



CITY PLAN COMMISSION STAFF REPORT

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

March 19, 2025

Project Name
Marketplace 152- Lot 4 Final Plat

Docket #C1

Request
CLD-FnPlat-2025-00003
Final Plat

Applicant
Lindsay Vogt
RL Buford

Owner
Highway 152 Investors

Location 3001 NE Barry Rd
Area About 1 acre
Zoning B3-2
Council District 1st
County Clay
School District North Kansas City

Surrounding Land Uses
North: Commercial (Starbucks), Zoned B3-2
South: Highway 152, Zoned B2-2
East: Residential, Zoned R-7.5
West: Undeveloped, Zoned B3-2

Land Use Plan
The Gashland/Nashua Area Plan recommends Mixed Use Community for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
North Indiana Avenue is identified on City's Major Street Plan as a Local Link with 6 lanes at this location.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District B3-2 (Commercial) on about 1 acre generally located at the northwest corner North Indiana Avenue and Missouri State Route 152, allowing for the creation of one (1) lot for the purposes of a commercial development.

PROJECT TIMELINE

The application for the subject request was filed on February 4, 2025. No scheduling deviations from 2025 Cycle 3.2 have occurred.

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 within the Marketplace 152 Development, which contains the existing Quiktrip, Starbucks, and Burger King. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. CD-AA-2024-00076 –On December 6, 2024, City Staff approved a minor amendment to the Marketplace 152 Development Plan, which serves as a Preliminary Plat.

PROFESSIONAL STAFF RECOMMENDATION

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

VICINITY MAP**RELEVANT CASES**

Case No. 14645-P – Ordinance 160932, approved by City Council on December 25, 2016, rezoned an area of approximately 24.17 acres generally bounded by N.E. Barry Road on the north and west, Missouri Highway 152 on the south and Indiana Avenue on the east from District B2-2 to District B3-2 and approved a development plan for commercial development (nine commercial buildings totaling about 102,150 sq. ft.), which also serves as a preliminary plat.

Case No. CD-CPC-2024-00188 – On January 15, 2025, the City Plan Commission approved a Project Plan in District B3-2 (Commercial) on about 1 acre generally located at the northwest corner of North Indiana Avenue and Highway 152 to allow for a fast service restaurant with pick up window.

PLAT REVIEW

The request is to consider approval of a Final Plat in District B3-2 on about 1 acre generally located at the northwest corner North Indiana Avenue and Missouri State Route 152, allowing for the creation of one (1) lot for the purposes of a commercial development. The use was previously approved under Case No. CD-AA-2024-00076, which served as the Preliminary Plat. A site plan was subsequently approved through a Project Plan under Case No. CD-CPC-2024-00188, proposing the development of a Chipotle fast-serve restaurant with an associated vehicular pick-up window. The plan also includes the construction of internal drive lanes to the north and west. No direct vehicular access is proposed from North Indiana Avenue.

Stormwater detention for this parcel will be provided within a shared detention basin located in the existing tract south of this proposed lot, serving multiple lots within the development.

This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
Accessory or Use- Specific Standards (88-340)	Yes	Yes	Per the approved Project Plan the Drive Through Facility is in accordance with this section.
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		

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,



Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: March 13, 2025

Case Number: CLD-FnPlat-2025-00003

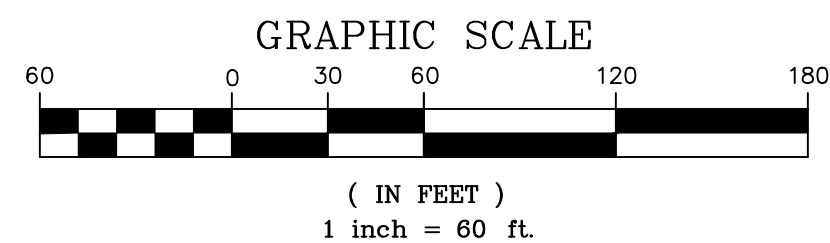
Project: Marketplace 152 Lot 4 Final Plat

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 shall upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. That prior to submitting documents for the final approval of conditions the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the Official City Signature Block found under Table 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-XXXX-XXXX.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

4. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.



STATE PLANE COORDINATES (PLAT BOUNDARY CORNERS)
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE MISSOURI
COORDINATE SYSTEM NAD 1983, WESTERN ZONE, USING KANSAS CITY METRO CONTROL
MONUMENT CL-96 (N-342052.017, E-846627.477) WITH A GRID FACTOR OF 0.9999008
OBTAINED WITH GPS

FINAL PLAT
MARKETPLACE 152 - LOT 4
A SUBDIVISION IN THE NORTHWEST QUARTER OF
SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:
CONTAINING 43,360 SQUARE FEET OR 1.00 ACRES

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 - MARKETPLACE 152, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF NORTH INDIANA AVENUE, THENCE S00°38'46"W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 157.53 FEET, THENCE S52°48'03"W, A DISTANCE OF 9.99 FEET, THENCE N69°00'38"W, A DISTANCE OF 257.23 FEET, THENCE N00°38'46"W, A DISTANCE OF 163.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, A DISTANCE OF 162.71 FEET, THENCE S89°30'33"E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 265.12 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE POSITION OF EXISTING MONUMENTATION AS INDICATED, IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

2. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM THE PARENT DESCRIPTION AS SHOWN IN A TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO.: KCC241468, EFFECTIVE DATE OF AUGUST 22, 2024 AT 8:00 AM. ALL EASEMENTS SHOWN IN SAID REPORT THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

3. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

4. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "MARKETPLACE 152 - LOT 4"

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

MAINTENANCE OF TRACT:
TRACT A IS TO BE USED FOR STORMWATER DETENTION AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES PLAT OF MARKETPLACE 152 FIRST PLAT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

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 DELIVERY OF MAIL. PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO TRAVEL FOR OR TO ANY PRIVATE STAY 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.

FLOODPLAIN:
 ACCORDING TO THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0131G, PANEL 131
 OF 625, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT
 AGENCY, THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
 CHANCE FLOODPLAIN.

*CROSS ACCESS:
THE RIGHT OF INGRESS-EGRESS BETWEEN LOT 4 ON THIS PLAT AND ANY FUTURE LOTS TO THE
WEST ALONG THE CROSS ACCESS EASEMENT SHOWN HEREON IS HEREBY GRANTED.*

IN WITNESS WHEREOF:
HIGHWAY 152 INVESTORS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO
BE EXECUTED THIS _____ DAY OF _____, 20____.

BENNY HOY
MANAGING MEMBER

STATE OF _____ SS.
COUNTY OF _____

ON THIS DAY OF , 20 , BEFORE ME A NOTARY PUBLIC WITHIN
AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BENNY HOY, TO ME PERSONALLY KNOWN, WHO
BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF HIGHWAY 152 INVESTORS,
LLC AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY AND IS THE FREE ACT AND
DEED OF SAID COMPANY.

PRINT NAME: _____ MY COMMISSION EXPIRES: _____

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED: _____

CASE NUMBER: CLD-FnPLAT-2025-00003 _____

DIRECTOR
MICHAEL SHAW


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____.

<hr style="width: 100%;"/> MAYOR QUINTON LUCAS	<hr style="width: 100%;"/> CITY CLERK MARILYN SANDERS
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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS". THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF LAND MANAGEMENT, HAS REVIEWED AND APPROVED THIS SURVEY. THE RESULTS OF THIS SURVEY, INCLUDING THE PROFESSIONAL AND LAND SURVEYORS' AND LICENSEE SIGNATURES AND SEAL, ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

R.L. Buford & Associates, LLC



R.L. Buford & Authority
LAND SURVEYING
& R.L. BUFORD & AUTHORITY

OR
HIGHWAY 152 INVESTORS

FINAL PLAT

ROBERT G. YOUNG PIS-2007000089

REV 02/21/2025