



CITY PLAN COMMISSION STAFF REPORT

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

October 17, 2023

Project Name
Staley Corners East Second Plat

Docket # C1

Request
CLD-FnPlat-2023-00024
Final Plat

Applicant
Matthew Raveill

Owner
James Owens
Staley Corners LLC

Location 3725 NE 92nd Street
Area About 4.8 acres
Zoning B2-2 and R-1.5
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Residential, zoned R-1.5
South: Residential, zoned R-7.5
East: Residential, zoned R-1.5
West: Commercial, zoned B2-2

Major Street Plan

NE Barry Road is identified as a thoroughfare on the City's Major Street Plan. N Indiana Avenue is listed as a local link on the City's Major Street Plan.

Land Use Plan

The Gashland/Nashua Area Plan recommends mixed use neighborhood for the land use.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 8/28/2023. Scheduling deviations from 2023 Cycle R have occurred.

- The applicant had outstanding corrections related to the development plan.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject property is located within the Staley Corners East development.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a final plat in district B2-2 and R-1.5 on about 4.8 acres generally located at NE Barry Road and N Indiana Avenue allowing for the creation of two lots and two tracts.

CONTROLLING + RELATED CASES

(Ord. No. 230320) Councilmember Heather Hall Amending Committee Substitute for Ordinance No. 200182, passed on March 5, 2020, by repealing Conditions 3, 4, 6 and 33 contained in Section B of the Ordinance, which required the developer to install a traffic signal at the intersection of N.E. Barry Road and N. Indiana Avenue, make other related intersection improvements, and install a southbound right turn lane to westbound Highway 152 on ramp prior to the issuance of a certificate of occupancy for Phase 1 of Staley Corners East; and amending Committee Substitute for Ordinance No. 200183, passed on March 26, 2020, by repealing Condition 4 contained in Section B of the Ordinance to remove the requirement for the construction of a second northbound left turn lane on N. Indiana Avenue at its intersection with N.E. Barry Road.

CD-CPC-2019-00025 and CD-CPC-2019-00026 – Rezoning about 27.15 acres from district B2-2 to district R-1.5 and district B2-2 generally located on the northeast corner of NE Barry Road and N. Indiana Avenue, and approving a development plan which also serves as a preliminary plat to allow for construction of multi-family residential, residential, fuel sales, and office/retail flex buildings **(Ord. No. 200182)**.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

C1 APPROVAL WITH CONDITIONS

PLAN REVIEW

A request to approve a final plat in district B2-2 and R-1.5 on about 4.8 acres generally located at NE Barry Road and N Indiana Avenue allowing for the creation of two lots and two tracts. This Final Plat is in conformance with the Preliminary Plat.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

The requested Final Plat is in conformance with the controlling plan.

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions

Report Date: October 10, 2023

Case Number: CLD-FnPlat-2023-00024

Project: Staley Corners East Second Plat

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 secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
2. 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.
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.
4. That upon submittal for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
5. That prior to final approval the applicant upload Paid Tax Receipts for the most recent applicable year.

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

6. No space serving to satisfy a parkland dedication requirement is approved with this plat.
7. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to recording final plat.

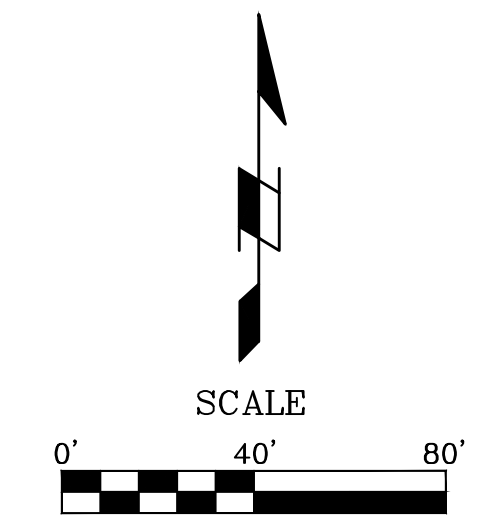
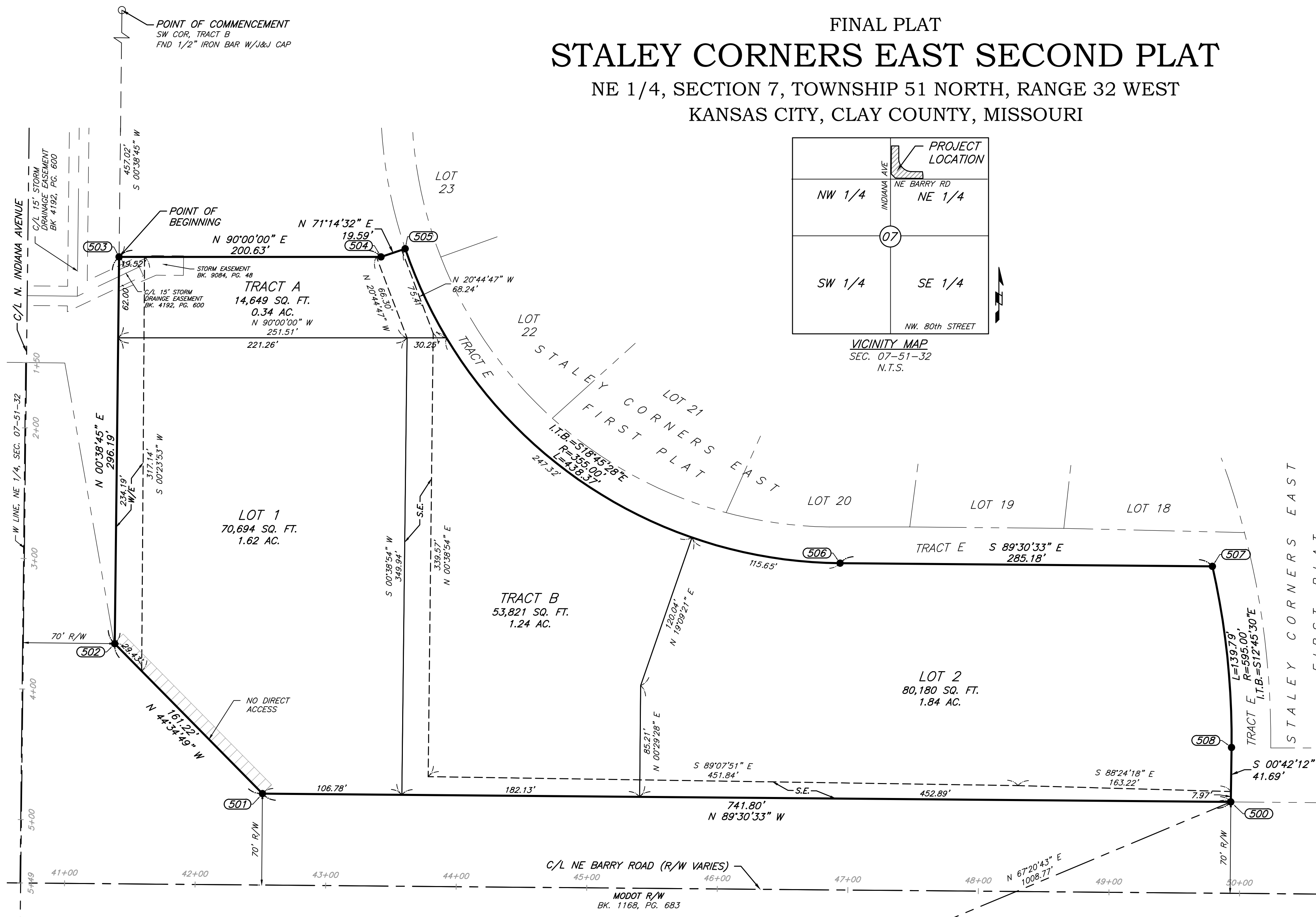
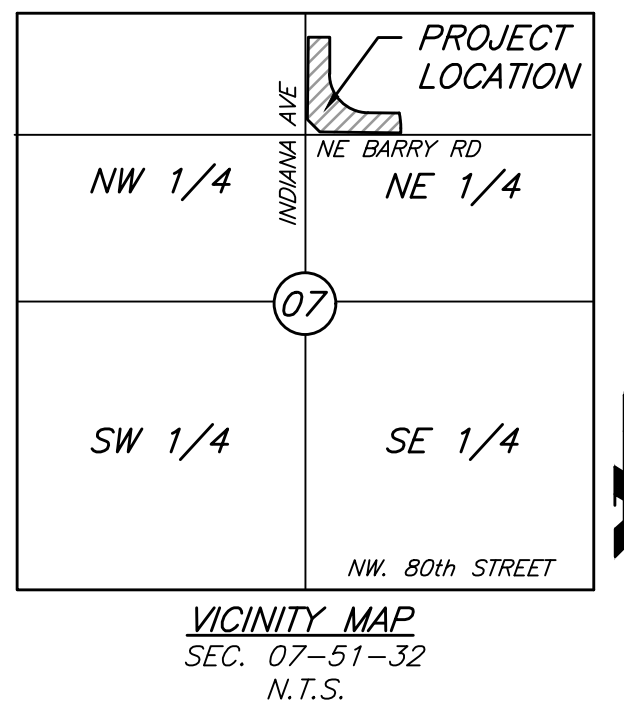
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

8. 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.
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.
10. The developer must grant BMP Easement to the City as required by the Land Development Division and KC Water, prior to recording the plat or issuance of any building permits.
11. 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 storm water detention area tracts, prior to recording the plat.

FINAL PLAT

STALEY CORNERS EAST SECOND PLAT

NE 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



- LEGEND**
- △ - FOUND SECTION CORNER
 - - 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
 - - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
 - R/W - RIGHT-OF-WAY
 - B/L - BUILDING SETBACK LINE
 - U/E - UTILITY EASEMENT
 - D/E - STORM SEWER EASEMENT
 - S.E. - SANITARY SEWER EASEMENT
 - W/E - WATER EASEMENT

DEVELOPER:
STALEY CORNERS, LLC
PO BOX 901471
KANSAS CITY, MISSOURI, 64190

CONTACT:
JIM OWENS

ENGINEER:
Milburn Civil Engineering, LLC
33135 W. 83rd Street
De Soto, Kansas 66018

CONTACT:
Justin Milburn, P.E.
Ph. No.: (913)530-1397

Point #	Northing	Easting	Description
2	342052.017(m)	846627.476(m)	CL-96
500	342170.437(m)	846911.198(m)	PROPERTY CORNER
501	342172.374(m)	846685.128(m)	PROPERTY CORNER
502	342207.372(m)	846650.640(m)	PROPERTY CORNER
503	342297.637(m)	846651.657(m)	PROPERTY CORNER
504	342297.637(m)	846712.805(m)	PROPERTY CORNER
505	342299.557(m)	846718.459(m)	PROPERTY CORNER
506	342226.159(m)	846819.979(m)	PROPERTY CORNER
507	342225.414(m)	846906.891(m)	PROPERTY CORNER
508	342183.142(m)	846911.354(m)	PROPERTY CORNER

Land Data		Area
Total Land Area		219,344 SQ. FT.
Land Area for Proposed and Existing Right of Way		N/A
Net Land Area		219,344 SQ. FT.
Plat Data		Count
Number of Lots		2
Number of Tracts		2

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), MISSOURI STATE PLANE WEST ZONE.
- COORDINATES OF EXTERIOR BOUNDARY CORNERS ARE BASED ON THE NAD83, MISSOURI STATE PLANE WEST ZONE AND ARE SHOWN IN METERS (1m = 3.28083333 ft.). A GRID FACTOR OF 0.9999008 WAS USED FOR DISTANCES.
- INFORMATION SHOWN ON THIS SURVEY WAS TAKEN FROM CONTINENTAL TITLE COMPANY COMMITMENT WITH FILE NO. 22441986 AND AN EFFECTIVE DATE OF SEPTEMBER 21, 2022, AT 8:00 AM.

FLOODPLAIN:
WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0068G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS TRACT OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

CITY PLAN COMMISSION: PUBLIC WORKS:

APPROVED: _____
CASE NO: CLD-FnPlat-2023-00024

MICHAEL J. SHAW
DIRECTOR

CITY COUNCIL:

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. _____, DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 20____.

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

IN WITNESS WHEREOF:
STALEY CORNERS LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2023.

STALEY CORNERS LLC
A MISSOURI LIMITED LIABILITY COMPANY

JAMES K. OWENS, MANAGING MEMBER

STATE OF MISSOURI
COUNTY OF PLATTE

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JAMES K. OWENS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF STALEY CORNERS LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC AND THAT SAID JAMES K. OWENS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PROPERTY DESCRIPTION:
A Tract of land in the Northeast Quarter of Section 7, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri being more particularly described as follows:
Beginning at the Southwest corner of Tract B, STALEY CORNERS EAST FIRST PLAT, a subdivision in said Kansas City, Clay County, Missouri; Thence South 00°38'45" West, along the East Right-of-Way line of N. Indiana Avenue, as now established, 457.02 feet, to the Point of Beginning. Thence North 90°00'00" East, 200.63 feet; Thence North 71°14'32" East, 19.59 feet to the West line of Tract E, said STALEY CORNERS FIRST PLAT; Thence along said Tract E, the following four (4) courses: Thence on a curve to the left, having an initial tangent bearing of South 18°45'28" East, a radius of 355.00 feet, and an arc length of 438.37 feet; Thence South 89°30'33" East, 285.18 feet; Thence on a curve to the right, having an initial tangent bearing of South 12°45'30" East, a radius of 595.00 feet, and an arc length of 139.79 feet; Thence South 00°42'12" West, 41.69 feet, to the North Right-of-Way line of Northeast Barry Road, as now established; Thence North 89°30'33" West, along said North Right-of-Way line, 161.22 feet, to the East Right-of-Way line of said N. Indiana Avenue; Thence North 00°38'45" East, along said East Right-of-Way line, 296.19 feet, to the Point of Beginning. Contains 219,344 square feet or 5.04 acres more or less.

PLAT DEDICATION:
THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:
"STALEY CORNERS EAST SECOND PLAT"

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES, PEDESTALS, AND/OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U.E.), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

DRAINAGE EASEMENT:
A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREBY DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER EASEMENT:
A SEWER EASEMENT (S.E.) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THEM LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF. PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OF PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

STREET DEDICATION:
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

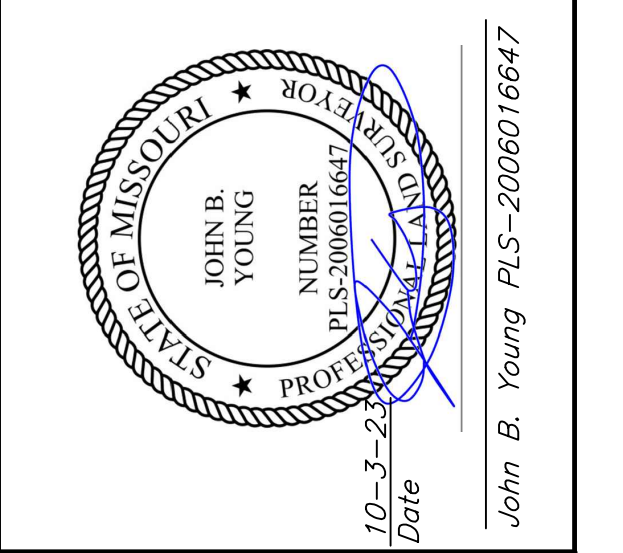
RIGHT OF ENTRANCE:
THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVER OF MAIL, PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDINGS OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE STREET LINE.

WATER MAIN EASEMENT:
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 thereto, and shall upon completion of such construction, 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, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development 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.

MAINTENANCE OF TRACTS (PRIVATE OPEN SPACE):
TRACTS A AND B (1.58 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO DECLARATION OF HOMES ASSOCIATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 19th day of June, 2023 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers, and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



Date: 10-3-23
John B. Young PLS-2006016647

Location: S:\23153 - Staley Corners East 2nd Plat\DRAWINGS\2023.10.03-FINAL PLAT\23153-2ND PLAT.dwg-Oct 03, 2023-11:13am

J & J SURVEY LLC
8680 N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

INITIAL SUBMITTAL	6-29-23	7-14-23	10-05-23
ADD EASEMENTS PER COMMENTS			
REVISED PER CITY COMMENTS			
1			
2			
3			