

# CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00023

Chatham Self Storage Final Plat



**KANSAS CITY**  
Planning & Dev

August 20, 2025

## Docket # C9

### Request

Final Plat

### Applicant

Nelson Willoughby  
Olsson

### Owner

Daniel Gregory  
Arium

### Site Information

Location	6550 N Chatham Ave
Area	3 Acres
Zoning	B4-3
Council District	2
County	Platte
School District	Park Hill

### Surrounding Land Uses

North: Commercial, B3-2  
South: Commercial, B3-2  
East: Commercial, B3-2  
West: Commercial, B3-2

### Land Use Plan

The Line Creek Area Plan recommends Commercial for this location. This application type is not reviewed for alignment with the area plan.

### Major Street Plan

North Chatham Avenue is identified as a Throughfare at this location.

## Approval Process



## Overview

The applicant seeks approval of a Final Plat in District B4-3 (Commercial) on about 3 acres which would create 2 lots and 2 tracts for a self storage building.

## Existing Conditions

The subject site is undeveloped and generally slopes to the southwestern corner of the site. There was previously a stream crossing on the western side of the site but it has been removed with the controlling development plan.

## Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

## Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

## Controlling Case

CD-CPC-2024-00196 & 00197 - Ordinance 250203, rezoned an area of about 3 acres generally located 600 feet north of the intersection of Northwest 64<sup>th</sup> Street and North Chatham Avenue from District B3-2 to District B4-3 and approved a development plan, also serving as a preliminary plat, to allow for a self-storage warehouse, approved March 6, 2025

## Project Timeline

The application was filed on June 27, 2025. No scheduling deviations have occurred.

## Professional Staff Recommendation

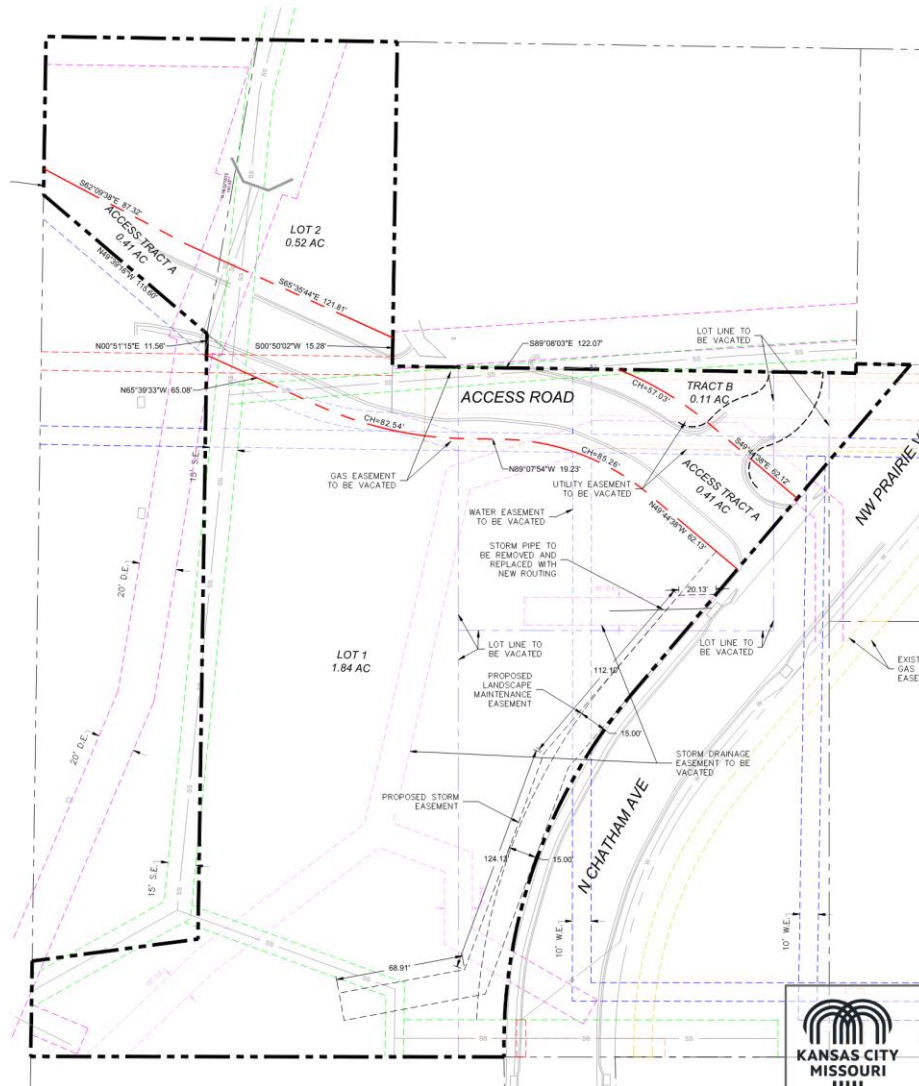
Docket #C9 Approval Subject to Conditions

CD-CPC-2024-00199- Resolution 250200, approved an amendment to the Line Creek Valley Area Plan on about 3 acres generally located 600 feet north of the intersection of Northwest 64<sup>th</sup> Street and North Chatham Avenue by changing the recommended land use from mixed use community to commercial, approved March 6, 2025.

The request is to consider approval of a Final Plat in B4-3 (Commercial) on about 3 acres generally located 600 feet north of the intersection of Northwest 64<sup>th</sup> Street and North Chatham Avenue to allow for the creation of 2 lots and 2 tracts for the purposes of a self-storage building.

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This use was approved in Case No. CD-CPC-2025-00196 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a single self-storage building on one large lot. A second lot, which has an area of 0.52 acres, is proposed on the northern side of the development, with no current development planned. Two tracts are included with this plat, which will serve as vehicular access tracts for adjacent parcels. See image below for the preliminary plat:



## PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	Proposed Final Plat meets the Lot and Building Standards as set in the controlling Preliminary Plat

## SPECIFIC REVIEW CRITERIA

### Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

**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. Applicant's 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: August 14, 2025

Case Number: CLD-FnPlat-2025-00023

Project: Chatham Ave Self Storage

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*Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / [genevieve.kohn-smith@kcmo.org](mailto:genevieve.kohn-smith@kcmo.org) with questions.*

1. That Ordinance No. 250203, including all conditions provided therein, shall remain in full force and effect.

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

2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
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 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-XXXX-XXXX.
4. 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.

*Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / [michael.schroeder@kcmo.org](mailto:michael.schroeder@kcmo.org) with questions.*

5. Controlling plan conditions shall be followed.

*Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / [virginia.tharpe@kcmo.org](mailto:virginia.tharpe@kcmo.org) with questions.*

6. 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.
7. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

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

8. 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.
9. 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.

*Condition(s) by Water Services Department. Contact Philip Taylor at / [philip.taylor@kcmo.org](mailto:philip.taylor@kcmo.org) with questions.*

10. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
11. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.

12. The developer must 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.
13. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
14. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.
15. 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, as amended, commonly known as the Development Regulations, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
16. The developer must grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
17. The developer shall provide a letter of explanation from a Missouri-licensed civil engineer to KC Water for an exception to the stream buffer regulations. The letter shall address any previous grading, storm water improvements and adjacent parcel improvements that have mitigated the regulated stream shown on the city's G.I.S. mapping within the subject parcels.

