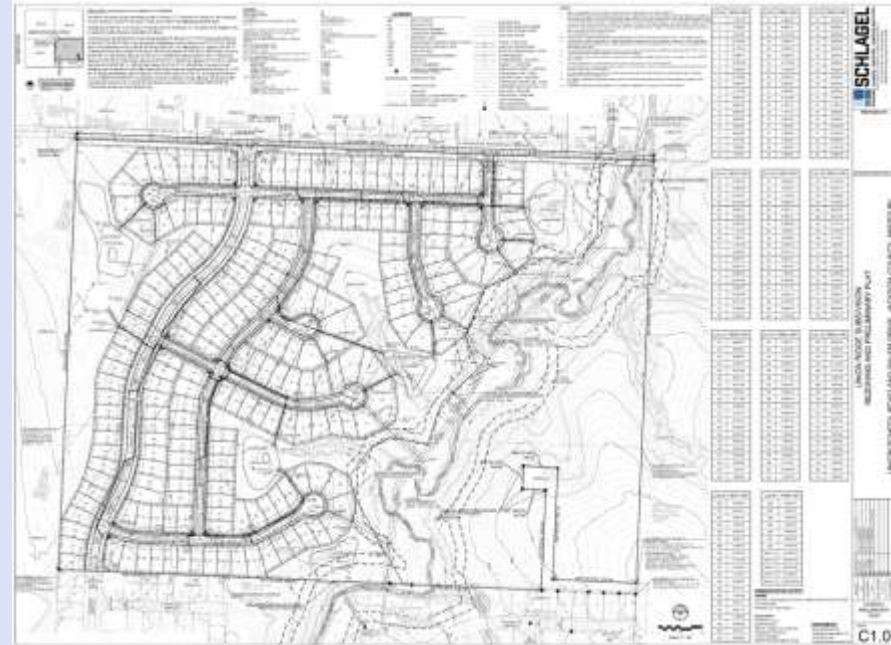


Jackson County, Missouri

Plan Commission

RZ-2025-693



Kansas LD, LLC

Union Ridge Development

May 15, 2025

Request & Project Criteria

- Rezone property from District AG (Agricultural) to District RU (Residential Urban District) to allow for development of 208 single-family residential lots.
- Approval of Union Ridge Preliminary Plat

Subject Property

- Parcel No. 10-840-01-01-01-0-00-000
- Zoned District AG (Agricultural)
- Currently owned by Diocese of KC & St. Joseph Real Estate Trust

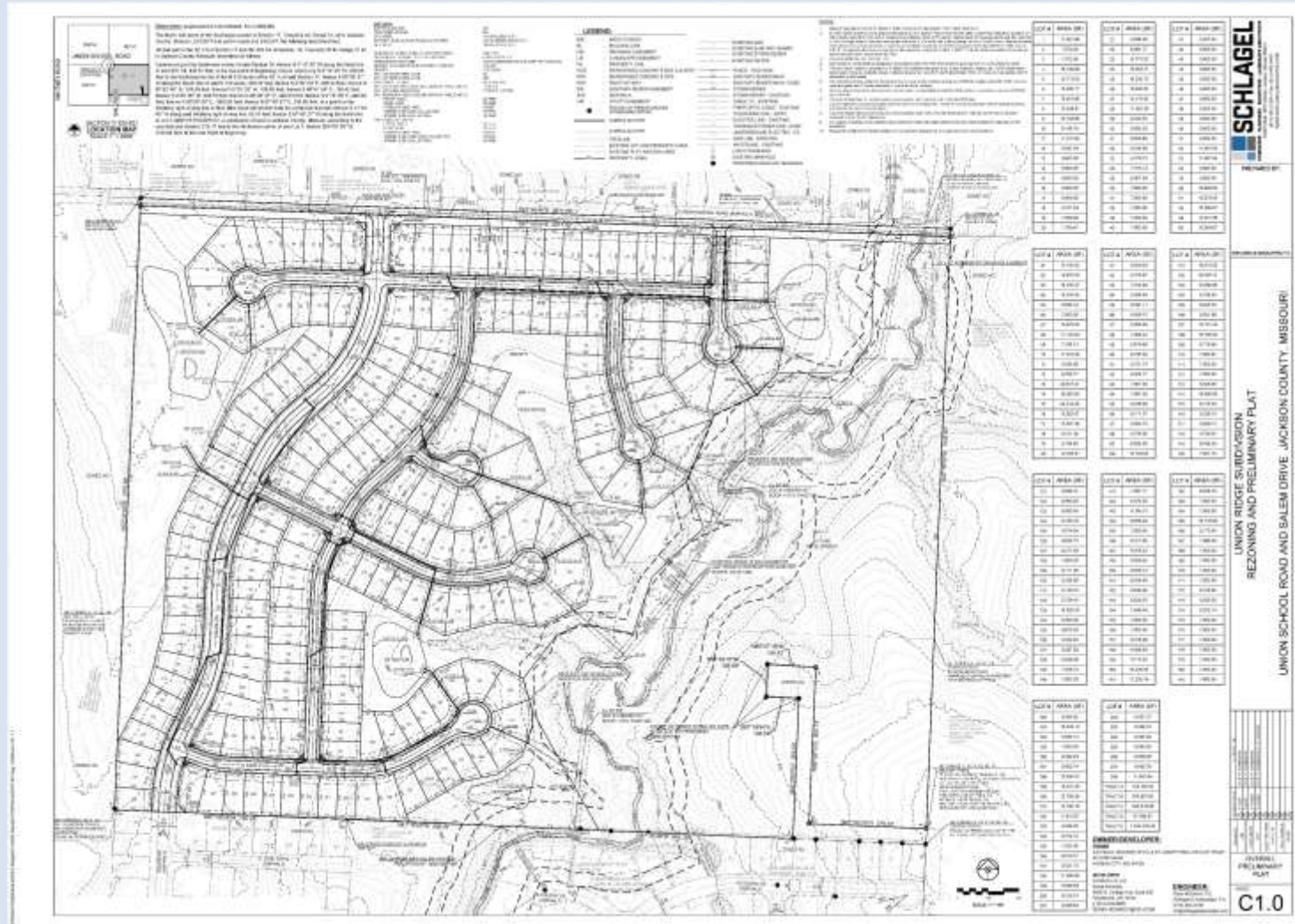


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March 20, 2025 Plan Commission Hearing

- Four Issues:
 - Density
 - Traffic
 - Stormwater
 - Cemetery
- Plan Commission continued to May 15, 2025

Revised Plan Density



Revised Plan Comparison to Original Plan

Initial Plan

SITE DATA

EXISTING ZONING:	AG
PROPOSED ZONING:	PD
SITE AREA	117.95 ACRES(S.F.)
KURZWELL R.O.W AREA	1.50 ACRES(65,448.97 S.F.)
NET AREA	116.45 ACRES(S.F.)

NUMBER OF SINGLE FAMILY LOTS PROPOSED

OPEN SPACE REQUIRED FOR RU DISTRICT (15%)(24004.6)	230 LOTS
OPEN SPACE PROVIDED	17.47 ACRES
DENSITY ALLOWED FOR RU DISTRICT (24004.6)	58.04 ACRES(TRACTS A-E)
DENSITY	4 DU/AC
PROPOSED LOT SIZE	1.98 DU/AC
MIN. LOT AREA PER CODE (SEC.24008.8 TABLE 240.32)	50'-80' X 125'-130'
MIN. LOT AREA PROPOSED	6,000 S.F.
MIN. SETBACKS PER CODE(SEC.24008.8 TABLE 240.32)	6,250 S.F.
FRONT YARD	20 FEET
REAR YARD	20 FEET
INTERIOR SIDE YARD	10 FEET BETWEEN BUILDINGS
PROPOSED SETBACKS	
FRONT YARD	25 FEET
REAR YARD	20 FEET
INTERIOR SIDE YARD	5 FEET
DISTANCE BETWEEN BUILDINGS	10 FEET
STREET SIDE YARD	15 FEET

Revised Plan

SITE DATA

EXISTING ZONING:	AG
PROPOSED ZONING:	RU
SITE AREA	117.95 ACRES(S.F.)
EXISTING UNION SCHOOL ROAD R.O.W AREA	1.50 ACRES(65,448.97 S.F.)
NET AREA	116.45 ACRES(S.F.)

NUMBER OF SINGLE FAMILY LOTS PROPOSED

OPEN SPACE REQUIRED FOR RU DISTRICT	208 LOTS
OPEN SPACE PROVIDED	NONE SPECIFIED
DENSITY ALLOWED FOR RU DISTRICT (24004.6)	43.63 ACRES(TRACTS A-D, PART OF E)(38.99%)
DENSITY	4 DU/AC
MIN. LOT WIDTH PER CODE	1.76 DU/AC
MIN. LOT DEPTH PER CODE	60'
PROPOSED LOT SIZE	100'
MIN. LOT AREA PER CODE (SEC.24004.6.f TABLE 240.11)	60' X 125'-130'
MIN. LOT AREA PROPOSED	7,500 S.F.
MIN. SETBACKS PER CODE(SEC.24004.6.f TABLE 240.11)	7,788 S.F. (LOT 69)
FRONT YARD	20 FEET
REAR YARD	25 FEET
INTERIOR SIDE YARD	8 FEET
STREET SIDE (NON COLLECTOR)	15 FEET
STREET SIDE (COLLECTOR)	30 FEET
PROPOSED SETBACKS	
FRONT YARD	25 FEET
REAR YARD	25 FEET
INTERIOR SIDE YARD	8 FEET
STREET SIDE YARD (NON COLLECTOR)	15 FEET
STREET SIDE (COLLECTOR)	30 FEET

City Engineering Approval of Traffic Study

- On April 16, 2025 – Chris Jenkins approved the Union Ridge Traffic Study stating:

The 3/24/2025 2ND submittal of the Traffic Impact Study Report dated 2/28/2025 from McCurdy Engineers is APPROVED ONLY AS TO COMPLIANCE WITH THE CURRENT EDITION OF THE 1995 UNIFIED DEVELOPMENT CODE OF JACKSON COUNTY, MISSOURI FOR GENERAL CONFORMITY TO PLANS AND SPECIFICATIONS. Also, the TIS is general conformity to the 11th Edition of the Trip Generation Handbook published by the Institute of Transportation Engineers (ITE).

- The next three slides provide a more detailed explanation of the approved traffic study.

Traffic Counts Overview

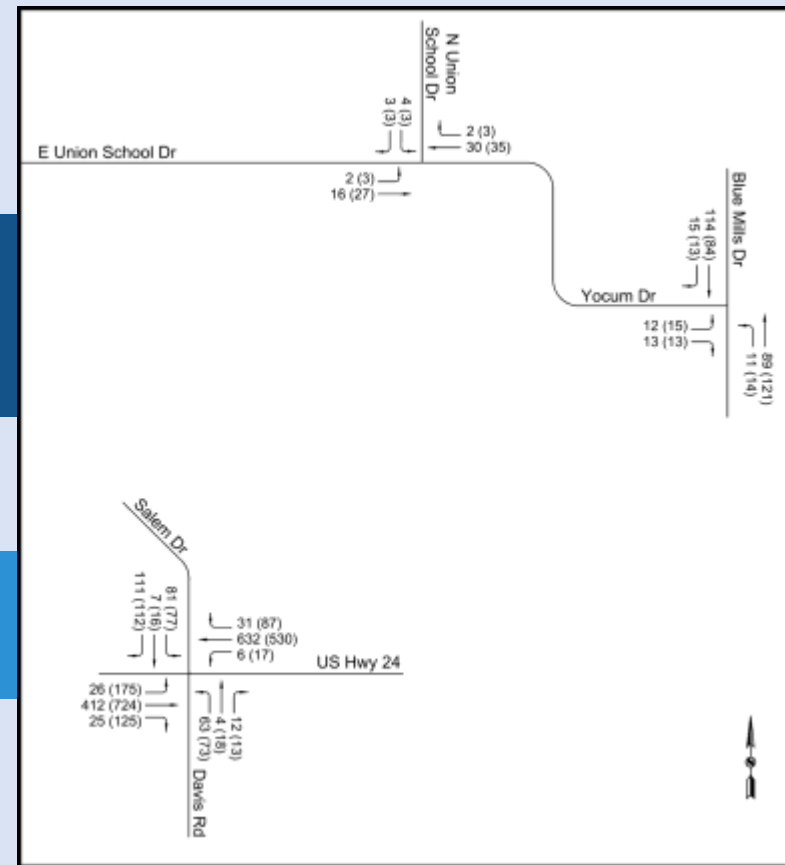
- Light blue line: Location of 24-hour traffic counter (collected over 5 days)
- Star symbol: Location of peak-hour turning movement counts
- Count periods: 7:00–9:00 a.m. and 4:00–6:00 p.m.
 - Peak hours identified:
 - Morning: 7:00–8:00 a.m. | Afternoon: 4:30–5:30 p.m.

- Right-hand figure:
 - First number: Morning peak-hour traffic volume
 - Number in parentheses: Afternoon peak-hour volume for same movement



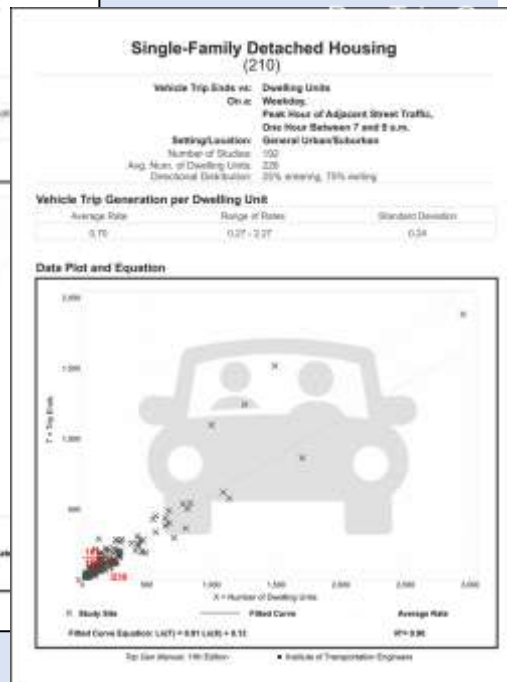
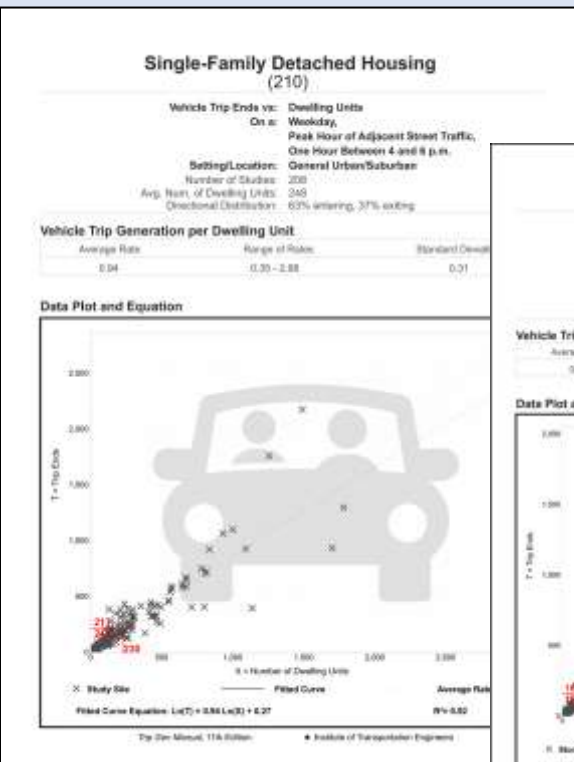
Peak Hour
(7-8 am)
(4:30-5:30 pm)

24-Hour (5 Days)



Trip Generation

- Trips based on 230 single-family detached housing units from ITE Manual
- Graphs: Show projected trips entering/exiting during peak hours
- Table 1: Weekday trip totals for morning and afternoon peak hours
- Table 2: Shows trip volumes doubled for added safety factor by County request
- All analysis used the higher, doubled trip estimates



Per Trip Gen Manual

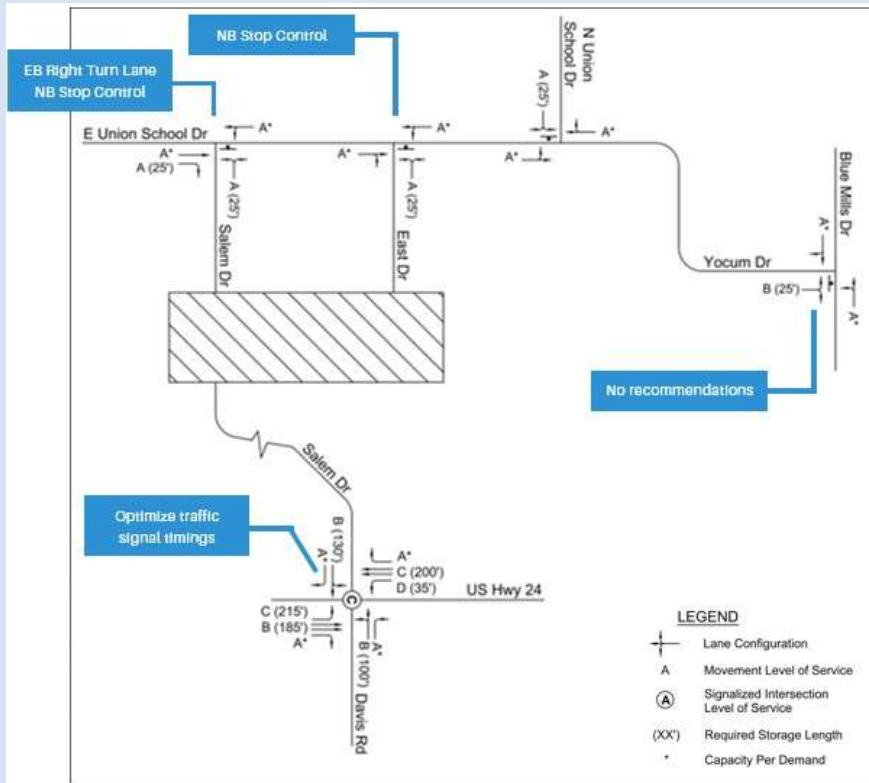
Table 1 – Trip Generation						
ITE Land Use Code Units	Weekday (24-Hour) Trips		A.M. Peak Hour Trips		P.M. Peak Hour Trips	
	Trips In (vph)	Trips Out (vph)	Trips In (vph)	Trips Out (vph)	Trips In (vph)	Trips Out (vph)
210 – Single-Family Detached Housing 230 Dwelling Units	1,086	1,085	40	119	137	80
Total	1,086	1,085	40	119	137	80

Used in traffic analysis

Table 2 – Doubled Trip Generation						
ITE Land Use Code Units	Weekday (24-Hour) Trips		A.M. Peak Hour Trips		P.M. Peak Hour Trips	
	Trips In (vph)	Trips Out (vph)	Trips In (vph)	Trips Out (vph)	Trips In (vph)	Trips Out (vph)
210 – Single-Family Detached Housing 230 Dwelling Units	2,172	2,171	80	238	274	160
Total	2,172	2,171	80	238	274	160

Traffic Recommendations

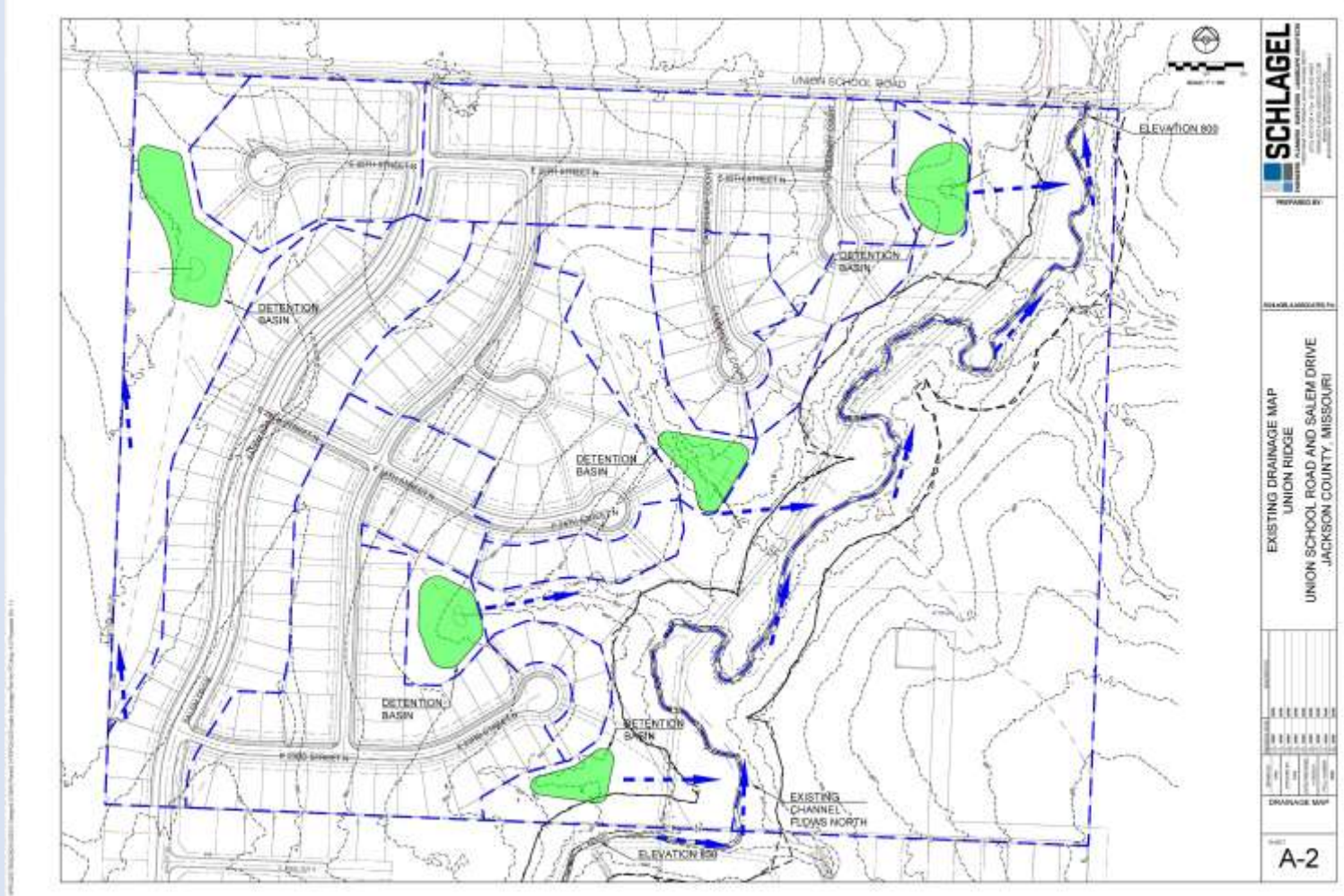
- Table 3: Explains LOS (delay per vehicle), an industry-standard metric
- Left-hand figure:
 - Shows expected LOS (letter grade)
 - Number in parentheses: expected queue length
 - Light blue box: recommended intersection improvements
- LOS calculated using doubled traffic volumes
- Industry standard: Design for LOS D during peak hour



Level of Service (LOS)	Average Control Delay (sec/veh)	
	Unsignalized	Signalized
A	< 10	< 10
B	< 15	< 20
C	< 25	< 35
D	< 35	< 55
E	< 50	< 80
F	≥ 50	≥ 80

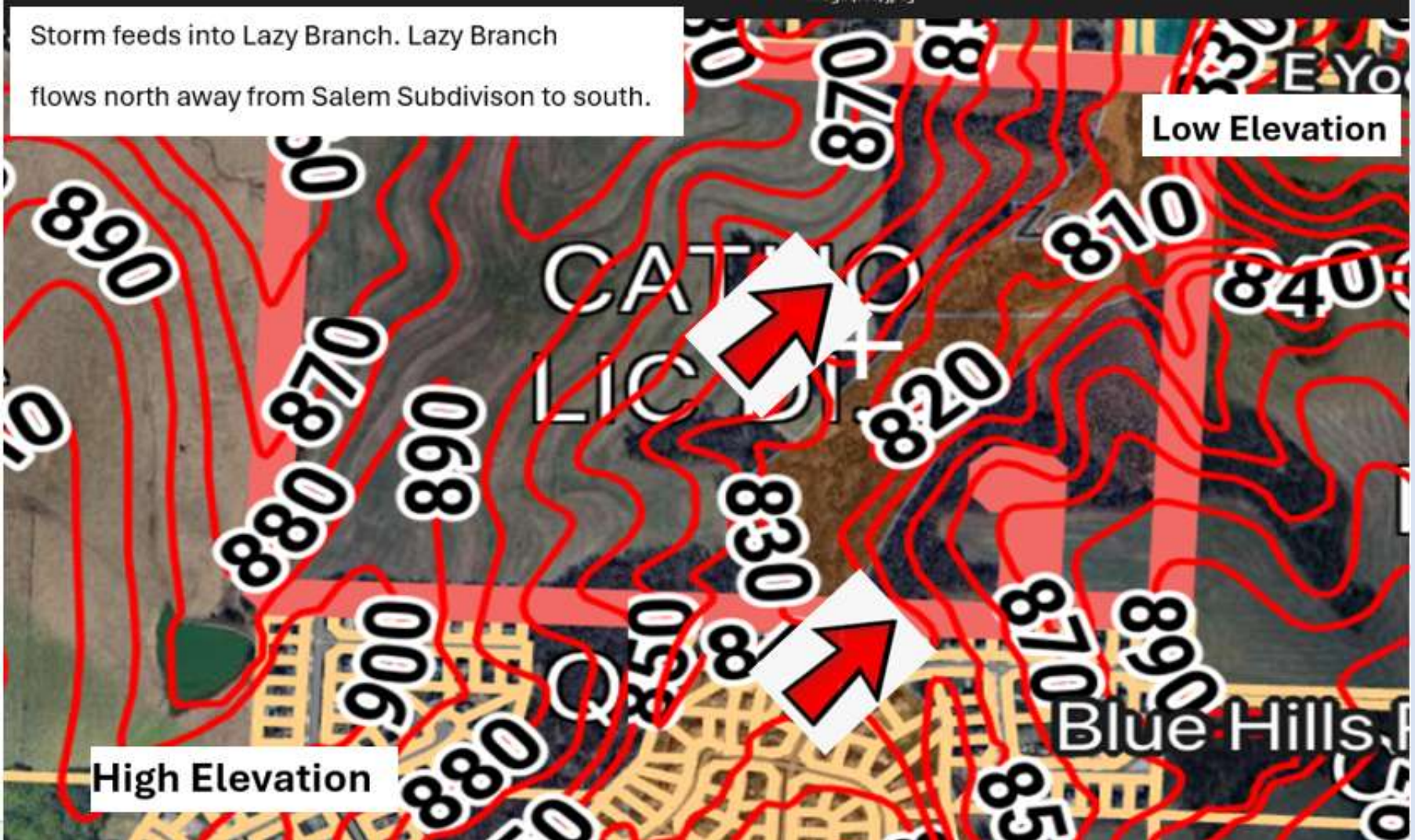
Stormwater Drainage Plan

- **Storm flows north, away from Salem Subdivision to the south**



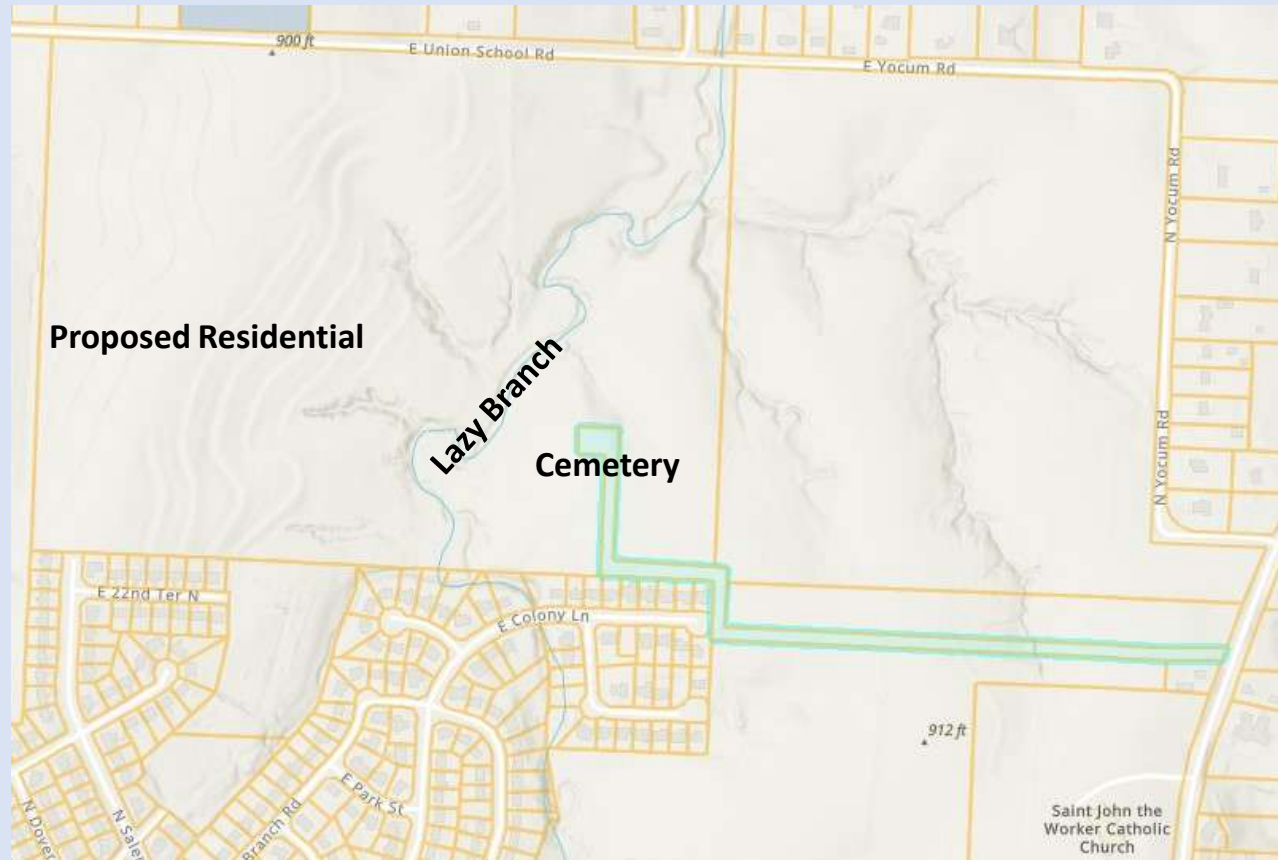
Stormwater Flows North

Storm feeds into Lazy Branch. Lazy Branch flows north away from Salem Subdivision to south.



No Affect on Cemetery Access

- New lots to west of Lazy Branch
- Lazy Branch separates residential from cemetery
- Frontage on N Blue Mills Rd



Photos of Homes



Photos of Homes



Request

Approval of the request to rezone from District AG (Agricultural) to District RU (Residential Urban District) with preliminary plat to allow for development of 208 single-family residential lots.

Thank you!