

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00013

Stone View Addition



KANSAS CITY
Planning & Dev

February 18, 2026

Docket #C2

Request

Final Plat

Applicant

Sam Malinowsky
SM Engineering

Owner

Kansas City Real Estate Investment
Services LLC

Site Information

Location	7800 N Oak Trfy
Area	About 6 Acres
Zoning	R-1.5
Council District	2nd
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Residential, zoned R-7.5
 South: Residential/commercial,
 zoned R-7.5, B3-2
 East: Commercial, zoned B3-2
 West: Residential, zoned R-7.5

Land Use Plan

The Gashland/Nashua Area Plan recommends Mixed Use Neighborhood and Residential Low Density for this location. See Plat Review for more information.

Major Street Plan

North Oak Trafficway is identified on the City's Major Street Plan as a Thoroughfare.

Approval Process



Overview

The applicant seeks approval of a Final Plat in District R-1.5 (Residential) on about 6 acres generally located at 7800, 7802, and 7744 N Oak Trafficway, allowing for the creation of 2 lots and 3 tracts for a multi-family residential development.

Existing Conditions

The subject site is currently undeveloped and contains a paper street (unbuilt public right-of-way). There is a stream corridor on the western side of the site, and it is mostly vegetated.

Neighborhood

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-2025-00030 & CD-CPC-2025-00028- Ordinance 250474, approved a rezoning on an area of about 6.14 acres generally located at 7800, 7802, and 7744 N. Oak Trafficway from District R-7.5 to District R-1.5 and approved a development plan acting as a preliminary plat to allow for the construction of multi-plex residential buildings, approved June 12, 2025.

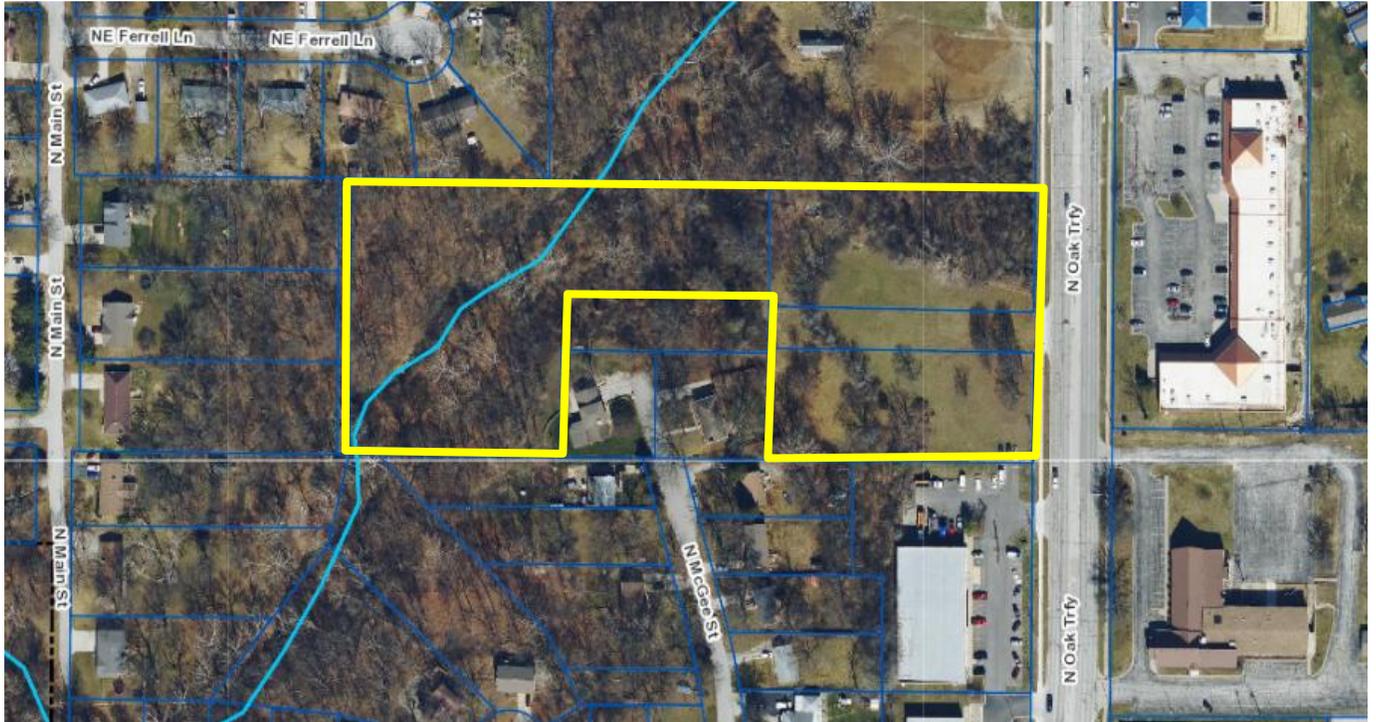
Project Timeline

The application for the subject request was filed on May 16, 2025. Scheduling deviations have occurred due to required revisions needed from the applicant, which were uploaded on October 14, 2025.

Professional Staff Recommendation

Docket #C2 Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District R-1.5 on about 6 acres generally located at 7800, 7802, and 7744 N. Oak Trafficway to allow for the creation of two lots and three tracts for the purposes of a multi-unit residential development. This use was approved in Case No. CD-CPC-2025-00030 which served as the Preliminary Plat. The Preliminary Plat proposed to develop an open space development creating two lots and two tracts that will contain a total of 29 residential units. Open space developments are intended to promote more efficient subdivision design that increases open space, protects natural resources, reduces stormwater impacts, and supports recreational amenities. These developments require a portion of the site to be permanently preserved as open space for recreation and/or resource protection. Lot 1 will contain 20 units and Lot 2 will contain nine units. Tract A, which is 0.31 acres, will be dedicated as private open space for parkland dedication and stormwater detention. Tract B, which is 1.5 acres, will mostly contain the existing mature vegetation within the regulated stream buffer, as well as a trail. The tracts are also part of the request for the site to be platted as an open space development. The plan also proposes to construct a public street within the existing right of way that is currently a “paper street”. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly

extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	
Parkland Dedication (88-408)	Yes	Applicant must dedicate and/or pay in lieu of prior to recording of plat.
Open Space Developments & Conservation Developments (88-410)	Yes	Final Plat is in conformance with the approved Development Plan for an Open Space Development.
Tree Preservation & Protection (88-424)	Yes	A tree preservation tract is provided with this 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: February 12, 2026

Case Number: CLD-FnPlat-2025-00013

Project: Stone View

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

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

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

2. 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-2025-00013.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
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.
5. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
6. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.

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

7. All conditions from plan CD-CPC-2025-00030 shall apply.

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

8. 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 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

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

9. 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.
10. 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.

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

11. 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.
12. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.

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

13. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
14. 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.
15. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
16. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in 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.
17. 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 (816) 513-0146 / philip.taylor@kcmo.org with questions.

18. 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.
19. 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.
20. 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.
21. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.
22. 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.
23. The developer shall submit a copy of the design engineer's signed SWPPP (Storm Water Pollution Prevention Plan) prior to issuance the Site Disturbance Permit. The submission of the SWPPP is required by the City's MS4 Permit issued by the State.
24. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or stormwater detention area tracts, prior to recording the plat
25. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
26. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
27. 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.
28. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

29. The developer shall obtain approval and any necessary permits from the United States Army Corps of Engineers for proposed wetland fills or alteration of the vegetated stream buffers prior to issuance of any site disturbance, grading, or stream buffer permits or approval of the final plat whichever occurs first.

**FINAL PLAT OF
STONE VIEW ADDITION
ALL OF TRACTS A&B AND PART OF TRACTS C&D, BONALY SUBDIVISION,
IN THE THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI**

DESCRIPTION:
All that part of Tracts A, B, C, & D, BONALY SUBDIVISION, a subdivision in the NW 1/4, Section 14, Township 51, Range 33, in Kansas City, Clay County, Missouri, more particularly described as follows:
Beginning at the NE Corner of Tract A, said BONALY SUBDIVISION, thence S 0° 18' 57" W, along the east line of said BONALY SUBDIVISION, a distance of 334.85 feet; thence N 89° 29' 00" W, along the south line of said BONALY SUBDIVISION, a distance of 365.27 feet, to the SE corner of a tract of land described in Book 9404 at Page 150 in the Recorder of Deeds Office, Clay County, Missouri; thence N 0° 25' 02" E, along the east line of said tract, a distance of 130.07 feet, to the NE corner of said tract; thence N 89° 31' 49" W, along the north line of said tract and its westerly extension, a distance of 264.66 feet, to the NW corner of a tract of land described in Book 8802 at Page 8, in said recorder of deeds office; thence S 0° 28' 11" W, along the west line of said tract, a distance of 129.86 feet, to the SW corner of said tract, said point being on the south line of TRACT C of said BONALY SUBDIVISION; thence N 89° 29' 00" W, along the south line of said TRACT C, a distance of 272.66 feet, to the SE corner of Certificate of Survey of TRACT D as recorded in Book 1699 at Page 629, at said recorder of deeds office; thence N 0° 19' 39" E, along the east line of said certificate of survey, a distance of 334.11 feet, to a point on the North line of said BONALY SUBDIVISION; thence S 89° 31' 51" E, along the north line of said subdivision, a distance of 902.63 feet, to the point of beginning.
The above-described tract contains 267,545 sq. ft. or 6.142 acres more or less.

OWNERS CERTIFICATION AND 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 and plat shall hereafter be known as "STONE VIEW ADDITION"

UTILITY EASEMENT - 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, any 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.

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, 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 over, under and through the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. 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 purpose 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.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

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.

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 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.

Tract A is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the payment to Maintain Storm Water Detention Facility of the Declaration of Covenants Conditions and Restrictions for STONE VIEW ADDITION, recorded simultaneously with this plat.

PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of \$6982.85 in lieu of required parkland dedicating for (29 single family units) pursuant to Section 88-408-C of the Zoning and Development Code.

CROSS ACCESS: The right of ingress-egress between lots 1 and Tract A along the access drives or through the parking lots is hereby granted.

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 herein 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)(San. Esmt.) 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 the 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 or obstruction (except sidewalks, roadways, pavement, grass, shrubs, fences, or curbs), which will interfere with the City in entering upon said adjacent land and easement for the purpose of laying, constructing, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

EXECUTION
IN TESTIMONY WHEREOF, the undersigned proprietor of has caused this instrument to be executed this _____ day of _____, 20____.

Owner:
By _____
of
Kansas City Real Estate Investment Services LLC
ACKNOWLEDGMENT
STATE OF _____)
COUNTY OF _____)
JSS

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ of Kansas City Real Estate Investment Services LLC, who is known to me to be such officer and who is known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person acknowledged the execution of the same to be the free act and deed of said company.

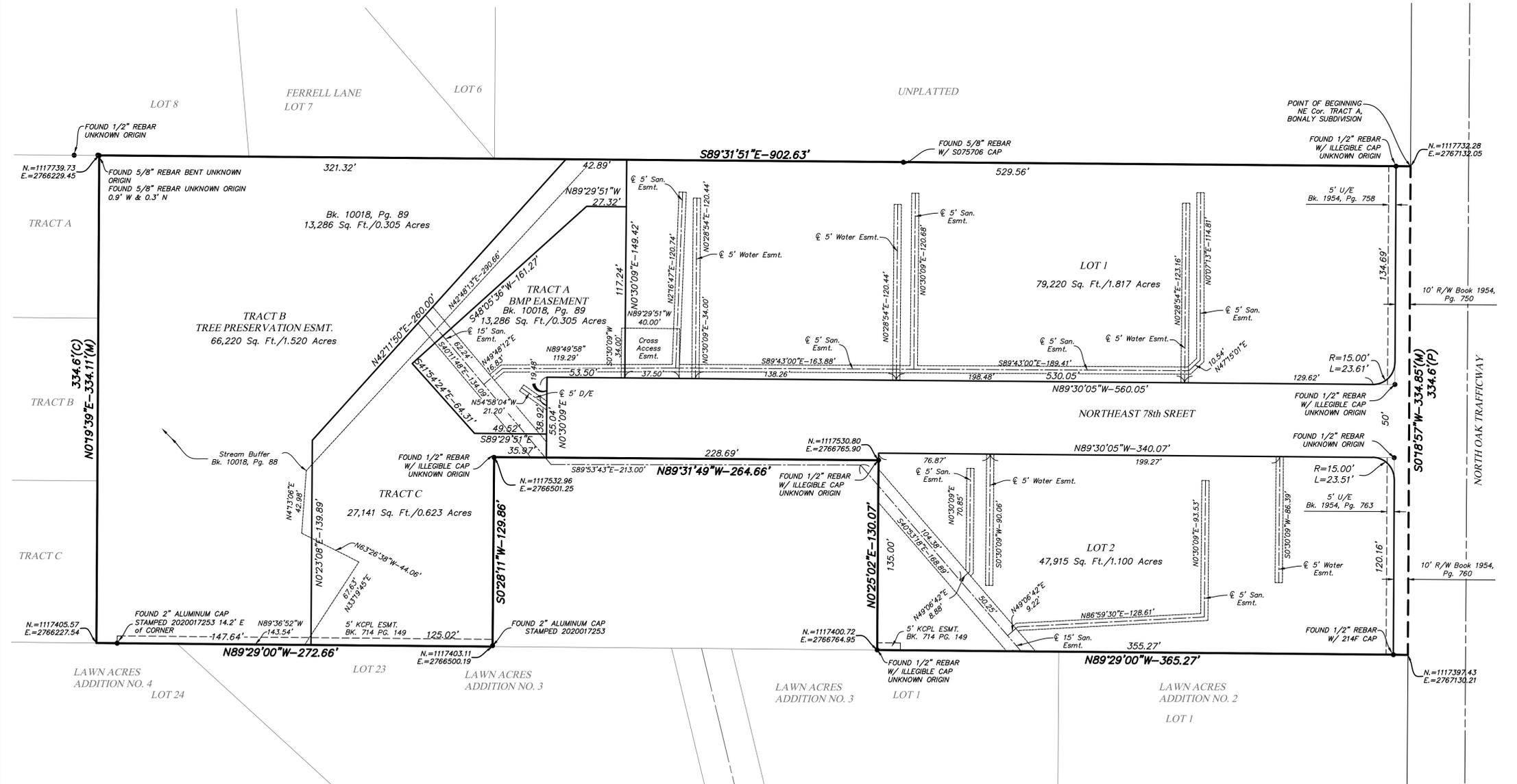
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public _____ My Appointment Expires _____
Print Name _____

APPROVALS
CITY PLAN COMMISSION PUBLIC WORKS
Approved Date: _____
Case No.: _____
Michael J. Shaw, Director

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 _____

CLIENT
Jowler Creek Architecture
15105 Jowler Creek Road
Camden Point, MO 64018
Phone: 816-471-7371
29390 W 119th Street
Overland Park, KS 66061
Office: 913-717-8538
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www.beyondsurveying.com



COUNTY RECORDING INFORMATION

Plat Dedication: STONE VIEW ADDITION
Private Open Space Dedication:
Record As: Plat

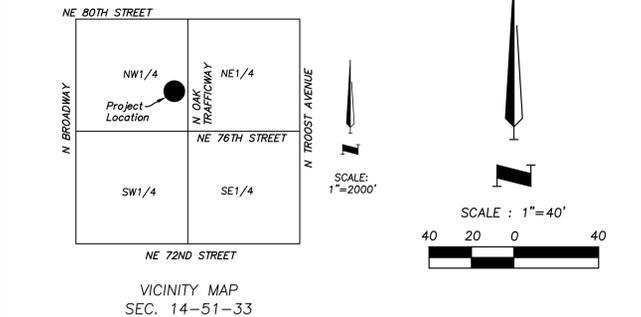
Land Data	Area
Total Land Area	6.142 Ac
Land Area for proposed and Existing Right of Way	0.775 Ac
Net Land Area	5.37 Ac
Plat Data	Count
Number of Lots	2
Number of Tracts	3

Area = 267,545± Sq. Ft. or 6.142± Acres

TITLE NOTE:
Title information shown hereon was taken from Meridian Title Company Commitment for Title Insurance, No. NKC-2024-1400965 Effective Date: March 18, 2024 at 8:00 A.M.

GENERAL NOTES:
The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83
The accuracy standard for this survey is Urban.

I hereby certify that this survey or plat was completed by me or under my direct supervision, and was executed in accordance with the Missouri Standards for Property Boundary Surveys. Field work was completed on October 28, 2024.



Rev 1. 06/09/2025
Rev 2. 10/10/2025
Job No. 2024-0085
NW 1/4, Sec. 14-51-33
Clay County, MO
2024-0085 FPLAT.DWG

Robert C. Sandlin MO-PLS 2010600169
Beyond Surveying, LLC Corporate Certificate/License No. 2018041532