



CITY PLAN COMMISSION STAFF REPORT

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

July 16, 2025

Project Name
Marketplace 152 Lot 5

Docket #C2

Request
CLD-FnPlat-2025-00015
Final Plat

Applicant
Lindsay Vogt
RL Buford

Owner
Chuck Mussoricci
Highway 152 Investors

Location 8420 N Indiana Ave
Area About 1.6 acres
Zoning B3-2
Council District 1
County Clay
School District North Kansas City

Surrounding Land Uses

North: Undeveloped, Zoned B3-2
South: Detention Tract, Zoned B3-2
East: Commercial, Zoned B3-2
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

No streets are identified on City's Major Street Plan 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 1.6 acres generally located at the northwest corner of Missouri State Route 152 and North Indiana Avenue, creating 1 lot for the purposes of a car wash facility.

PROJECT TIMELINE

The application for the subject request was filed on May 22, 2025. No scheduling deviations from 2025 Cycle 7.2 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 existing Marketplace 152 Development which has Quik Trip, Burger King, Starbucks, and a Chipotle under construction. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. CD-AA-2025-00033 – On April 10, 2025, City Staff approved a Minor Amendment to a previously approved plan in District B2-2 on about 13 acres generally located at the northwest corner of 152 Highway and North Indiana Avenue.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**RELEVANT CASES**

Case No. CD-AA-2025-00053 –On May 22, 2025, the City Plan Commission approved a Project Plan in District B3-2 (Commercial) on about 1 acre generally located at the southwest corner of North Indiana Avenue and Northeast Barry Road, allowing for the creation of a drive through car wash and associated vacuums.

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 to a previously approved plan in District B2-2 on about 13 acres generally located at the northwest corner of 152 Highway and North Indiana Avenue..

Case No. 14645-P – Ordinance 160932, 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, approved by City Council on December 25, 2016.

PLAT REVIEW

The request is to consider approval of a Final Plat in District B3-2 on approximately 1.6 acres generally located at the northwest corner of Missouri State Route 152 and North Indiana Avenue. The plat will create one lot to accommodate a car wash facility. This use was previously approved under Case No. CD-AA-2025-00033, which served as the Preliminary Plat.

The Preliminary Plat proposed the development of the car wash tunnel on the eastern portion of the site, with vacuum stations and queuing lanes on the western portion. No public street connections are proposed, as all adjacent streets are private.

The Final Plat is consistent with the approved Preliminary Plat and complies with the lot and building standards outlined in 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 (88-305 – 385)	No		
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: July 09, 2025

Case Number: CLD-FnPlat-2025-00015

Project: Marketplace 152 Lot 5 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 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-2025-00015.
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 final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

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

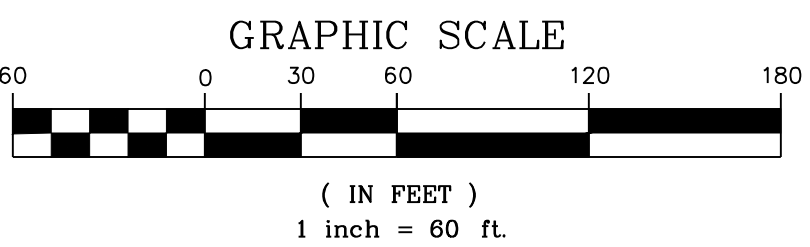
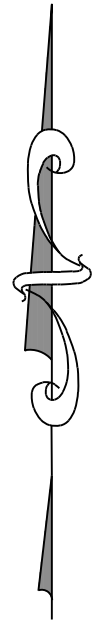
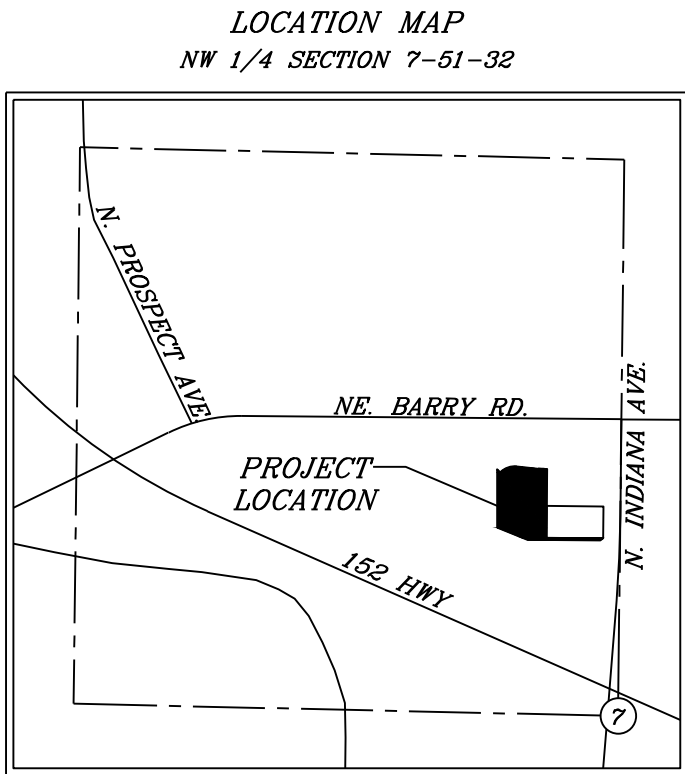
4. Conditions from plan CD-CPC-2025-00053 shall apply.

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

5. 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.
6. 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 with questions.

7. 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 MAD 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 5
A SUBDIVISION IN THE NORTHWEST QUARTER OF
SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

LEGAL DESCRIPTION:
CONTAINING 72,411 SQUARE FEET OR 1.66 ACRES

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 - MARKETPLACE 152, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S00°38'46" W, ALONG THE WEST LINE OF SAID LOT 3 AND THE WEST LINE OF LOT 4, MARKETPLACE 152 - LOT 4, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 312.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S89°30'33" E, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 257.23 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N. INDIANA AVENUE; THENCE S52°48'03" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 16.36 FEET TO THE NORTHEAST CORNER OF TRACT A, MARKETPLACE 152 FIRST PLAT, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE N89°30'33" W, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 331.01 FEET; THENCE N68°10'26" W, CONTINUING ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 148.22 FEET; THENCE N00°00'00" W, A DISTANCE OF 265.69 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT B, SAID MARKETPLACE 152 FIRST PLAT; THENCE S44°32'04" E, ALONG THE SOUTHERLY LINE OF SAID TRACT B, A DISTANCE OF 20.07 FEET; THENCE NORTHEASTERLY CONTINUING ALONG THE SOUTHERLY LINE OF SAID TRACT B, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N45°27'56" E, A RADIUS OF 95.00 FEET, AN ARC DISTANCE OF 83.37 FEET; THENCE S84°15'12" E, CONTINUING ALONG SAID LINE, A DISTANCE OF 95.44 FEET; THENCE EASTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 29.35 FEET; THENCE S89°30'33" E, CONTINUING ALONG SAID LINE, A DISTANCE OF 13.46 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. KCC250351, EFFECTIVE DATE OF MAY 5, 2025 AT 1:10 PM. 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 5"

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 THERE TO.

MAINTENANCE OF TRACT:
TRACT 4 WITHIN MARKETPLACE 152 FIRST PLAT 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 OF 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 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.

FLOODPLAIN:
ACCORDING TO THE "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0131G, PANEL 131 OF 825, 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.

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 _____
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-XXXXXX

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____.

MAYOR _____ CITY CLERK _____
QUINTON LUCAS MARILYN SANDERS

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH WE BELIEVE TO BE ACCURATE AND CORRECT. WE ARE NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THIS SURVEY. WE ARE NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION FURNISHED BY THE CLIENT. WE ARE NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION FURNISHED BY THE CLIENT. WE ARE NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION FURNISHED BY THE CLIENT.

R.L. Buford & Associates, LLC
DEVELOPMENT CONSULTANTS
LAND SURVEYING
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8152
P.L.S. - 2007000089
REV. 6/13/2025
DATE

SEC.	TWP.	RGE.	COUNTY	JOB NO.
7	51	32	CLAY	L-25045
DATE	FIELD BOOK	MARKETPLACE	CHECKED BY	DRAWN BY
5/22/2025			R.C.Y.	J.K.R.

FOR
HIGHWAY 152 INVESTORS
FINAL PLAT