 Jefferson St

Anna Ramirez – 1819 Mercier St, 1822 Summit St

Monique Ortiz – 1822 Mercier St

Richard Hernandez - 2106 Holly St (President – Westside Neighborhood Association)

Anna Ramirez – 1822 Summit St

Marisol Montero – 1822 Summit St

Patti Cawthon – 1806 Jefferson (Resident and manager of Hillview Apt Bldg)

Sean O'Byrne & Deanna O'Byrne – 1742 Jefferson St

Representative of Cozner Services*, LLC – 1735 Jefferson, 2100 Wyandotte St

*I'm sorry, I could not read this person's signature

(Note: This was a follow-up meeting to one held on 5/20/2021. Several interested neighbors were not able to attend the first meeting and requested that the development team hold a second one on this night.)

Call to Order: Anne Rothers called the meeting to order at 7:00 and introduced the development team.

Steve Warger then presented the project to the attendees and explained the deviations from the R-6 zoning that they are seeking approval for. Presentation boards were displayed with the development plan (which lists the deviations) and renderings of the proposed homes (see attached).

Public Comments: The meeting was opened for the public to comment at 7:10.

The exact **location** of the proposed project was discussed and clarified. A neighbor said that this area of the Westside is referred to by the residents as "The Hill".

A neighbor asked the team how they would handle construction activity, especially regarding **parking issues** on the street and wondered if their projects would coincide with the projects that Jim Lambie is proposing across the street. **Greg Rothers** answered that they would likely be working on one or two homes at a time and initially would be able to use their remaining lots for parking and storage of materials. He said that he could not speak for Mr. Lambie but suspected a similar approach would probably be used by his team. Mr. Rothers acknowledged that the area will be congested during construction, especially on the final two homes when empty lots are no longer available, but the fact that Mercier is a one-way street will be helpful.

Some neighbors expressed concerns about **storm water** run off from the new homes. **Steve Warger** stated that the city was requiring storm water detention for each of the 5 proposed homes, and that an initial design that includes a combination of gutters, downspouts and below grade piping to slow the discharge of water toward back of the property had been discussed with the city and had received preliminary approval.

There were questions from neighbors about the proposed **height** of the houses. The development team stated that the R-6 zoning allowed for a 35' maximum height and that they were asking for a deviation to allow for up to 42.5' of height to allow for a basement garage and 3 floors above that. **Monique Ortiz** whose house is the closest neighbor to the south asked if the proposed houses would be taller than her house. **Mr. Rothers** said that he did not know for sure but doubted that her house was 42.5' tall. This led to a discussion about how close her house was to the proposed houses. It was confirmed that there are two vacant lots between her house and the proposed development.

A neighbor asked about what **materials** would be used in the construction of the homes. **Mr. Rothers** said that materials had not been selected yet, but said that corrugated metal siding, board and batten siding & stucco were all possibilities. **Richard Hernandez** said he thought stucco was problematic and suggested lap siding.

A neighbor asked what the **distance between** the proposed houses would be. The team said that the lots would vary in width from almost 30' to almost 35' and the preliminary designs were for 15' wide houses, so the distance between houses would be about 15' to 20'. The distance to the side property lines will be no less than 5'.

Mr. Hernandez asked what the price of the homes would be and how many bedrooms and bathrooms they would have. **Mr. Rothers** said they had initially targeted a sales price of below \$400,000 but that recent increases in the cost of materials would likely make the price range between \$400,000 and \$450,000. He said the houses would most likely have 3 bedrooms, 2 full bathrooms and one half-bath.

The team was asked if the proposed homes were intended to be used as **rentals** or as short-term rentals. They answered that the homes were intended to be owner-occupied and would be marketed as single-family residences.

A neighbor asked when the city would take action on the proposal. Mr. Warger said the **planning commission meeting** for this project was scheduled for July 6, 2021.

Mr. Hernandez asked the development team to leave the room to allow the residents to discuss the project in private. The team is not aware of what was discussed during this period. When the team returned, they asked if there were other questions or thoughts but no other questions were asked.

The question & answer portion of the meeting concluded. **Mr. Hernandez** asked the team to send a copy of the meeting minutes to him when they were prepared. The team asked anyone else wanting this information to add their email address to the sign-in sheet and agreed to forward them the minutes.

Adjournment: At 7:30 **Mrs. Rothers** adjourned the meeting.

1800 Jefferson Street - Neighbors

Sign-in Sheet for Development Meeting

5/20/2021

Property Address	Owner(s)	Mailing Address	City, State, Zip	Sinatures
1728 Jefferson St	Megan & Jon Stephens	1728 Jefferson St	Kansas City, MO 64108	
1734 Jefferson St	New Life Inner City Inc	1734 Jefferson St	Kansas City, MO 64108	
1735 Jefferson St	Cozner Services LLC	2100 Wyandotte St, Apt 1104	Kansas City, MO 64108	
1735 Summit St	Westside Housing Org	919 W 24th St	Kansas City, MO 64108	
1737 Summit St	John & Asher Vicki Guillory	1737 Summit St	Kansas City, MO 64108	
1740 Jefferson St	Retirement Investment Prop LLC	PO Box 75	Pleasanton, KS 66053	
1741 Jefferson St	Troy & Angela Moore	14695 S Caenen Ln	Olathe, KS 66062	
1742 Jefferson St	Sean & Deanna Obyrne	1742 Jefferson St	Kansas City, MO 64108	
1742 Summit St	Nancy Woodfill	1742 Summit St	Kansas City, MO 64108	
1743 Jefferson St	Thomas & Laura Zahner	3833 Campbell St	Kansas City, MO 64109	
1745 Jefferson St	Zane Burke	3505 Turtle Creek Blvd 18-d	Dallas, TX 75219	
1745 Summit St	Genaro & Teresa Ruiz	1745 Summit St	Kansas City, MO 64108	
1747 Summit St	Adam & Noori Jones	1747 Summit St	Kansas City, MO 64108	
1748 Summit St	Adam & Noori Jones	1747 Summit St	Kansas City, MO 64108	
1752 Summit St	Adam & Noori Jones	1747 Summit St	Kansas City, MO 64108	
1801 Jefferson St	Zane Burke	3505 Turtle Creek Blvd 18-d	Dallas, TX 75219	
1803 Jefferson St	Zane Burke	3505 Turtle Creek Blvd 18-d	Dallas, TX 75219	
1806 Jefferson St	Ajj Properties LLC	641 E 61st St	Kansas City, MO 64110	
1807 Jefferson St	Diana & Maus Warren Loy	1807 Jefferson St	Kansas City, MO 64108	
1810 Jefferson St	Ajj Properties LLC	641 E 61st St	Kansas City, MO 64110	

1625 Jefferson St Lauren Thompson
lauren.thompson.kc@gmail.com

Jim Thompson

Property Address	Owner(s)	Mailing Address	City, State, Zip	Sinatures
1810 Summit St	Chunhong & Suo Zhiming Fang	6140 Ward Pkwy	Kansas City, MO 64113	
1811 Summit St	Jose & Beatriz Sanchez	1811 Summit St	Kansas City, MO 64108	
1812 Summit St	Alfredo & Anna Ramirez	1822 Summit St	Kansas City, MO 64108	
1815 Jefferson St	Francis McCormick	1815 Jefferson St	Kansas City, MO 64108	
1815 Summit St	Loretta D Castilleja	1815 Summit St	Kansas City, MO 64108	
1816 Jefferson St	Jacob Isaac & Carolyn Schwartz	1816 Jefferson St	Kansas City, MO 64108	
1817 Jefferson St	Zita Ramirez	1817 Jefferson St	Kansas City, MO 64108	
1817 Summit St	Lon B & Olivia C Booher	PO Box 29097	Kansas City, MO 64152	
1818 Jefferson St	Elvira & Arellano Wortheam	1818 Jefferson St	Kansas City, MO 64108	
1819 Summit St	Lions Gate Summit LLC	8746 High Dr	Leawood, KS 66206	
1821 Jefferson St	Kevin Van Haaren	1821 Jefferson St	Kansas City, MO 64108	
1822 Summit St	Alfredo & Anna Ramirez	1822 Summit St	Kansas City, MO 64108	Ana Ramirez
1827 Summit St	Beverly Diane Stevenson	1314 N Bill Johnson Rd	Independence, MO 64056	
1830 Jefferson St	John & Barbara O'Brien	1830 Jefferson St	Kansas City, MO 64108	
1831 Jefferson St	Thomas Duran	1831 Jefferson St	Kansas City, MO 64108	
721 W 18th St	Adam Jones	1747 Summit St	Kansas City, MO 64108	
811 W 18th St	Henry Talavera	811 W 18th St	Kansas City, MO 64108	
	Westside Neighborhood Association			
	Westside Neighborhood Association			
	Westside Neighborhood Association			
1822 Summit	MARISOL MONTERO			P. C. L. B. D.
1806 Jefferson	Patricia Cantua	hillview 1810 @gmail.com		
	marisoleadelpedroza@hotmail.com			

1238 Holly	Luisa Reyes		K.C. Moulton	

1804 Mercier Street - Neighbors

Sign-in Sheet for Development Meeting

5/20/2021

Property Address	Owner(s)	Mailing Address	City, State, Zip	Signatures, Comments, Corrections
1736 Holly St	Hedc-Av LLC	2130 Jefferson St	Kansas City, MO 64108	
1738 Holly St	Helen Luisa Reyes	1738 Holly St	Kansas City, MO 64108	Helen D. Reyes
1738 Holly St	Ruth Vasquez	1738 Holly St	Kansas City, MO 64108	
1749 Holly St	David Flores	1749 Holly St	Kansas City, MO 64108	
1750 Holly St	Edward Franklin Building Co, LLC	2405 Grand Blvd, Ste 530	Kansas City, MO 64108	
1753 Holly St	Nicole A Anderson	1753 Holly St	Kansas City, MO 64108	N Anderson
1757 Holly St	Thaddeus & Ximena Meinheit	1757 Holly St	Kansas City, MO 64108	
1800 Mercier St	Donald A Hunter	1800 Mercier St	Kansas City, MO 64108	
1802 Holly St	Anthony Arellano, Jr	1802 Holly St	Kansas City, MO 64108	
1802 Holly St	Veronica E Meza	1802 Holly St	Kansas City, MO 64108	
1803 Mercier St	Isabel S Ledezma	1803 Mercier St	Kansas City, MO 64108	
1804 Holly St	Rosa M Mora	1804 Holly St	Kansas City, MO 64108	
1805 Mercier St	Sergio Flores	1805 Mercier St	Kansas City, MO 64108	
1810 Holly St	Virgil Criss, Jr	1810 Holly St	Kansas City, MO 64108	
1812 Holly St	Maria L Araujo	1812 Holly St	Kansas City, MO 64108	
1816 Holly St	Andrew Charlton	1816 Holly St	Kansas City, MO 64108	
1817 Mercier St	Diane Farell	4012 McGee St	Kansas City, MO 64111	

1625 Jefferson

Lauren Thompson

Lush

1818 Holly St	Ian & Brianna Kietzman	1818 Holly St	Kansas City, MO 64108	
1818 Mercier St	Leon Hattie	2115 Belleview Ave	Kansas City, MO 64108	
1819 Mercier St	Alfredo & Anna Ramirez	1822 Summit St	Kansas City, MO 64108	Amy Ray
1820 Holly St	Noah Ney	1820 Holly St	Kansas City, MO 64108	
1821 Mercier St	Lambie Custom Homes, Inc	8712 W 151st St	Overland Park, KS 66223	
1822 Holly St	Jessieroo Properties, LLC	435 Nichols Rd, Ste 300	Kansas City, MO 64112	
1822 Mercier St	Manuel J Ortiz	1822 Mercier St	Kansas City, MO 64108	M.O. MoniqueSienna@gmail.com
1824 Mercier St	Maria F Diosdado Murillo	1824 Mercier St	Kansas City, MO 64108	
1826 Holly St	Gloria C Zarate	1826 Holly St	Kansas City, MO 64108	
1828 Holly St	Virginia & Alberto Zaragoza	1828 Holly St	Kansas City, MO 64108	
1828 Mercier St	Christopher B Holliday	2714 W 49th Ter	Westwood, KS 66205	
1830 Holly St	Maria L Palomar	1830 Holly St	Kansas City, MO 64108	
1832 Holly St	Heriberto & Josefina Olmedo	1832 Holly St	Kansas City, MO 64108	
1832 Mercier St	Margarite L Boleware	1832 Mercier St	Kansas City, MO 64108	
1834 Holly St	Alberto & Marisa Salazar	1834 Holly St	Kansas City, MO 64108	
1836 Holly St	Benito Robles	1836 Holly St	Kansas City, MO 64108	
1837 Mercier St	Abbey Masonbrink	1837 Mercier St	Kansas City, MO 64108	
1842 Mercier St	Maria Romero & Remigio Cortez	1842 Mercier St	Kansas City, MO 64108	
2106 Holly	Richard Hernandez		KCMU 64108	

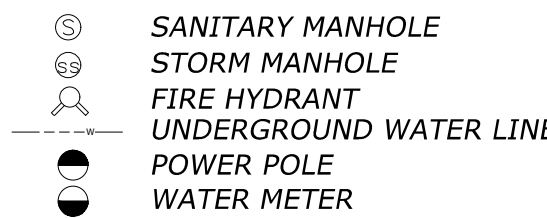
DEVELOPMENT PLAN

MERCIER BLUFF

DEVELOPMENT PLAN



LEGEND



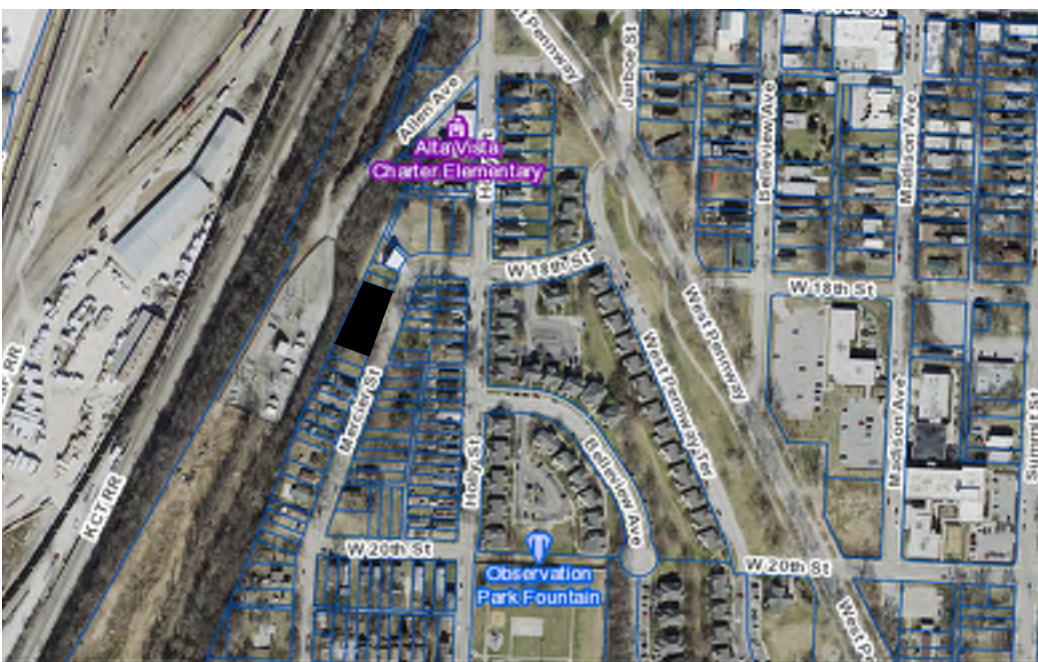
LEGAL DESCRIPTION

ALL OF LOTS 29-34, AND THE NORTH 10 FEET OF LOT 35, WHIPPLE'S 2ND ADDITION, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI.
CONTAINS: 11,060.55 SQUARE FEET

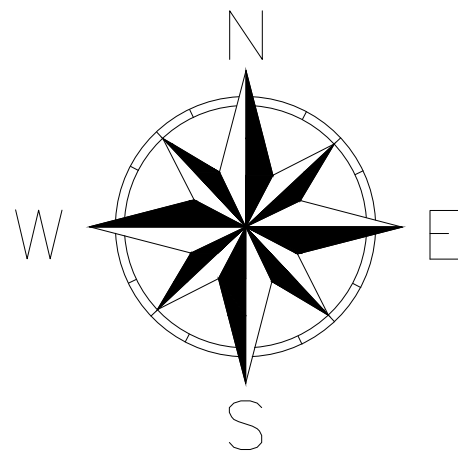
GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE MISSOURI WEST ZONE U.S. STATE PLANE 1983. NAVD 1988
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. MISSOURI ONE CALL WAS NOT CALLED ON THIS SURVEY.
4. TITLE COMMITMENT NUMBER 1583064 - FIRST AMERICAN TITLE INSURANCE COMPANY, DATED 4-01-2021
5. CURRENT ZONING - R-6, PROPOSED ZONING - R-6
- PROPERTY TYPE - URBAN
6. PROPOSED USE - RESIDENTIAL
7. ERROR IN CLOSURE - 1:102,948.12

VICINITY MAP



VICINITY MAP
NOT TO SCALE



SCALE

1"=20'

SEC-TWN-RNG

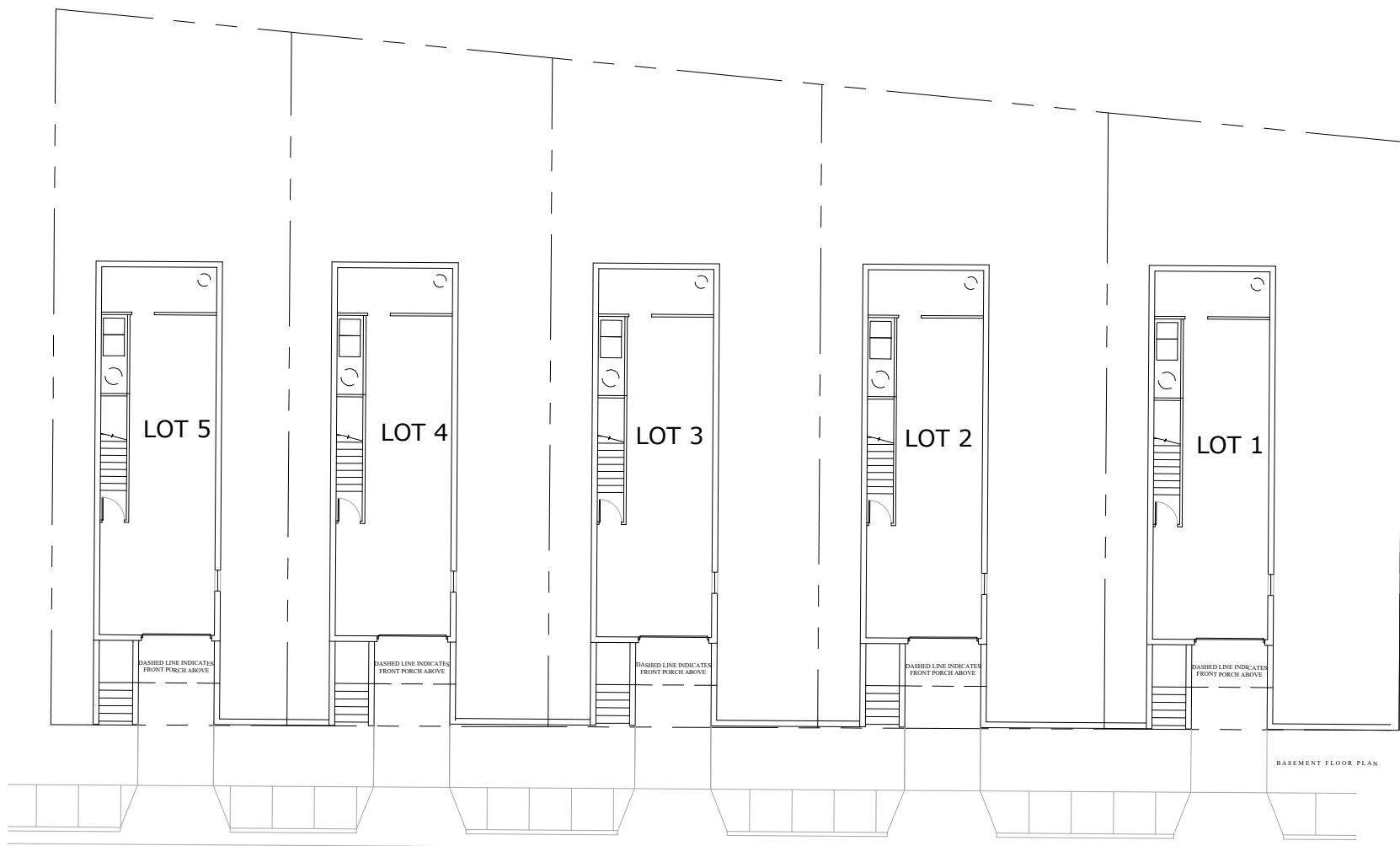
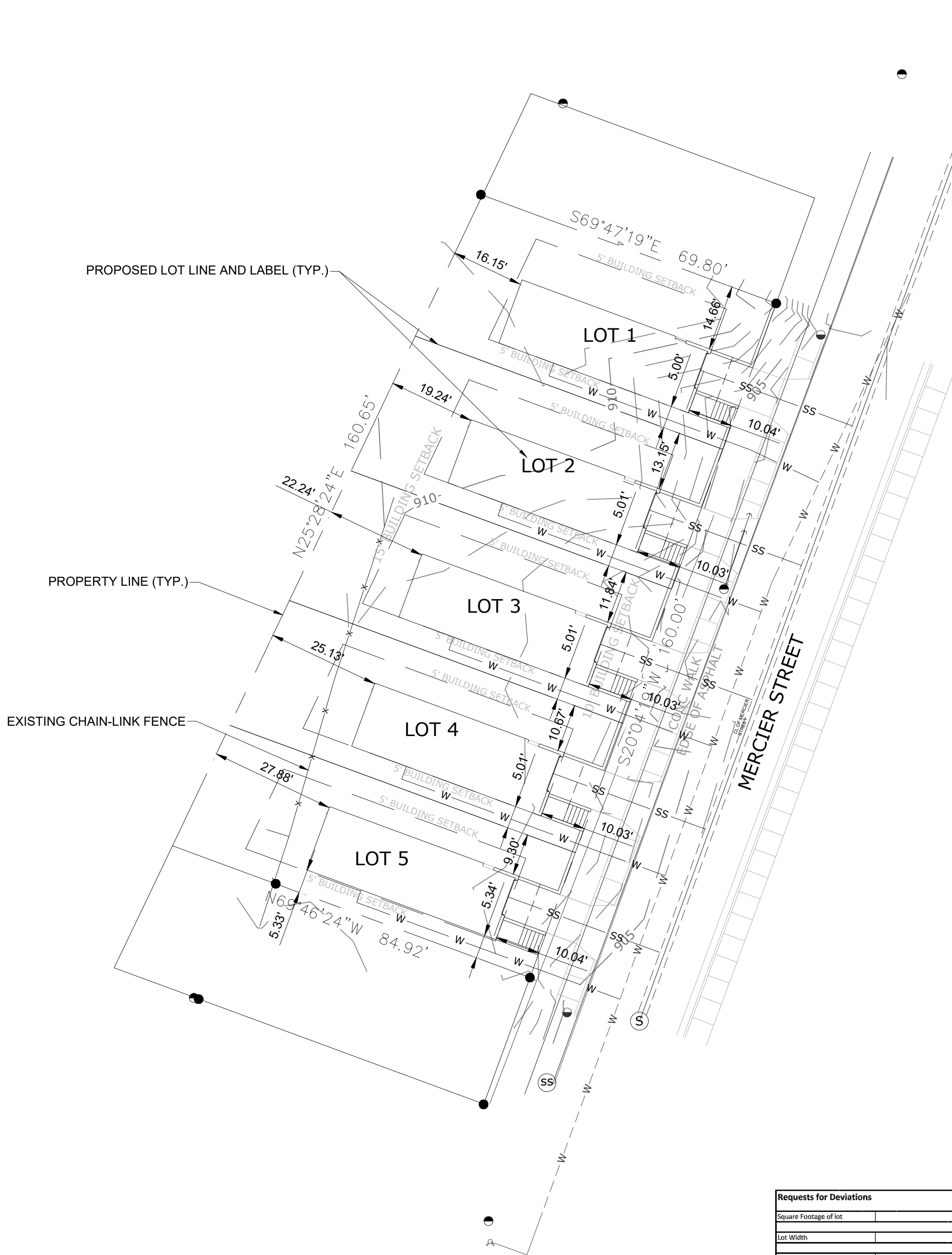
7-49-33

PREPARED FOR

ROTHERS, INC.
GREGORY ROTHERS

DATE

APRIL 21, 2021



SITE PLAN - 1" = 20'-0"

DEVELOPMENT PLAN NOTES:

NOTES

1. Contours are shown at 1 foot intervals
2. The Site is in a combined sewer district. Each lot will have its own individual detention system on site located in an easement. The easement will be executed for Maintenance agreement. The system will be underground in back yard or side yard.
3. Sanitary and water mains are in the street in front of the property.
4. Payment will be provided in-lieu of required parkland.

Building Uses

- Residential Single Family

Parking Requirements	Required	Provided
• Residential Single Family	2	2 (garage)

Phasing

- This will be built as Market Demands

Summary of Information

a. Zoning	
Existing	R-6
Proposed	R-6
b. Total Land area	
12,376 Square Feet	
c. Street Right of Way	
0.00 acres	
d. Net Land Area	
12,376 Square Feet	
e. Building Uses	
Residential	
f. Height and floors	
35 foot Height with 3 floors	
g. Gross floor area	
Residential	2500 sq ft
h. Building coverage ratio	
35 Percent	
i. Net Density	
17.4 Units per acre	
j. Parking Requirements	
Required 2 (provided 2) each building.	
k. Bicycle Parking	
Not Applicable	
l. Construction schedule	
Summer 2021 and as market demands	
m. Amendments	
Not Applicable	

Requests for Deviations		Lot 1			Lot 2			Lot 3			Lot 4			Lot 5		
		Depth(ft) = 71.42			Depth(ft) = 74.63			Depth(ft) = 77.72			Depth(ft) = 80.66			Depth(ft) = 83.52		
Square Footage of lot		Required	Provided	Deviation	Required	Provided	Deviation	Required	Provided	Deviation	Required	Provided	Deviation	Required	Provided	Deviation
Lot Width		6000	2475.39	3524.61	6000	2475.39	3524.61	6000	2475.39	3524.61	6000	2475.39	3524.61	6000	2475.39	3524.61
Lot Width		50	34.66	15.34	50	33.11	16.89	50	31.85	18.15	50	30.60	19.40	50	29.64	20.36
Front Yard Setback		% of lot depth		25.00%	14.00%	11.00%	25.00%	13.40%	11.60%	25.00%	12.87%	12.19%	25.00%	12.62%	25.00%	11.97%
Front Yard Setback		distance (feet)		17.85	10	7.85	18.66	10	8.66	19.43	10	9.43	20.16	10	10.16	20.88
Front Yard Encroachment		For porch for width of Residence (feet)		0	5	5	0	5	5	0	5	5	0	5	5	0
Rear Yard Setback		% of lot depth		25.00%	21.00%	4.00%	25.00%	20.10%	4.90%	25.00%	18.30%	5.70%	25.00%	18.62%	6.40%	25.00%
Rear Yard Setback		distance (feet)		17.85	15	2.85	18.66	15	3.66	19.43	15	4.43	20.16	15	5.16	20.88

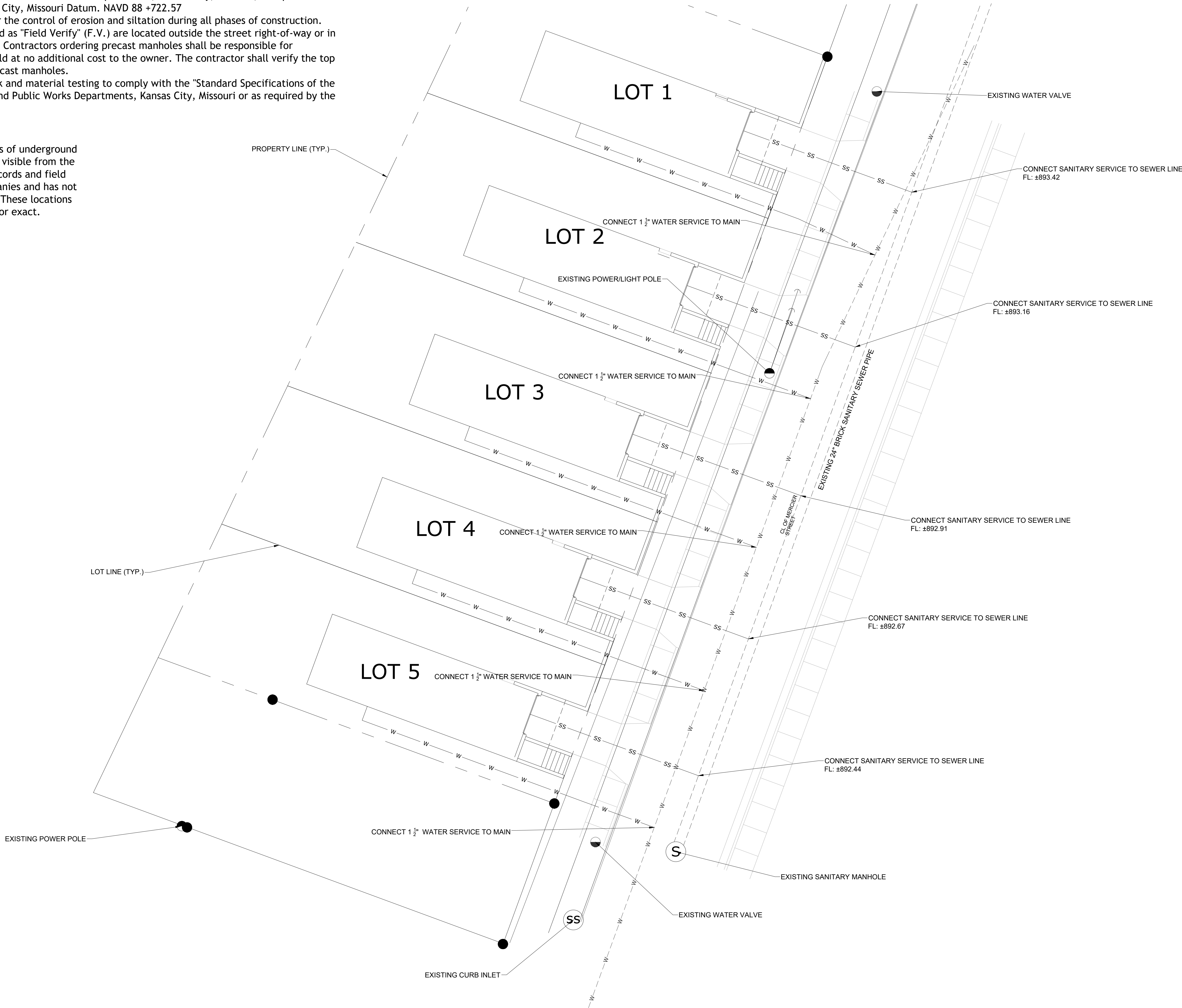
PROJECT NOTES

1. The construction covered by these plans shall conform to the current "City Standards" and Specifications of the City Planning & Development and Public Works Departments, Kansas City, Missouri, except as noted.
2. Elevations are based upon Kansas City, Missouri Datum. NAVD 88 +722.57
3. Developer shall be responsible for the control of erosion and siltation during all phases of construction.
4. Manhole top elevations designated as "Field Verify" (F.V.) are located outside the street right-of-way or in areas of undetermined grading. Contractors ordering precast manholes shall be responsible for adjustments required in the field at no additional cost to the owner. The contractor shall verify the top elevations prior to ordering precast manholes.
5. Developer shall provide earthwork and material testing to comply with the "Standard Specifications of the City Planning & Development and Public Works Departments, Kansas City, Missouri or as required by the City field representative.

UTILITIES:

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. These locations are not to be construed as accurate or exact.

UTILITY PLAN
MERCIER BLUFF



DEVELOPMENT PLAN









atlas
surveyors

LLC

2300 Hutton Rd, STE 108
Kansas City, KS 66109 | 913-530-8422
andrea.weishaubt@atlassurveyors.com

LEGEND

-  SANITARY MANHOLE
-  STORM MANHOLE
-  FIRE HYDRANT
-  UNDERGROUND WATER LINE
-  POWER POLE
-  WATER METER

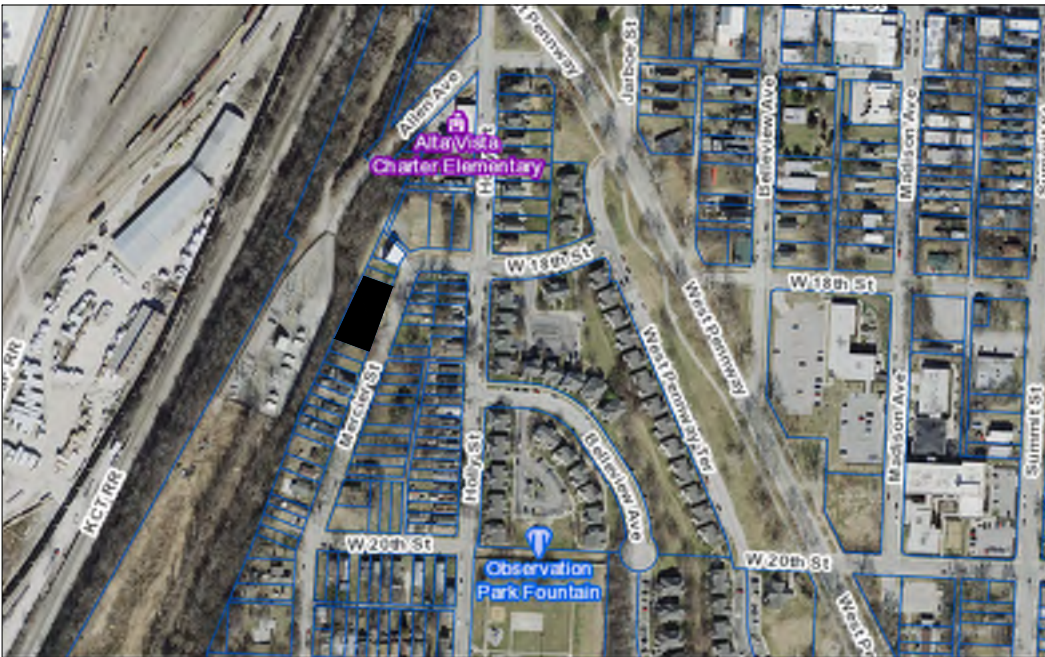
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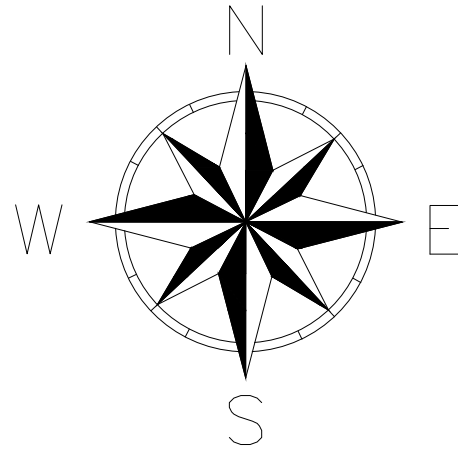
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VICINITY MAP
NOT TO SCALE



SCALE

1"=20'

0 10' 20'

SEC-TWN-RNG

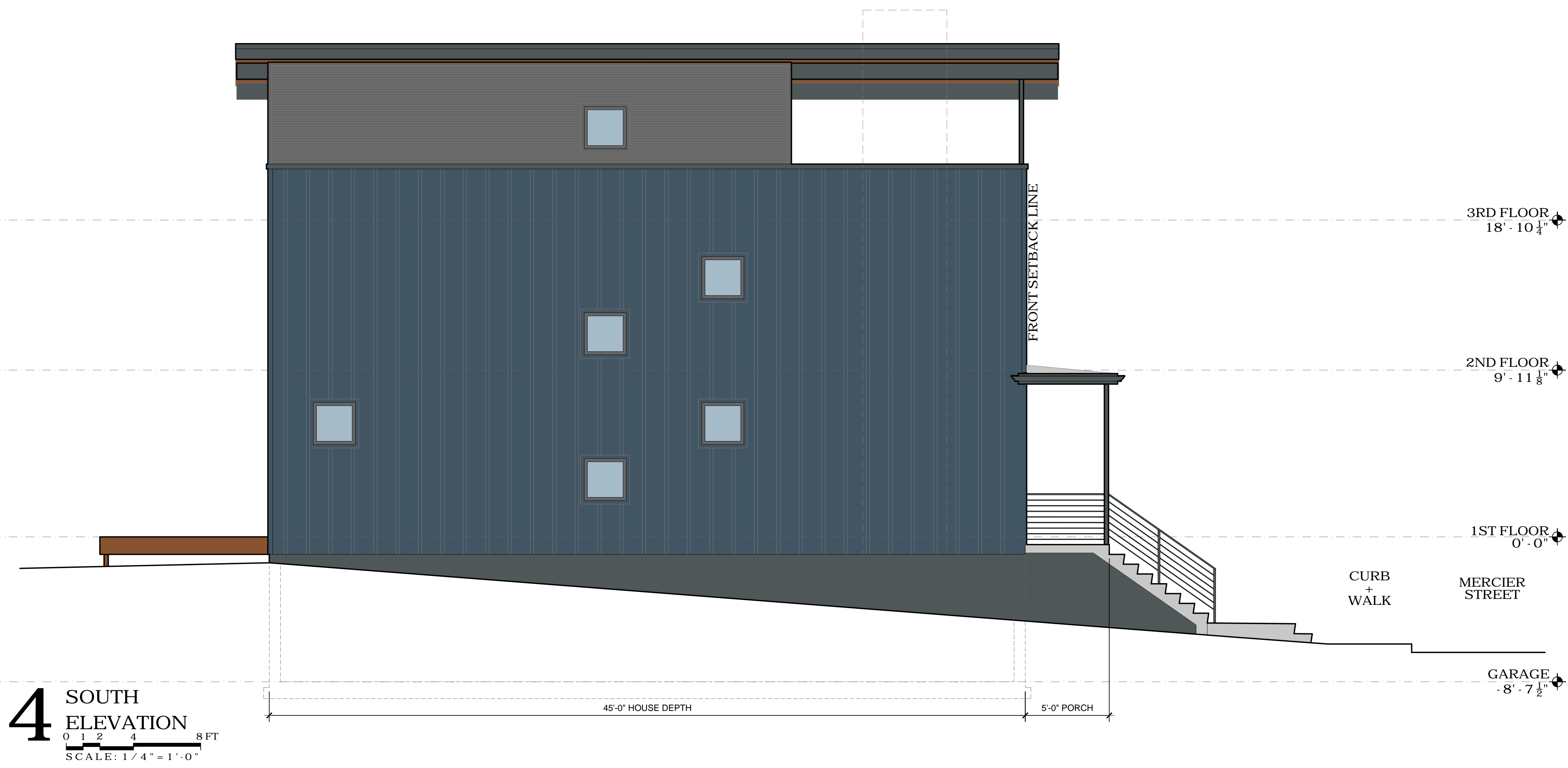
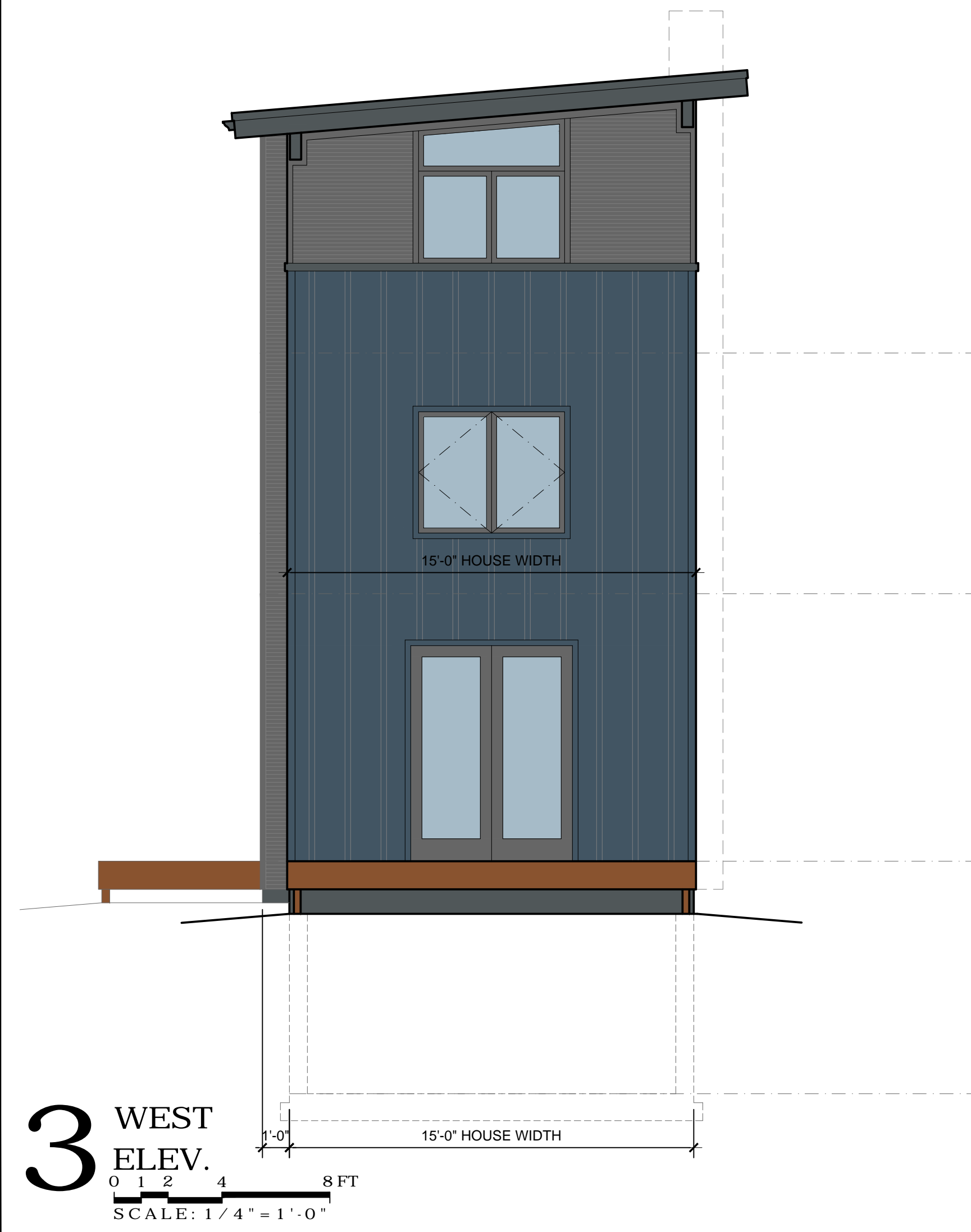
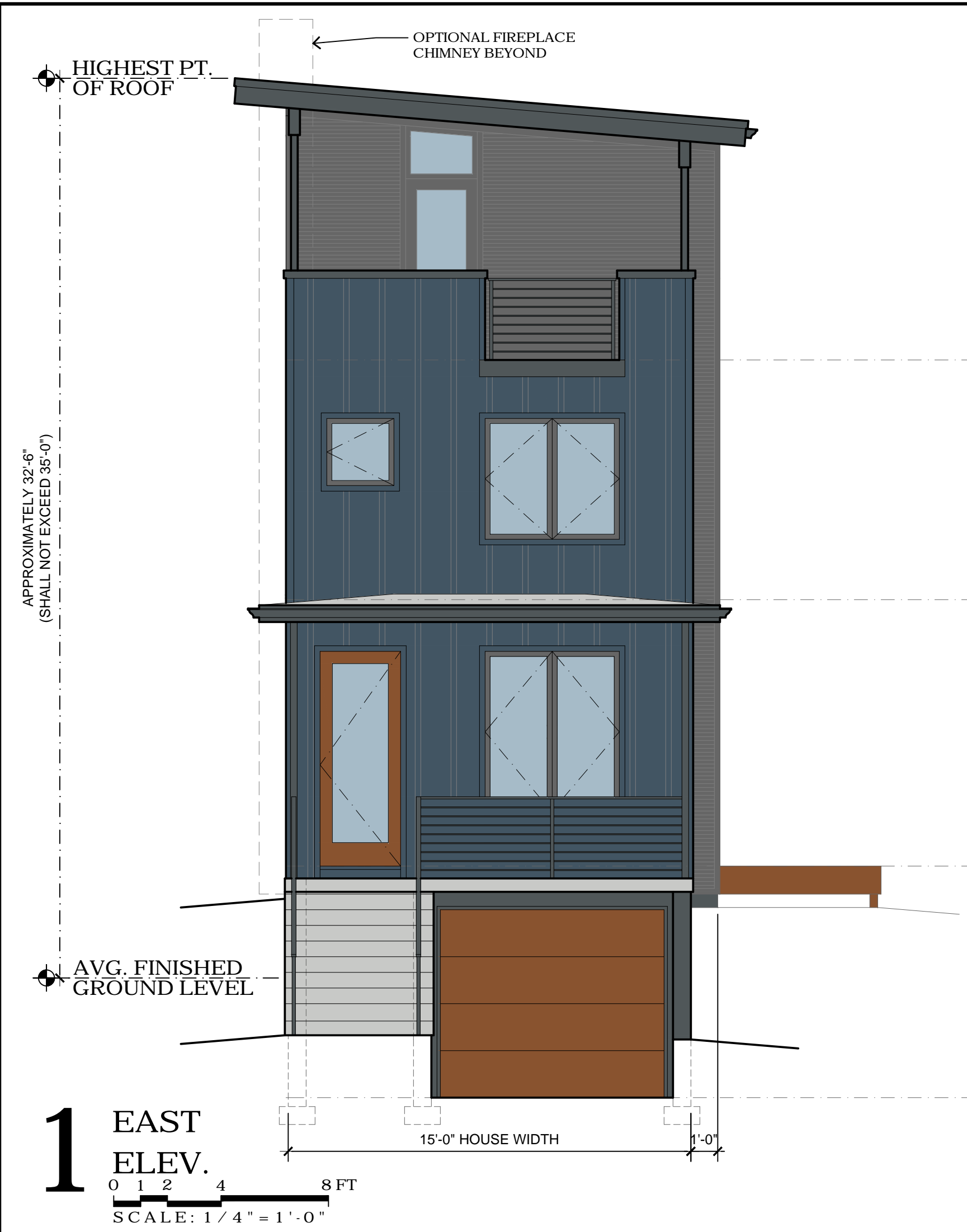
7-49-33

PREPARED FOR

ROTHERS, INC.
GREGORY ROTHERS

DATE

APRIL 21, 2021



ROTHERS *Design* Build

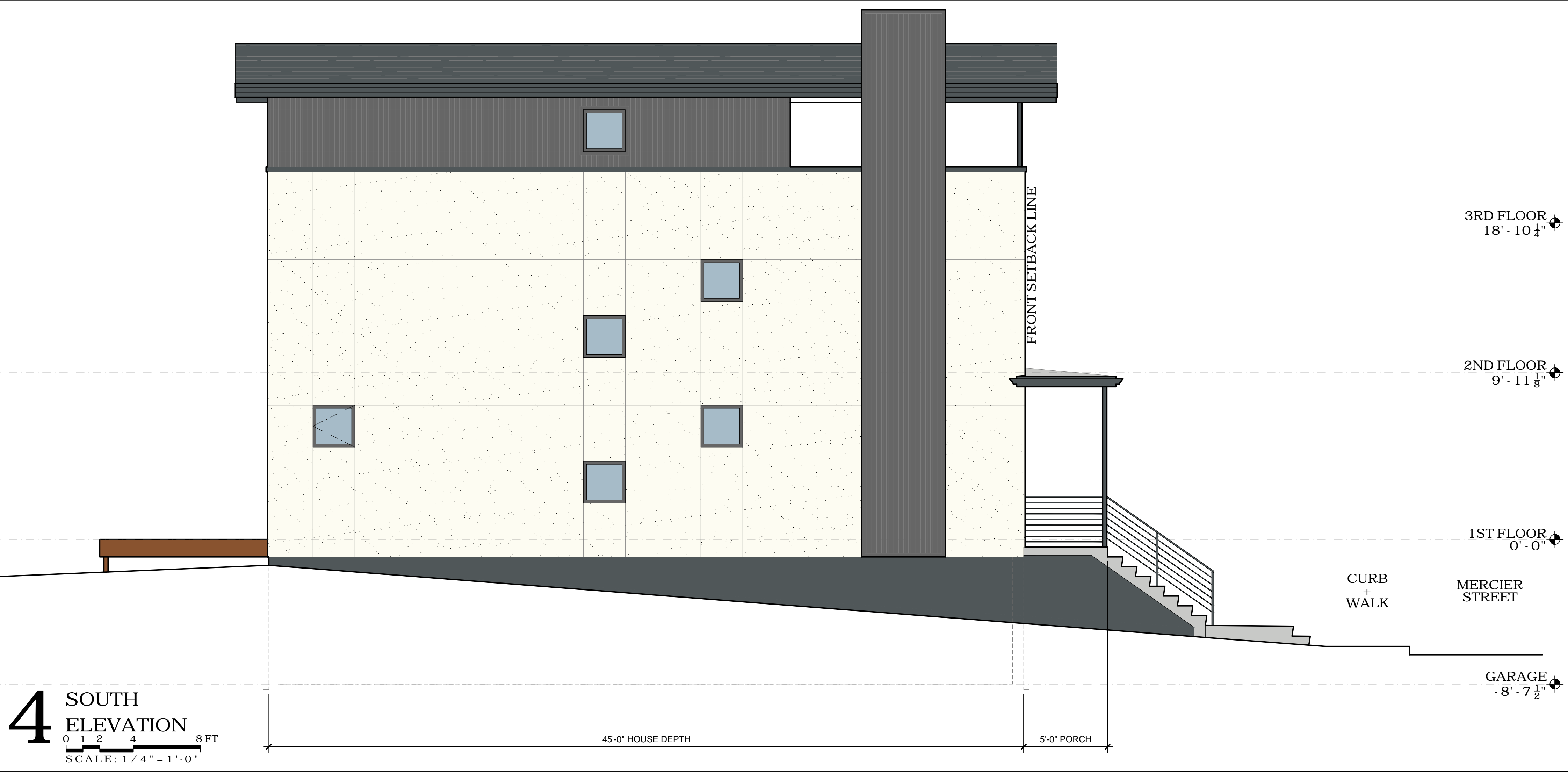
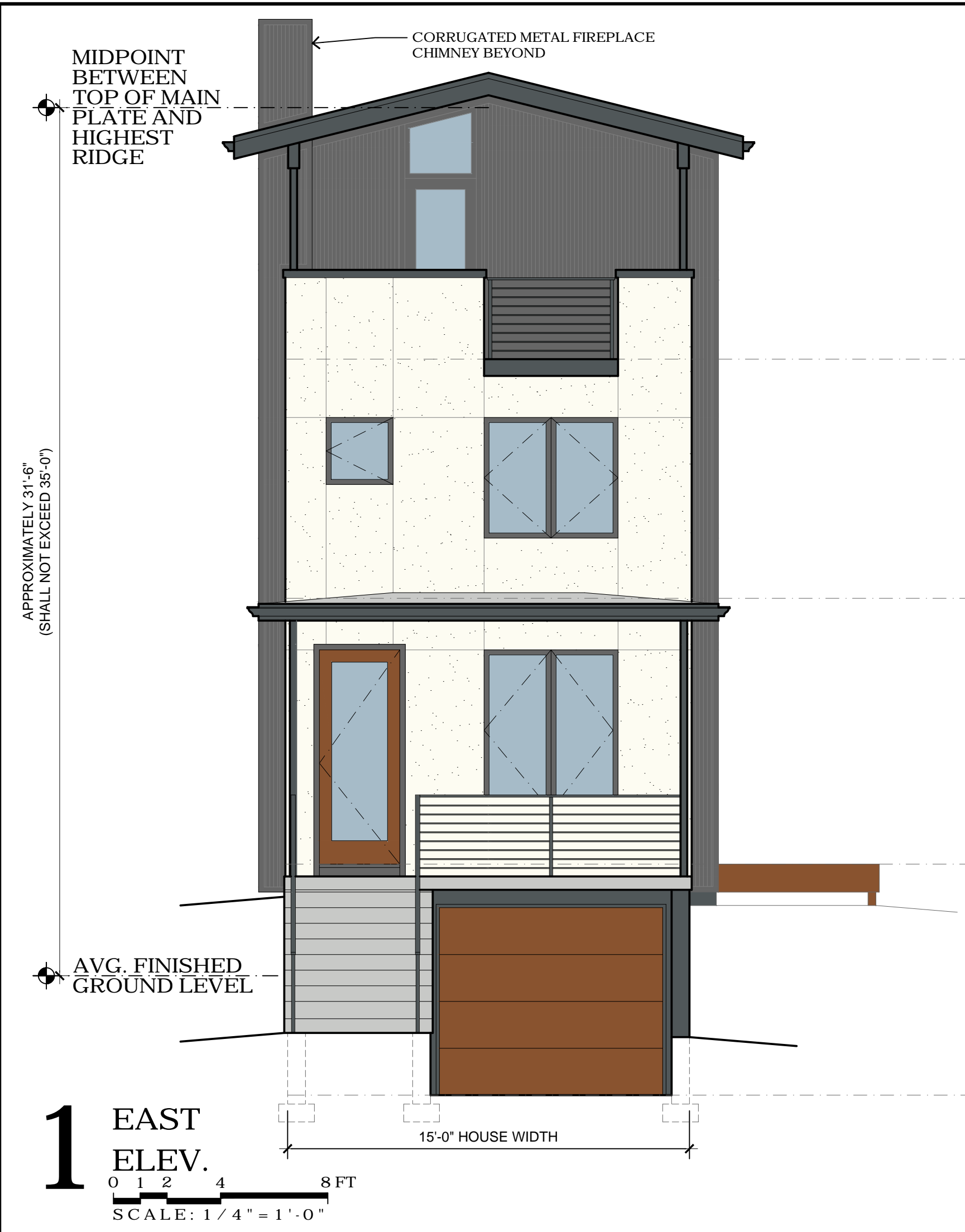
4224 Rainbow Boulevard - Kansas City, KS 66103
phone: 913.262.7100 fax: 913.262.7101

MERCIER BLUFF
NEW RESIDENCES
1804 - 1816 MERCIER STREET
KANSAS CITY, MO 64108

NO	DATE	REMARK
1	JUNE 15, 2021	KCMO

PROJECT NO.: 2114
CADD FILE: mercier SD 1815V5.dwg

A1



ROTHERS
Design Build

4224 Rainbow Boulevard - Kansas City, KS 66103
phone: 913.262.7100 fax: 913.262.7101

MERCIER BLUFF
NEW RESIDENCES
1804 - 1816 MERCIER STREET
KANSAS CITY, MO 64108

NO	DATE	REMARK
1	JUNE 15, 2021	KCMO

PROJECT NO.: 2114
CADD FILE: mercier SD 10.15.21.dwg

A2



1 MERCIER STREET ELEVATION (EAST)

0 1 2 4 8 FT
SCALE: 3/16" = 1'-0"

NO	DATE	REMARK
1	JUNE 15, 2021	KCMO

PROJECT NO.: 2114

CADD FILE: mercier SD ELEV.dwg