



CASE NUMBER: PC25-05: 1401 Goode Avenue, Preliminary Plat –A public hearing on a Development Services Application filed by Eric Strack with Keystone KC Engineering (Applicant) for approval of a Preliminary Plat to construct a sixty (60) unit townhome subdivision.

TO:
PLANNING COMMISSION

FROM:
Emily Spittler, Planner

DATE:
October 18, 2023

I. REQUESTED ACTION

Planning Commission
Public Hearing, Review, and Action

II. GENERAL INFORMATION

I. REPORT IN BRIEF

The purpose of this report is to request the Planning Commission hold a Public Hearing in accordance with the enclosed hearing script (**Attachment A**) to approve a Preliminary Plat to allow the construction of sixty (60) townhome residential units.

II. BACKGROUND

Under a different developer in 2021, this property was re-zoned from OS, Office and Service District to PD, Planned Development. In conjunction with this re-zoning, the Planning Commission unanimously approved a preliminary plat and the Board of Aldermen approved a Conceptual Development Plan for sixty (60) townhome units.

The previous developer opted not to move forward with the development themselves and the current developer/ Applicant began working on the project in 2023. As preliminary plats are only valid for one (1) year, the preliminary plat approved by the Planning Commission in 2021 had expired. In October 2023, a slightly modified version of the 2021 preliminary plat was re-approved unanimously by the Planning Commission.

As it has been over one year since October 2023, the approved preliminary plat has expired. The applicant is seeking to re-approve the same preliminary plat that was approved in 2023 (**Attachment C**).

The intent of this Preliminary Plat is to subdivide the property into sixty (60) individual building lots and common area tracts to allow for the construction of sixty (60) townhome residential dwelling units.

III. BODY OF REPORT

General Information

- **Applicant:** Eric Strack, Keystone KC Engineering
- **Location:** 1401 Goode Avenue Grandview, Missouri 64030



- **Existing Zoning of Surrounding Parcels (Attachment B):**

North: R-3, Multi-Family Residential District
East: R-3, Multi-Family Residential District
South: C-2, General Commercial District
West: P-1, Conservancy District

- **Land Use of Surrounding Parcels:**

North: Multi-Family Residential
East: Multi-Family Residential
South: Church
West: City Hall/Park

- **Public Notice:**

The public hearing notice was published in *The Kansas City Star* on August 13, 2025 (**Attachment D**) and courtesy letters were sent out to all property owners within 185 feet of the subject property on August 13, 2025. (**Attachment E**).

IV. Regulation Requirements

The requirements for the consideration of a Preliminary Plat are listed in Article II of the Subdivision Regulations of the City of Grandview, Section 27-42 of the Grandview Code of Laws. This Section addresses the following items:

- a) Descriptive Data
- b) Existing Conditions Data
- c) Proposed Conditions Data
- d) Proposed Utility Methods
- e) Presentation to the Planning Commission
- f) Duration of Preliminary Plat Approval

Examples of the specific items listed above include proposed name of the subdivision, scale, subdivider/engineer/surveyor information, legal description, vicinity map, topography by contours (not more than 2'), rights-of-way or permanent structures to remain (location, width and names), location of floodways, floodplains or natural drainage, existing zoning, acreage, street layout (with proposed names) and easements, lot dimensions (total number of lots), designation of all land to be dedicated or reserved for public use, entry monument signs, sanitary sewer system components, water supply components, storm sewer system components,

The Planning Commission shall examine the preliminary plat, and other such information it deems necessary to ascertain whether the preliminary plat conforms to the ordinances of the City, and conforms



to the comprehensive plan and other duly adopted plans of the city. The Commission shall, within forty-five (45) days of the filing of the plat with the Director of Community Development, take action to approve, deny modify, or conditionally approve said plat.

The approval of the Preliminary Plat by the Planning Commission shall be valid for a period of one (1) year from the date of such approval, after which such plat shall be void, except upon application to and approval by the Planning Commission of an extension of such period of validity.

V. RECOMMENDATION

Staff recommends the Planning Commission hold a public hearing on the proposed Preliminary Plat, consider all public comments, and approve this Preliminary Plat.

VI. ATTACHMENTS

- A. Public Hearing Script
- B. Aerial/ Zoning Map
- C. Preliminary Plat
- D. Public Notice
- E. Courtesy Letter
- F. Application

ATTACHMENT A

Planning Commission Public Hearing Script Preliminary Plat Subdivision

_____ To protect the rights of all parties involved and in order to create an opportunity for everyone to speak their opinions in an orderly fashion, the Planning Commission follows specific fact finding procedure. Your attention to this procedure is appreciated.

_____ We would like to formally open the hearing regarding Case Number **PC25-05**. Have any Planning Commissioners had any outside contacts regarding this case? If so, please indicate who you have spoken with and explain the nature of the conversation.

_____ Do any Planning Commissioners have a conflict of interest in this case?

_____ Staff, please give a brief background and facts concerning this case?

_____ Is the applicant or his/her agent in attendance? Please step forward and state your name and address and sign before presenting your case. You have ten (10) minutes to present your case. Planning Commission members may request clarification at the end of your presentation.

_____ Is there anyone in the audience who would like to comment or ask questions concerning this case? You may have five (5) minutes to comment or ask questions. Please clearly state your name and address and sign in before commenting.

_____ If there are no further comments, we will ask the Commission Staff to provide its recommendations regarding this case. Staff?

_____ Does the applicant wish to rebut any statements made in the staff report or in the public comments?

_____ Does any member of the public wish to rebut any statements made in the Staff report or by the applicant?

_____ Does the Commission have any further questions of the applicant or staff?

_____ If not, the public hearing is now closed.

_____ The Chair will entertain a motion at this time.

_____ A motion to (repeat motion) based on (repeat factors) has been made and seconded. Is there any discussion?

ATTACHMENT A

_____ Staff, please call the roll. Motion (carries or fails).

Sample Motion.

I move that we recommend (approval / approval with conditions/to continue the hearing/denial) of this Preliminary Plat:

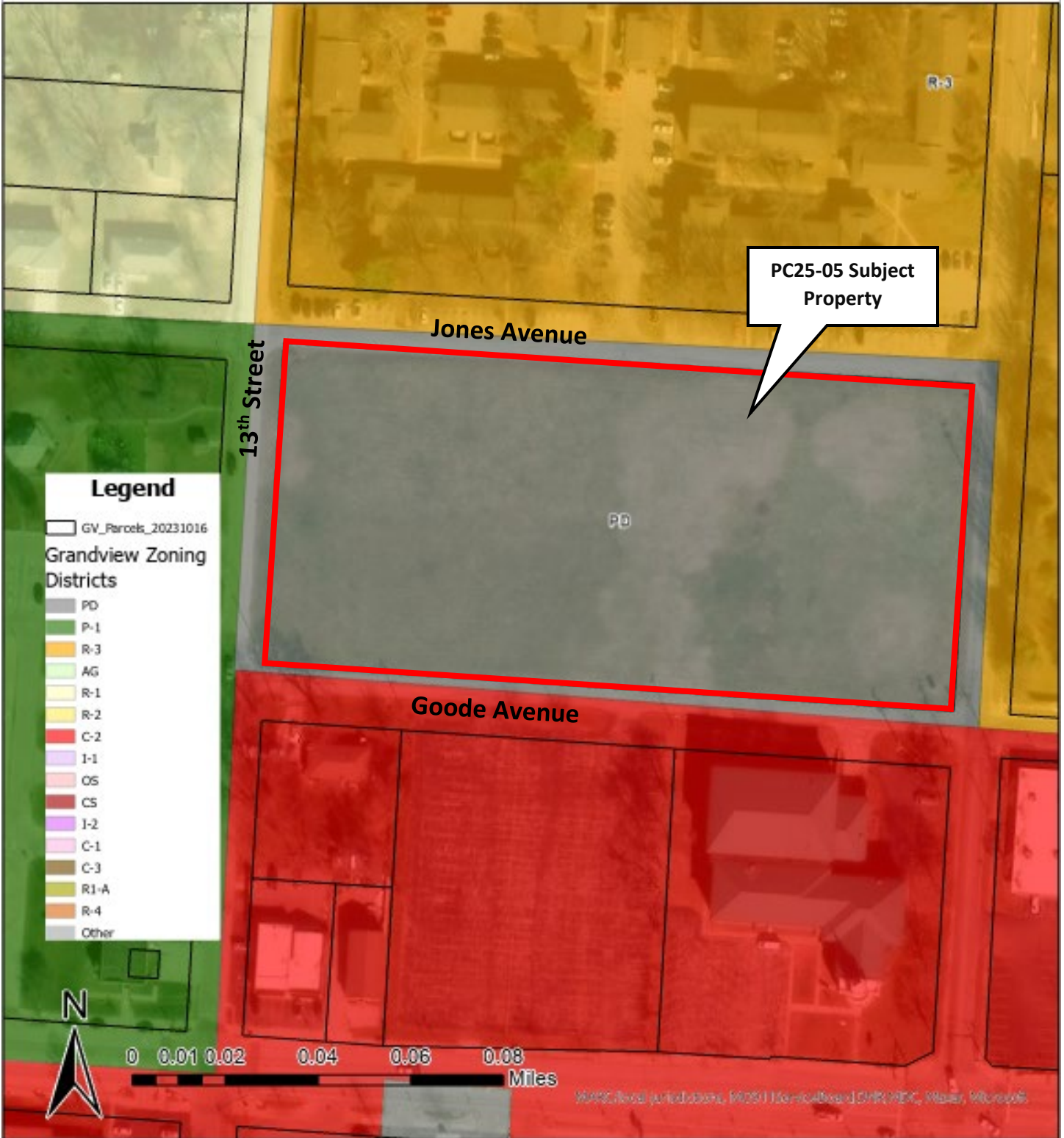
Conditions or modifications:

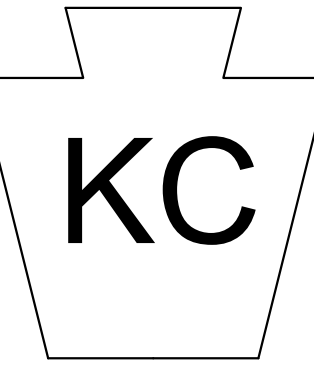


Official Aerial Map of

GRANDVIEWMO

City Municipal Offices | 1200 Main Street
Community Development Department
Grandview, Missouri 64030
Main: (816) 316-4817





KEYSTONE KC
Engineering, LLC
1530 Duck Raod
Grandview, MO
816-287-1696

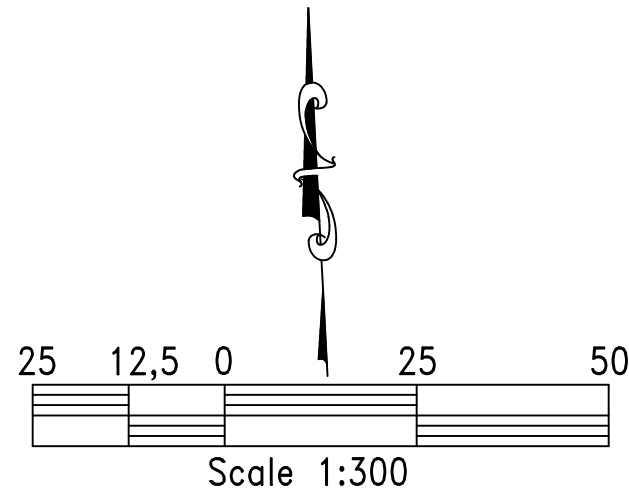
PRELIMINARY PLAT

RE-PLAT OF SHELTON'S 2ND ADDITION- LOTS 7 THRU 16

GRANDVIEW, JACKSON COUNTY, MISSOURI
CLASS OF PROPERTY - URBAN



10/12/23



City of Grandview Approvals

Randy D. Dunn
Community Development Director

Athena Huynh, PE
City Engineer

NOTES:

1. THE SUBJECT PROPERTY CONTAINS 172,239 SQUARE FEET OR 3.95 ACRES MORE OR LESS.
2. UTILITY INFORMATION SHOWN HERON IS BASED UPON THE FOLLOWING:
 - A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
 - B. WATER MAPS PROVIDED BY CITY OF GRANDVIEW.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A PROPER TITLE REPORT. EASEMENTS AND OTHER CONDITIONS MAY EXIST AND COULD BE DISCLOSED BY A PROPER TITLE REPORT, WHICH WAS NOT SUPPLIED BY THE CLIENT

BASIS OF BEARINGS:

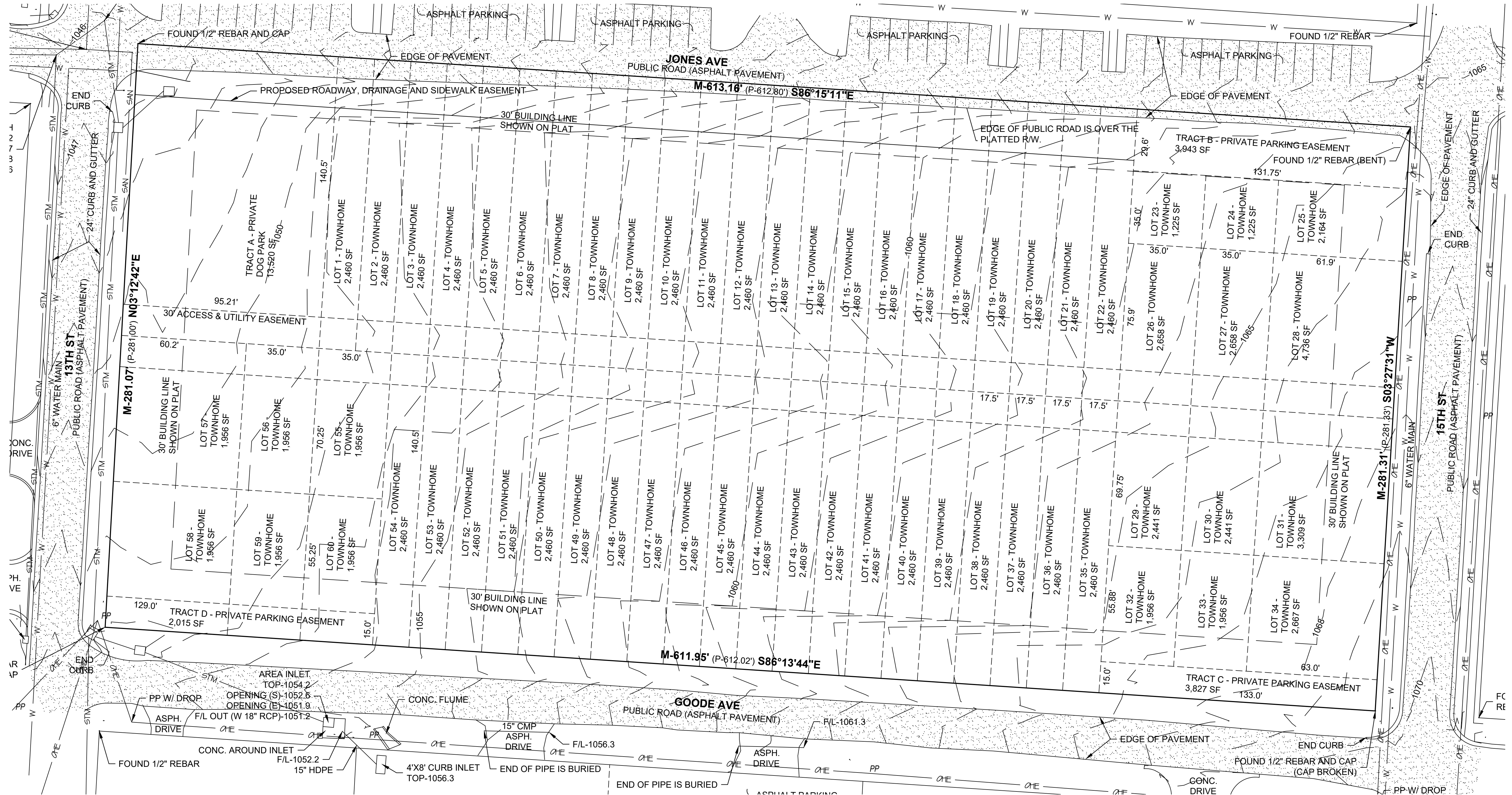
BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095C0395G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

DEED DESCRIPTION:

LOTS 7 THROUGH 16, INCLUSIVE, RESURVEY OF SHELTON'S 2ND ADDITION, A SUBDIVISION IN GRANDVIEW, JACKSON COUNTY, MISSOURI.



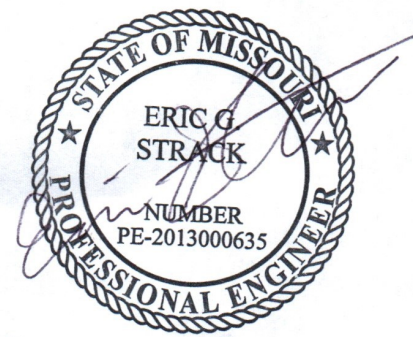
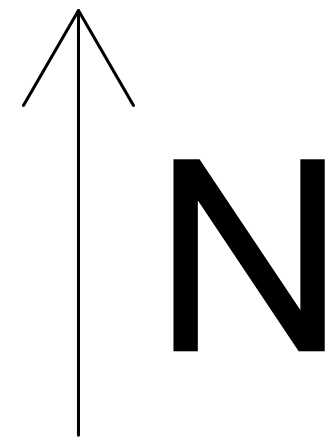
BUILDER'S PLANS FOR
1401 GOODE AVENUE
GRANDVIEW, MISSOURI

REVISION LOG

CREATED	8/15/2023
REVISED	10/1/2023

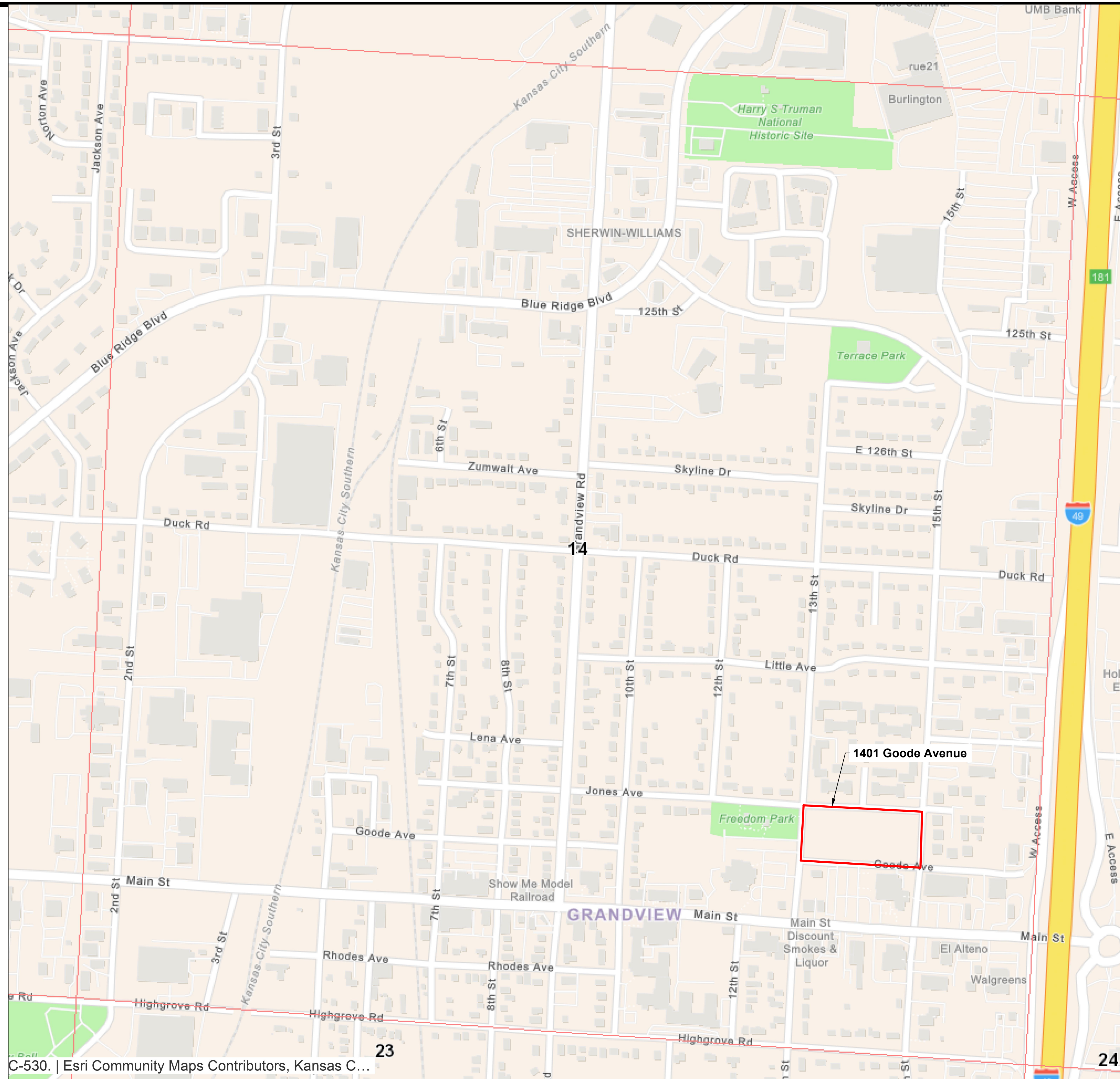
DRAWING TITLE
PRELIMINARY
PLAT

SHEET NO.



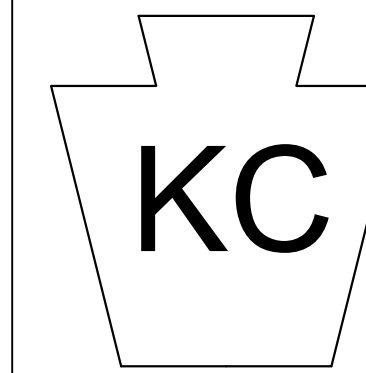
10/12/23

SECTION 14
TOWNSHIP 47 NORTH
RANGE 33 WEST



1 VICINITY MAP
Scale 1:3500

C-530. | Esri Community Maps Contributors, Kansas C...



KEYSTONE KC
Engineering, LLC
1530 Duck Road
Grandview, MO
816-287-1696

BUILDER'S PLANS FOR
1401 GOODE AVENUE
GRANDVIEW, MISSOURI

REVISION LOG

CREATED 8/15/2023

REVISED 10/1/2023

DRAWING TITLE:

VICINITY MAP

SHEET NO.

2

TO BE PUBLISHED
The Kansas City Star
Wednesday August 13, 2025

NOTICE OF PUBLIC HEARING

The Grandview Planning Commission will hold a public hearing on Wednesday, September 3rd, 2025 at 6:00p.m. in the Municipal Services Building, 1200 Main Street, Grandview, Missouri, to consider the following:

A Development Services Application has been filed by Eric Strack of Keystone KC Engineering for a Preliminary Plat (PC25-05) for a parcel of land addressed 1401 Goode Ave, Grandview, MO 64030. This property is legally described as:

SHELTON SECOND ADD LOTS 7 THRU 16 INCL

Interested individuals are invited to attend and submit comments and questions at the public hearing. Additional information for this project may be found on the city's Event Calendar on the September 3rd Planning Commission meeting link: www.grandview.org/calendar. The full meeting packet will be posted to this webpage one (1) week prior to the Planning Commission meeting. You may also visit grandview.org/zoning and click on the contact staff button or visit the Community Development Department Monday through Friday during operating hours from 8 a.m. to 5 p.m.



August 13, 2025

**COURTESY NOTICE OF PUBLIC HEARING REGARDING DEVELOPMENT SERVICES
APPLICATION FOR A PRELIMINARY PLAT**

The purpose of this letter is to better inform you of the upcoming public hearing concerning the following application received by the Community Development Department:

A Development Services Application has been filed by Eric Strack of Keystone KC Engineering for a Preliminary Plat (PC25-05) for a parcel of land addressed 1401 Goode Ave, Grandview, MO 64030. This property is legally described as:

SHELTON SECOND ADD LOTS 7 THRU 16 INCL

The public hearing to receive public comment for this application will be held at Grandview City Hall at 6:00 p.m. before the Planning Commission on Wednesday, September 3, 2025. As your property is located within 185 feet of the parcel under consideration, you are encouraged to appear at the public hearing to provide questions, comments, and your position regarding this application. You may submit written comments if you are unable to attend these hearings.

Additional information for this project may be found on the City's Event Calendar on the September 3rd Planning Commission meeting link: www.grandview.org/calendar. The full meeting packet will be posted to this webpage one (1) week prior to the Planning Commission meeting. You may also visit grandview.org/zoning and click on the contact staff button or visit the Community Development Department Monday through Friday during operating hours from 8 a.m. to 5 p.m.



Subject Property: 1401 Goode Avenue



Development Services Application

Applicant

Full Name: Eric Strack
Address: 6107 Walnut Street City: Kansas City State: MO Zip: 64113
Phone: 816-377-2285 Email: eric@keystonekc.com

Property Owner

Full Name: 1401 Goode, LLC
Address: 17000 Elm Trail Drive City: Eureka State: MO Zip: 63025
Phone: 314-565-1904 Email: tomlee51659@gmail.com

**Engineer/
Surveyor**

Full Name: Keystone KC Engineering
Address: 6107 Walnut Street City: Kansas City State: MO Zip: 64113
Phone: 816-377-2285 Email: eric@keystonekc.com

Please select the type of submittal below.

PLAN OR PERMIT REVIEW

- Site Plan Review*
- Conditional Use Permit*
- Temporary Use Permit
- Street Name Change

Development Name: 1401 Goode
Development Location: 1401 Goode Avenue
Proposed Use(s): Townhomes
Street Name from: _____ To: _____

PLANNED DEVELOPMENTS OR DISTRICTS

- Preliminary Development Plan*
- Conceptual Development Plan*

Development Name: _____
Development Location: _____
Proposed Use(s): _____

AMENDMENT(S) TO

- Zoning Map
- Zoning Text
- Comprehensive Plan

Existing Zoning: _____ Proposed Zoning: _____
Existing Land Use: _____ Proposed Land Use: _____
Land Area: _____
Section: _____

SUBDIVISION

Subdivision Name**: 1401 Goode

PRELIMINARY PLAT

Subdivision Location: 1401 Goode Avenue

FINAL PLAT

MINOR SUBDIVISION

Type: Lot Split Lot Consolidation Lot Line Adjustment

ZONING BOARD OF ADJUSTMENT

VARIANCE Type: Area Use Variance from Section: _____

APPEAL OF ADMIN. DECISION APPEAL OF SECTION: _____

Signature:  Print: Eric Strack Date: 7/11/2025

INCOMPLETE APPLICATIONS, INCLUDING THEIR REQUIRED DOCUMENTS AND PAYMENT, WILL NOT BE ACCEPTED

* Submittal of four (4) paper and one (1) electronic plan sets required

** Contact Jackson County Assessor Mapping Department to ensure name does not already exist