



CITY PLAN COMMISSION STAFF REPORT

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

March 21, 2023

Project Name
Antioch Village

Docket #C3

Request
CLD-FnPlat-2023-00004
Final Plat

Applicant
Patricia Jensen
Rouse Frets White Goss Gentile Rhodes

Owner
Mike Sweeney
Curry Real Estate

Location 5501 NE Scandia Ln
Area About 26 acres
Zoning MPD
Council District 1st
County Clay
School District North Kansas City

Surrounding Land Uses

North: Multi-Family, zoned R-2.5
South: Single Family, zoned R-6
East: Antioch Crossing zoned UR
West: Single Family, zoned R-6

Major Street Plan

The City's Major Street Plan does not identify any streets at this location, Antioch is MoDOT Right of Way at this location as Missouri Route 1.

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends Mixed Use Neighborhood/Residential Medium-High Density uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on February 9, 2023. No scheduling deviations from 2023 Cycle F 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 Antioch Village MPD Plan area, which has not been developed. To the north is multifamily residential. To the west and south are single family homes. Antioch Crossing, the established UR Plan which redeveloped Antioch Mall is located to the east. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval a Final Plat in planned District MPD on about 26 acres generally located at the northwest corner of North Antioch Road and Northeast 53rd Street creating 4 lots and 2 tracts.

CONTROLLING CASE

Case No. 5928-MPD-7 – Ordinance 150523, approved by Council on July 12, 2015, rezoned approximately 26 acres generally located south of N.E. Englewood Road, west of N. Antioch Road and east of N. Garfield Avenue from Districts R-2.5 and R-6 to District MPD, and approving a MPD Development Plan for commercial and residential uses which also acts as a preliminary plat.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 Recommendation: **Approval Subject to Conditions**

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD on about 26 acres generally located at northwest corner of North Antioch Road and Northeast 53rd Street creating 4 lots and 2 tracts to allow for a mixed-use development. This use was approved in Case No. 5928-MPD-7 which served as the Preliminary Plat. The MPD plan proposed to develop commercial uses along Antioch Road. To the west of the commercial pad sites is proposed residential and future commercial. The plan does not propose to construct any new public roads. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards set forth by the controlling MPD Plan. Since this is an MPD development all sites must complete a final MPD plan prior to building permit, which is heard by the City Plan Commission for approval.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (MPD)	Yes	Yes	The proposed Final Plat is in conformance with the approved MPD Plan.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	No		This phase does not propose any residential development.

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 request 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
 Planner



Plan Conditions

Report Date: March 16, 2023

Case Number: CLD-FnPlat-2023-00004

Project: ANTIOCH VILLAGE

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 submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. 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.
3. The developer shall secure approval of an MPD Final Plan from the City Plan Commission prior to building permit.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

4. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
5. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
6. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
7. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
8. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
10. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
11. The developer shall submit a plan for approval and permitting by the Land Development Division prior to beginning construction of the improvements within the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

12. The developer must dedicate additional right of way [and provide easements] for N Antioch Rd as required so as to provide and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.
13. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
14. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

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

15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2023 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy or recording of the final plat, whichever comes first.
16. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 36 TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, P.L.S. 2002014092 AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 20, BEVERLY MANOR EXTENSION A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER 02507.D IN BOOK C AT PAGE 5 IN THE CLAY COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89°09'20" WEST ON THE NORTHERLY LINE OF SAID LOT 20, A DISTANCE OF 120.06 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 00°22'58" EAST ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 54TH STREET AS NOW ESTABLISHED, 25.00 FEET; THENCE NORTH 89°13'08" WEST ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 181.39 FEET TO A POINT ON THE EAST LINE OF EDGEWOOD ACRES, A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER 00718.D IN BOOK A AT PAGE 24; THENCE NORTH 00°42'00" EAST ON SAID EAST LINE, 646.64 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF NORTHEAST SCANDIA LANE AS NOW ESTABLISHED; THENCE LEAVING SAID EAST LINE NORTHWESTERLY ON SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF SOUTH 89°41'12" EAST WITH A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 70°24'09" AND AN ARC DISTANCE OF 313.33 FEET TO A POINT ON THE SOUTH LINE OF SCANDIA VILLAGE CONDOMINIUM, A SUBDIVISION OF LAND IN SAID CLAY COUNTY RECORDED AS INSTRUMENT NUMBER L15519 IN BOOK B AT PAGE 184; THENCE SOUTH 88°55'31" EAST ON SAID SOUTH LINE, A DISTANCE OF 736.12 FEET; THENCE LEAVING SAID SOUTH LINE SOUTH 01°08'06" WEST, 190.54 FEET; THENCE SOUTH 01°02'55" EAST, 49.80 FEET; THENCE SOUTH 00°43'36" WEST, 310.40 FEET; THENCE SOUTH 89°10'49" EAST, 298.34 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF NORTHEAST ANTIPOCH ROAD AS NOW ESTABLISHED; THENCE SOUTH 00°57'31" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 354.21 FEET; THENCE SOUTH 00°02'32" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 220.93 FEET; THENCE SOUTH 00°50'37" WEST ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 116.60 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 32 OF SAID BEVERLY MANOR EXTENSION ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 53RD STREET AS NOW ESTABLISHED; THENCE NORTH 88°52'50" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 14.58 FEET; THENCE WESTERLY ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 87°45'30" WEST WITH A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 111°18'22" AND AN ARC DISTANCE OF 69.07 FEET; THENCE NORTH 75°15'08" WEST ON SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 27.95 FEET; THENCE LEAVING SAID SOUTHERLY LINE AND SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE NORTH 00°54'39" EAST ON THE WESTERLY LINE OF SAID LOT 32, A DISTANCE OF 101.52 FEET; THENCE NORTH 29°52'49" WEST ON THE SOUTHERLY LINE OF LOT 33 OF SAID BEVERLY MANOR EXTENSION, 46.22 FEET; THENCE NORTH 89°10'04" WEST ON THE NORTHERLY LINE OF SAID BEVERLY MANOR EXTENSION, 417.06 FEET; THENCE SOUTH 63°56'28" WEST ON SAID NORTHERLY LINE, 42.72 FEET; THENCE NORTH 89°10'26" WEST ON SAID NORTHERLY LINE, 153.98 FEET; THENCE NORTH 73°28'02" WEST ON SAID NORTHERLY LINE, 95.61 FEET; THENCE NORTH 48°13'02" WEST ON SAID NORTHERLY LINE, 146.02 FEET; THENCE NORTH 10°19'30" WEST ON SAID NORTHERLY LINE, 70.72 FEET; THENCE NORTH 10°21'38" WEST ON SAID NORTHERLY LINE, 75.64 FEET TO THE POINT OF BEGINNING, CONTAINING 1,121,559 SQUARE FEET OR 25.75 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

ANTIPOCH VILLAGE

FLOODPLAIN:

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS OF MINIMAL FLOODING) ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0133G, CLAY COUNTY, MISSOURI FLOOD MAP REVISED JANUARY 20, 2017.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY THOMSON-AFFINITY TITLE, LLC. FILE NO. 234067, REVISION 1, EFFECTIVE JANUARY 24, 2023 AT 8:00 A.M.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE. BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS, IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT CL-15 WITH A GRID FACTOR OF "0.9999035". ALL COORDINATES SHOWN ARE IN METERS.

IN WITNESS WHEREOF:

CURRY INVESTMENT COMPANY, A MISSOURI CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2023.

CURRY INVESTMENT COMPANY
A MISSOURI CORPORATION

MIKE SWEENEY SENIOR VICE PRESIDENT

STATE OF _____ SS:
COUNTY OF _____

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 MIKE SWEENEY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MIKE SWEENEY SENIOR VICE PRESIDENT OF CURRY INVESTMENT COMPANY, A MISSOURI CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION AND THAT SAID CURRY INVESTMENT COMPANY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

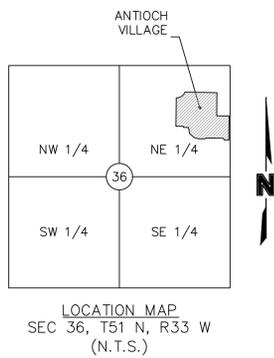
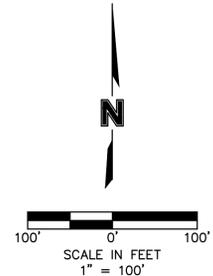
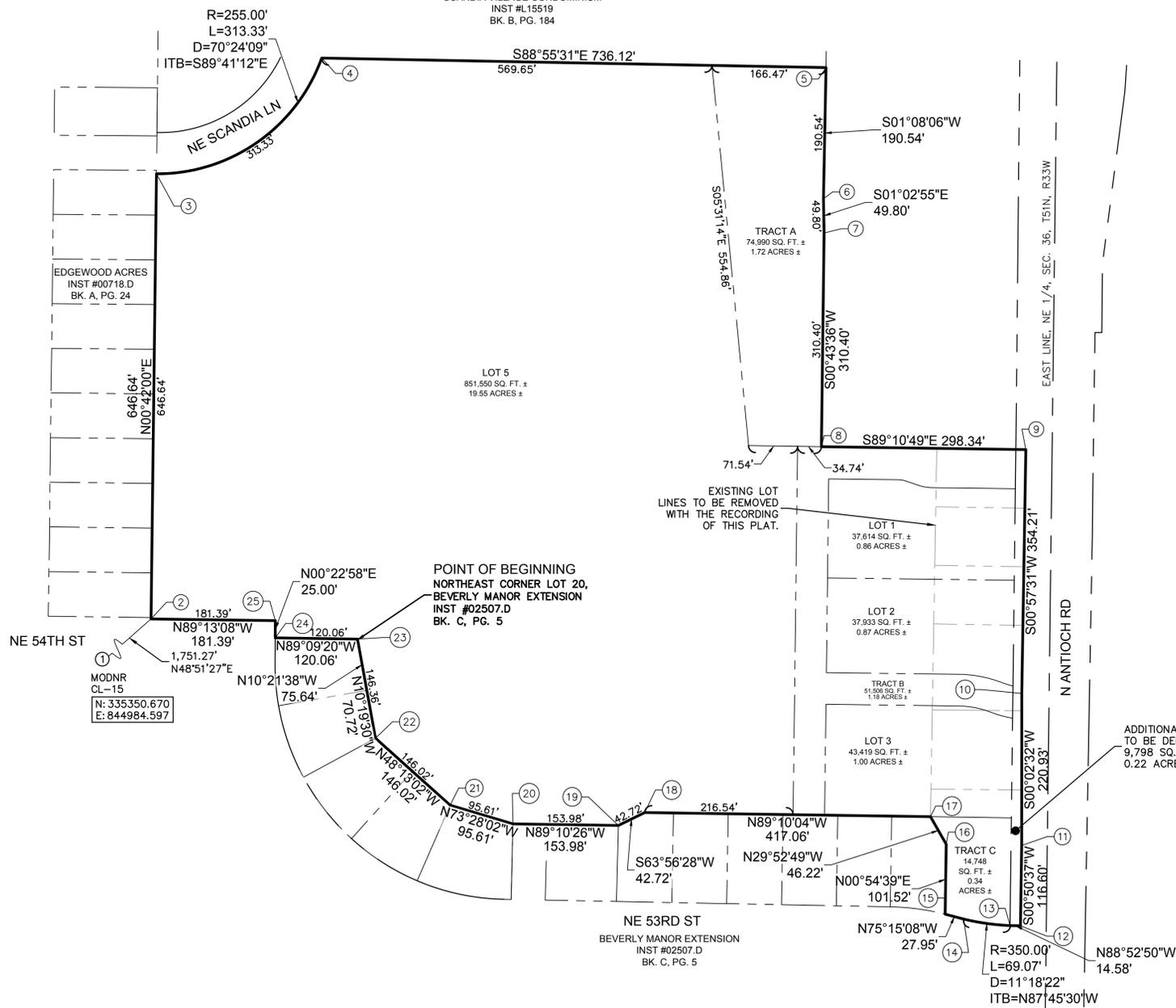
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

FINAL PLAT OF
ANTIPOCH VILLAGE
NE 1/4, SEC 36 - T51N. - R33W.
KANSAS CITY, CLAY COUNTY, MISSOURI

SCANDIA VILLAGE CONDOMINIUM
INST #L15519
BK. B, PG. 184



STATE PLANE COORDINATE TABLE		
Point Number	Grid Northing	Grid Easting
1	335350.670	844984.596
2	335701.867	845386.578
3	335898.947	845388.986
4	335950.200	845462.489
5	335945.992	845686.820
6	335887.925	845685.669
7	335872.747	845685.947
8	335778.144	845684.747
9	335776.843	845775.671
10	335668.896	845773.865
11	335601.556	845773.816
12	335566.019	845773.292
13	335566.114	845768.655
14	335568.993	845748.031
15	335571.162	845739.792
16	335602.103	845740.284
17	335614.319	845733.265
18	335616.165	845606.160
19	335610.445	845594.462
20	335611.121	845547.535
21	335619.414	845519.597
22	335649.069	845486.410
23	335692.954	845478.400
24	335693.493	845441.809
25	335701.113	845441.860

SURVEY PREPARED FOR:
CURRY INVESTMENT COMPANY
ATTN: MIKE SWEENEY
2700 KENDALLWOOD PARKWAY, STE 106
KANSAS CITY, MO 64119

DATE OF SURVEY	2023-02-24
surveyed by:	JSR
checked by:	SSS
approved by:	JSR
project no.:	022-04935
file name:	V_FPT_022-04935.DWG

LEGEND	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
A.E.	ACCESS EASEMENT
B.L.	BUILDING SETBACK
E.E.	POWER EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT

PUBLIC WORKS:

MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

CITY PLAN COMMISSION:

APPROVED: _____

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. 220285 DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____ 2023.

QUINTON LUCAS
MAYOR

MARILYN SANDERS
CITY CLERK

THIS PLAT AND SURVEY OF ANTIPOCH VILLAGE WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF ANTIPOCH VILLAGE SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION 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, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366
JASON S. ROUDEBUSH, MO PLS 2002014092
FEBRUARY 24, 2023
JROUDEBUSH@OLSSON.COM

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001692
1301 Burlington Street, North Kansas City, MO 64116
TEL 816.361.1177 FAX 816.361.1888 www.olsson.com

SHEET 1 of 2

DWG: F:\2022\04501-05000\022-04935\40-Design\Survey\SRV\Sheets\Final Plct\V_FPT_022-04935.dwg
 USER: jholdcroft
 DATE: Feb 24, 2023 8:19AM

