



CITY PLAN COMMISSION STAFF REPORT

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

March 19, 2024

Project Name
Northstar Villas

Docket #C1

Request
CLD-FnPlat-2024-00002
Final Plat

Applicant
Rachelle Biondo
Rouse Frets White Goss Gentile Ross

Owner
Star Acquisitions, Inc.

Location 11250 N. Eastern Ave
Area About 17 acres
Zoning MPD
Council District 1st
County Clay
School District North Kansas City

Surrounding Land Uses

North: Residential, undeveloped uses, zoned MPD, R-7.5
South: Church, zoned MPD.
East: Residential uses, zoned R-7.5
West: Residential uses, zoned R-7.5

Major Street Plan

The City's Major Street Plan identifies NE Cookingham Drive as a highway at this location.

Land Use Plan

The Shoal Creek Valley Area Plan recommends Residential Low-Density, Mixed-Use Community and Institutional land uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on January 26, 2024. Scheduling deviations from 2024 Cycle 3.1 have occurred due to staff change and transition.

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. It is the remaining portion of the overall Auburndale development. Land to the north, east and west are existing single family homes. To the south is North Star United Methodist church.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD on about 17 acres generally located at the northwest corner of NE Cookingham Drive (291 Hwy) and N. Eastern Avenue creating 36 lots and four (4) tracts on about 17 acres generally located.

CONTROLLING CASE

Case No. CD-CPC-2023-00055 – Ordinance No. 230472 passed by the City Council on June 8, 2023, approved a major amendment to a previously approved CUP plan and rezoned about 23 acres to District MPD, which also serves as a preliminary plat, to allow for commercial and residential development.

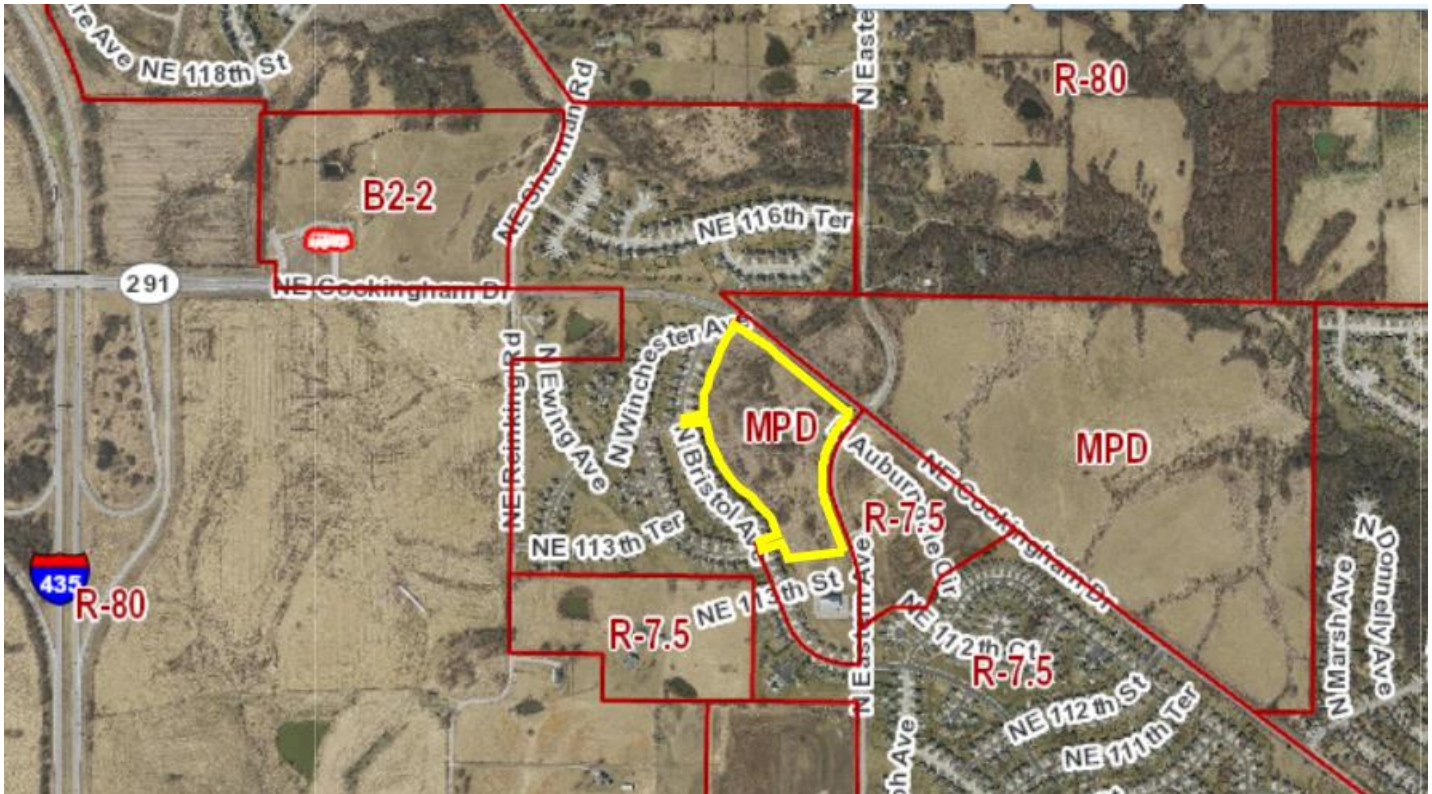
PROFESSIONAL STAFF RECOMMENDATION

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

RELEVANT CASES

Case No. 11931-CUP-5 - Amended a preliminary CUP plan to allow for a church instead of approximately 60 single-family patio homes and 25 single-family residential lots and other revisions. (Ordinance No. 040201, passed March 18, 2004)

Various plats within the Auburndale development have been developed since 2001. These includes Auburndale Estates, Meadows of Auburndale, Auburndale Patio Homes, Northstar of Auburndale, and Auburndale Manor.

PROJECT LOCATION**PLAT REVIEW**

The request is to consider approval of a final plat in District MPD on about 17 acres in an area generally located at the northwest corner of NE Cookingham Drive (291 Hwy) and N. Eastern Avenue creating 36 lots and four (4) tracts. This use was approved by Case No. CD-CPC-2023-00055 which served as the Preliminary Plat. The MPD plan proposed to construct 34 single family detached lots and two commercial parcel along NE Cookingham Drive. The single family lots are platted just south of the commercial lots and north of the existing church.

PLAT ANALYSIS

*indicates adjustment/deviation requested

Standards	Applies	Meets	More Information
Lot and Building Standards	Yes	Yes	Proposed Final Plat conforms to standards of Preliminary Plat
*Double Sided Lots (88-405-05-E&F)	Yes	No	See analysis below
Boulevard and Parkway Standards (88-323)	No	NA	
Parkland Dedication (88-408)	Yes	Yes	Per staff conditions

Double Sided Lots - Section 88-405-05 (E&F) – Lots with double frontage requires a 30 foot landscape buffer. Staff recommend the plat be revised to provide the required 30 foot buffer along N. Eastern Avenue to ensure that the rear of Lots 1-7 are properly screened. This should include additional buffer and access restriction language. Staff will continue to work with the developer to ensure that a combination of fencing, landscaping and berms are used to meet this buffer screening requirements. This will require submittal of a project plan prior to be approved prior to release of this plat for recording.

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat with all applicable regulations and standards of this zoning and development code.

The requested Final Plat is in conformance with the controlling plan and all standards as required by 88-555-04 of the Zoning and Development Code.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Olofu Agbaji
Planner



Plan Conditions

Report Date: March 18, 2024

Case Number: CLD-FnPlat-2024-00002

Project: NORTHSTAR OF AUBURNDALE

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That prior to submitting documents for final approval the applicant upload Title Report current within 90 days.
2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
3. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block with County Recording Block and insert Case No. CLD-FnPlat-2024-00002. This can be found as Table 7 in the Directors Minimal Submittal Requirements.
4. 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.

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

5. The developer shall secure approval of a project plan from the City Plan Commission for all private open space indicating plans for landscaping, grading, detailed internal circulation, signage, lighting and a photometric study showing zero foot candles at the property lines prior to release of plat for recording or issuance of building permit.
6. That the developer submit an administrative amendment to the approved street tree planning plan showing evergreen trees planted on Lots 1-6 along N. Eastern Avenue. This shall be submitted to DMD and approved prior to release of this final plat for recording.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

7. Please provide amount due. For 34 Single Family Detached Residential Units and with credit for a pedestrian trail, the fee equates to \$27,243.48. An invoice has been assessed under CLD-FnPlat-2024-00002 and is available to pay via CompassKC. Fee shall be paid prior to release of the plat.

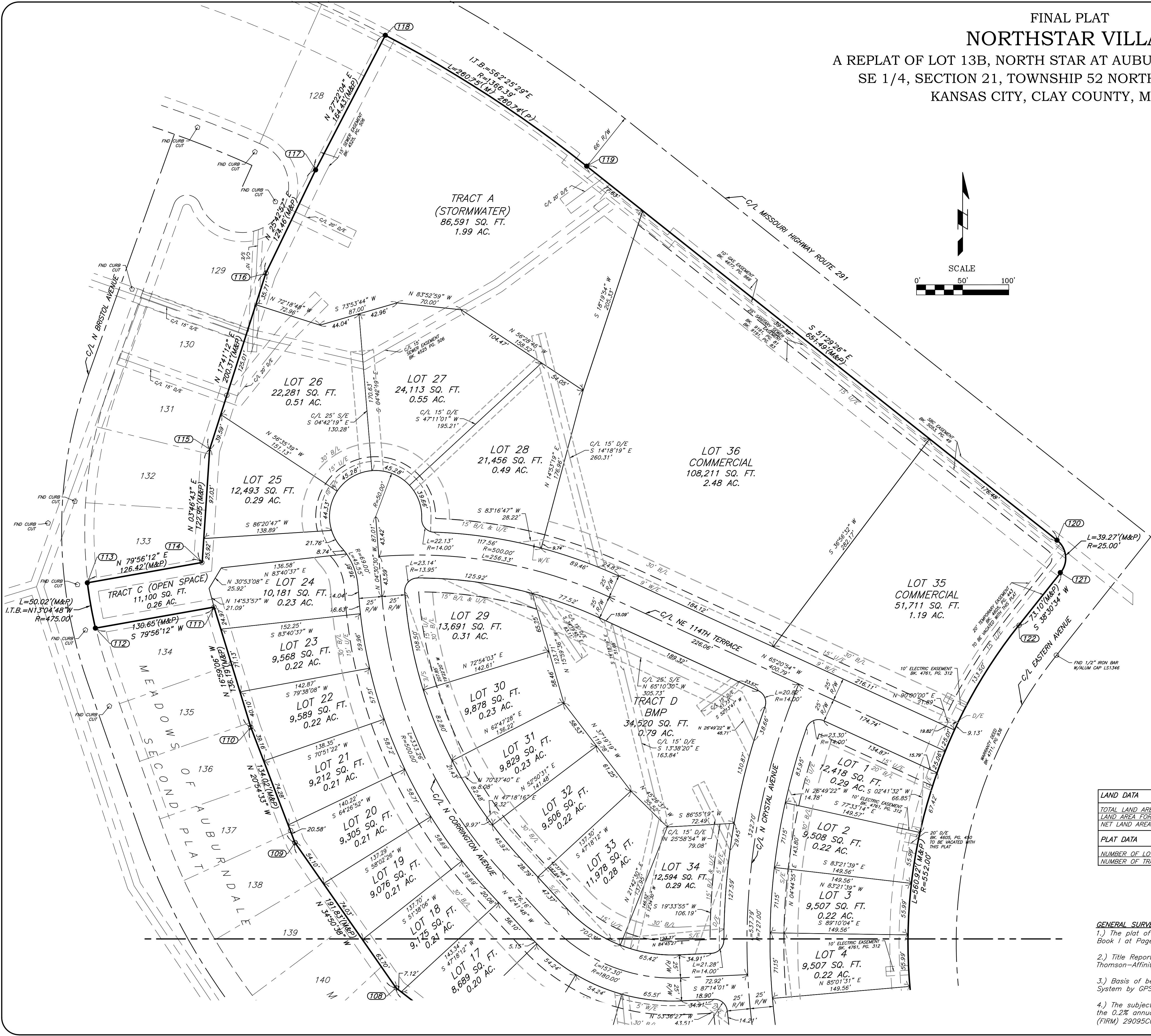
A REPLAT OF LOT 13B, NORTH STAR AT AUBURNDALE SUBDIVISION
SE 1/4, SECTION 21, TOWNSHIP 52 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being, and situated in Kansas City, Missouri ("the City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances and for the purpose of construction, reconstruction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying out, constructing, operation, maintaining or repairing water mains and appurtenances incident thereto. No change in the color of, or over the water line will be made without the written approval of the City Director. Water services to the easement shall be by structural pipe, independent of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

5500 NW TOWER DR., SUITE 102 • PLATTE WOODS, MO 64151
PHONE (816) 741-1017 • FAX (816) 741-1018

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SHEET 1 OF 2



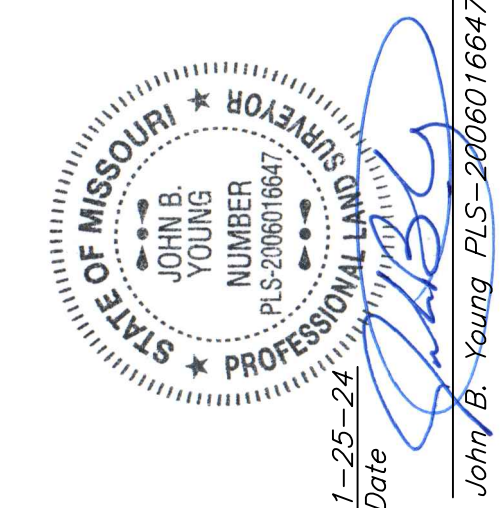
FINAL PLAT
NORTHSTAR VILLAS
A REPLAT OF LOT 13B, NORTH STAR AT AUBURNDALE SUBDIVISION
SE 1/4, SECTION 21, TOWNSHIP 52 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

MISSOURI STATE PLANE COORDINATE TABLE			
Point #	Northing	Easting	Description
1	347641.399(m)	850980.357(m)	CL-08
100	347581.060(m)	850647.389(m)	PROPERTY CORNER
101	347570.413(m)	850537.146(m)	PROPERTY CORNER
102	347599.811(m)	850525.476(m)	PROPERTY CORNER
103	347585.755(m)	850490.068(m)	PROPERTY CORNER
104	347602.751(m)	850483.321(m)	PROPERTY CORNER
105	347616.727(m)	850518.528(m)	PROPERTY CORNER
106	347648.238(m)	850506.019(m)	PROPERTY CORNER
107	347686.270(m)	850469.379(m)	PROPERTY CORNER
108	347711.823(m)	850436.497(m)	PROPERTY CORNER
109	347759.805(m)	850403.094(m)	PROPERTY CORNER
110	347797.961(m)	850398.517(m)	PROPERTY CORNER
111	347837.657(m)	850376.392(m)	PROPERTY CORNER
112	347830.699(m)	850337.186(m)	PROPERTY CORNER
113	347845.702(m)	850334.524(m)	PROPERTY CORNER
114	347852.435(m)	850372.460(m)	PROPERTY CORNER
115	347889.825(m)	850374.929(m)	PROPERTY CORNER
116	347947.987(m)	850393.477(m)	PROPERTY CORNER
117	347982.162(m)	850409.936(m)	PROPERTY CORNER
118	348026.666(m)	850432.972(m)	PROPERTY CORNER
119	347983.400(m)	850499.489(m)	PROPERTY CORNER
120	347859.771(m)	850654.858(m)	PROPERTY CORNER
121	347849.058(m)	850655.956(m)	PROPERTY CORNER
122	347831.631(m)	850642.204(m)	PROPERTY CORNER
123	347670.139(m)	850615.473(m)	PROPERTY CORNER

LAND DATA		AREA
TOTAL LAND AREA		721,425 SQ. FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY		113,488 SQ. FT.
NET LAND AREA		834,913 SQ. FT.
PLAT DATA		COUNT
NUMBER OF LOTS		36
NUMBER OF TRACTS		4

GENERAL SURVEY NOTES:
1.) The plat of NORTH STAR AT AUBURNDALE SUBDIVISION is recorded in Plat Book 1 at Page 13.1 in the Recorder of Deeds Office in Clay County, Missouri.
2.) Title Report # 236424, dated January 16, 2024 at 8:00 AM provided by Thomson-Affinity Title, LLC, was provided by client.
3.) Basis of bearing were established by Missouri State Plane Coordinate System by GPS observations.
4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0086G, effective January 20, 2017.

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 26th day of September, 2022 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board of Professional Land Surveyors, and that I am a duly Licensed Professional Land Surveyor in the State of Missouri. I am not providing this plat to the Missouri Department of Natural Resources, Division of Geology and Land Survey.



Location: S:\23.329 - North Star at Auburndale\DRAWINGS\2024-01-25-FINAL PLAT\23-329PLAT.dwg-Jan 25, 2024-4:14pm

INITIAL SUBMITTAL	11-09-23	11-17-23	1-02-24	1-05-24	1-16-24	1-24-24	1-25-24
1	ADD PROPOSED EASEMENTS						
2	REVISED PER COMMENTS						
3	ADD WATER EASEMENT						
4	REVISED PER CITY COMMENTS						
5	REVISED PER CITY COMMENTS						
6	REVISED PER NEW TITLE REPORT						
7							