



CITY PLAN COMMISSION STAFF REPORT

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

August 7, 2023

Project Name
Staley Farms Villas First Plat

Docket #C2

Request
CLD-FnPlat-2023-00019
Final Plat

Applicant
Nelson Willoughby
Olsson

Owner
Jeff Julian
Don Julian Builders

Location 10400 N Olive St
Area About 3 acres
Zoning Zoning
Council District #
County County
School District School District

Surrounding Land Uses

North: Golf Course, zoned R-6
South: Golf Course, zoned R-6
East: Undeveloped, zoned R-80
West: Golf Course, zoned R-6

KC Spirit Playbook Alignment

Not Applicable- Reviewed under Controlling Case.

Land Use Plan

The Shoal Creek Valley Area Plan recommends Park uses for the subject property; this is in conflict with the controlling plan. Other Staley Farms properties are Residential Low Density.

Major Street Plan

The City's Major Street Plan does not identify any streets at this location

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on June 28, 2023. Scheduling deviations from 2023 Cycle N have occurred.

- Applicant placed case on hold for one year.

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 Staley Farms Development. To the north, west, and south is the Staley Farms Golf Course. To the east of the site is an undeveloped parcel zoned R-80. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-6 (Residential) on about 3 acres generally located at the northwest corner of Northeast Staley Road and North Olive Avenue allowing for the creation of eight (8) residential lots and one (1) tract.

CONTROLLING CASE

Case No. CD-AA-2022-00265– On October 13, 2023, staff approved a minor amendment to the overall Staley Farms Development.

PROFESSIONAL STAFF RECOMMENDATION

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

RELEVANT CASES

Case No. CLD-FnPlat-2022-00039- Staley Farms, Fourteenth Plat- On December 8, 2022, City Council passed Ordinance 221022 to allow a Final Plat in District R-6 on about 25 acres generally located at the northeast corner of Northeast Staley Farms Drive and Northeast 100th Street creating 52 lots and 1 tract. **(NOT CURRENTLY RECORDED)**

Case No. SD 0964GG – Staley Farms, Thirteenth Plat – A request to approve a final plat in District R-6 (Residential dash 6), on approximately 35 acres generally bound by NE Staley Road on the north and east, NE Staley Farms Drive on the west and Staley Golf Course on the south, to allow creation of 77 single family residential lots.

Case No. SD 0964EE – Staley Farms, Twelfth Plat - A request to approve a final plat on approximately 20 acres generally bound by NE Staley Road to the north and N Kansas Avenue to the west, to allow creation of 41 single family residential lots, 4 private open space tracts and 1 private open space tract in District R-6 (Residential 6).

Case No. 11660-CUP-3-AA- On September 28, 2017, the Director of City Planning and Development approved and administrative amendment to the existing Community Unit Project plan on approximately 559-acre Staley Farm development to allow for modification to Pod J. (Current Approved Preliminary Plan)

Case No. SD 0964Y- Final Plat, The Links at Staley Farms, First Plat – Ordinance No. 150187 passed by the City Council on March 26, 2015, approved a final plat in District R-6 on approximately 15 acres, generally located on the east side of NE Staley Farm Drive, the south side of NE Shoal Creek Parkway and the east side of NE Staley Road, creating 35 single family lots and three (3) tracts.

Case No. SD 0964T- Final Plat, Staley Farms, 12th Plat, Shadow Woods – 081132 passed by City Council on November 20, 2008 approved a final plat in District R-1b (one-family dwelling) on approximately 13.46 acres generally located northwesterly of the transition between NE Staley Farms Drive and NE 102nd Street creating 33 single family lots.

Case No. SD 0964E - Final Plat, Staley Farms Clubhouse: Council Ordinance 030573, passed May 18, 2003, approved a final plat for the golf course clubhouse and swimming pool area.

Case No. 11660-CUP-3- City Council Ordinance 001699, passed February 11, 2001, approved a Community Unit Project plan on approximately 559-acre tract of land generally located east of N Woodland Avenue, south and west of NE Staley Road and north of NE 100th Street in Districts R-1b and PD/ C2, allowing for a golf course, 741 single family lots and 88 townhouses. (Original Approved Preliminary Plan)

Case No. 11660-P-2- Council Ordinance 001698, passed February 15, 2001, approved the rezone of about 17 acres generally bound by NE Staley Road to the north and extending about 950 ft. south, and by N Woodland Avenue on the west and extending about 650 ft. east from District CP-2 to District R-1b.

Case No. 11660-CUP-1- Council Ordinance 951255, passed on November 9, 1995, approved a community unit project on about 737.72 acres generally located between NE 100th Street, N Woodland Avenue, Missouri Route 291 and NE Staley Road for 885 single family units, 554 multifamily units, private open space and an 18-hole golf course in District R-1b.

Case No. 11660-P- Council Ordinance 951254, passed on November 9, 1995 approved a rezoning on about 737.72 acres generally located between NE 100th Street, N Woodland Avenue, Missouri Route 291 and NE Staley Road from District RA to District R-1b.

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-6 (Residential) on about 3 acres generally located at the northwest corner of Northeast Staley Road and North Olive Avenue allowing for the creation of eight (8) residential lots and one (1) tract to allow for a residential development. This use was approved in Case No. CD-AA-2022-00265 which served as the Preliminary Plat. The plan proposed to develop a multi-phase residential development named Staley Farms which includes a golf course. The plan also proposes to construct a new street which will terminate in a cul-de-sac off of North Olive Avenue. 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.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	

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
Lead Planner



Plan Conditions

Report Date: July 30, 2024

Case Number: CLD-FnPlat-2023-00019

Project: Staley Farms Villas, 1st Plat

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

1. Prior to recording of the Final Plat please submit an executed original (hard copy) of the City's standard partial deed of release for any deed of trust listed on the ownership certificate if right-of-way is being dedicated OR a recorded copy of the full deed of release if the deed of trust has been paid in full. (A subordination of deed of trust will be required if right-of-way is not being dedicated.)The document will be recorded simultaneously with the final plat. This document should also reference any modifications which also affect the deed of trust
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 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
4. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
5. 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-2023-00019.
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.
7. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.

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

8. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
9. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
 - Fire hydrant distribution shall follow IFC-2018 Table C102.1

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

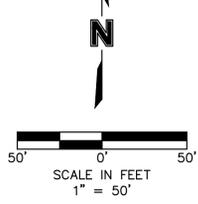
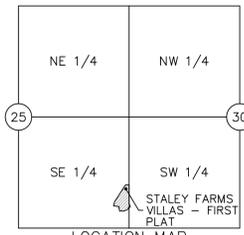
10. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, of N Olive Ave and to a tie-in point with the existing sidewalks. In addition, developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
11. 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.
12. The developer shall 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.

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

13. 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.
14. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
15. 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.
16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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 as may be required.
17. The developer must dedicate additional right of way [and provide easements] for NE Staley Rd as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 30 feet of right of way as measured from the centerline, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.
18. 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.
19. 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 Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

20. Prior to recording of the Final plat show and label water main easements per the final approved water main extension plans.



**FINAL PLAT OF
STALEY FARMS VILLAS - FIRST PLAT**
SE 1/4, SEC. 25, T52N., R33W.
SW 1/4, SEC. 30, T52N., R32W.
KANSAS CITY, CLAY COUNTY, MISSOURI

LOT LINE TABLE

LOT LINE ID	BEARING	DISTANCE
L1	S69°04'29"W	45.30'
L2	S56°31'11"W	14.68'
L3	S80°06'02"W	50.00'

CURVE TABLE

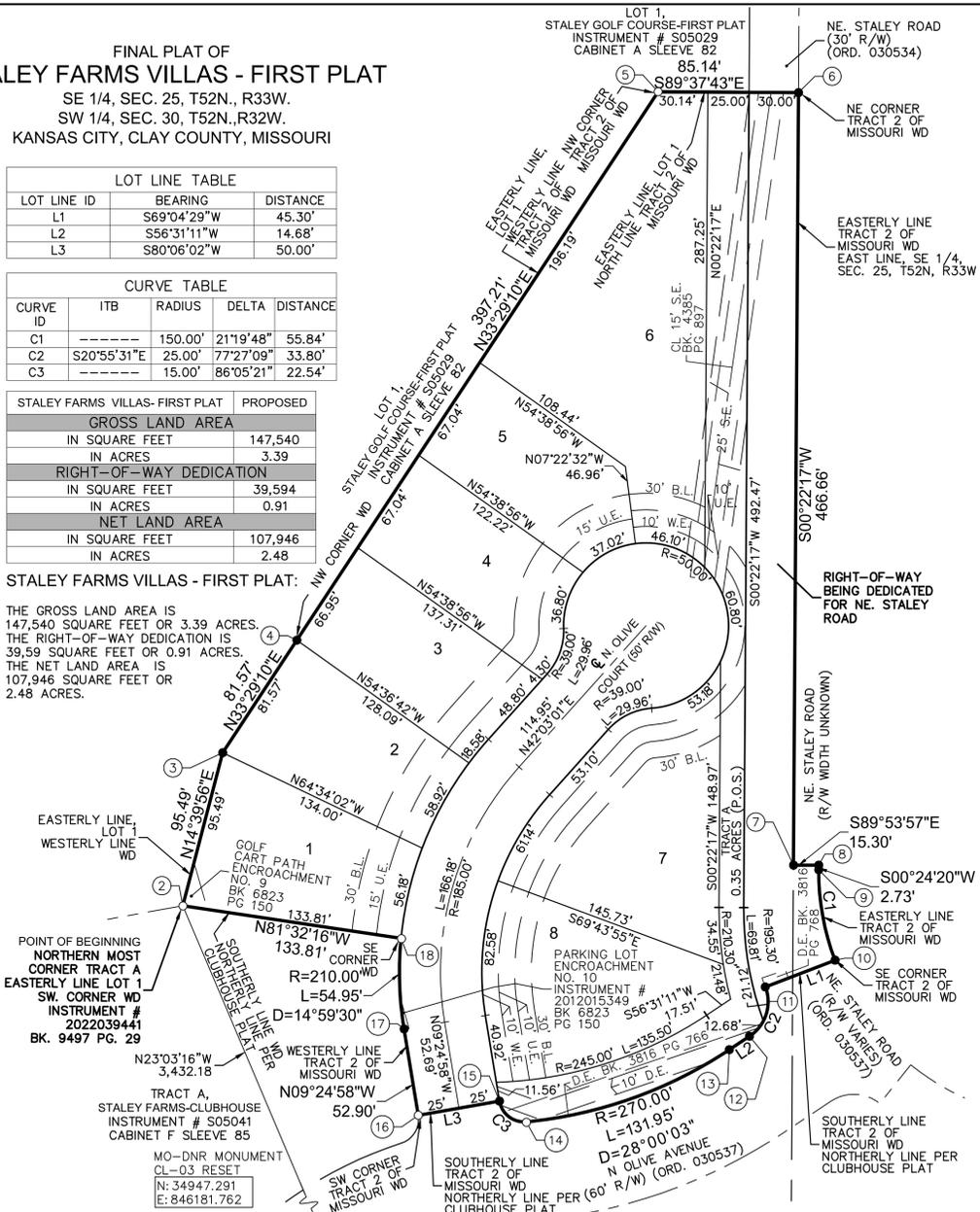
CURVE ID	ITB	RADIUS	DELTA	DISTANCE
C1	-----	150.00'	21°19'48"	55.84'
C2	S20°55'31"E	25.00'	77°27'09"	33.80'
C3	-----	15.00'	86°05'21"	22.54'

STALEY FARMS VILLAS - FIRST PLAT PROPOSED

STALEY FARMS VILLAS - FIRST PLAT	PROPOSED
GROSS LAND AREA	
IN SQUARE FEET	147,540
IN ACRES	3.39
RIGHT-OF-WAY DEDICATION	
IN SQUARE FEET	39,594
IN ACRES	0.91
NET LAND AREA	
IN SQUARE FEET	107,946
IN ACRES	2.48

STALEY FARMS VILLAS - FIRST PLAT:

THE GROSS LAND AREA IS 147,540 SQUARE FEET OR 3.39 ACRES. THE RIGHT-OF-WAY DEDICATION IS 39,594 SQUARE FEET OR 0.91 ACRES. THE NET LAND AREA IS 107,946 SQUARE FEET OR 2.48 ACRES.



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:

STALEY FARMS VILLAS - FIRST PLAT

EASEMENT DEDICATION—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 PEDALS, ANY OR ALL OF THEM UPON, OVER, UNDER, AND ALONG THE STRIP OF LAND AND DESIGNATED UTILITY EASEMENTS (U.E.). THIS EASEMENT IS HEREBY GRANTED SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN AND ALONG THE STRIP OF LAND DESIGNATED 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 EASEMENTS WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE OF WHICH 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, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND TO BE RESTORED TO SUBSTANTIALLY THE SAME CONDITION THAT EXISTED PRIOR TO THE CITY'S ENTRY UPON IT. 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, DRIVEWAYS OR CURBS) THAT WOULD INTERFERE WITH THE CITY IN EXERCISING UPON SAID EASEMENT FOR THE PURPOSES OF LAYING, CONSTRUCTING, OPERATING, MAINTAINING OR REPAIRING WATER MAINS AND ALL APPURTENANCES THERETO. THE CITY SHALL HAVE THE RIGHT TO CHANGE THE EARTH COVER OVER THE WATER LINE 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.

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, 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 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.) 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.

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.

RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO NE STALEY ROAD FROM TRACT A IS PERMITTED.

MAINTENANCE OF TRACTS (PRIVATE OPEN SPACE):

TRACTS A (0.35 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE, AND ALL TRACTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF HOMES ASSOCIATION, AND COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE:

THE PRIVATE OPEN SPACE (TRACT A) SHOWN ON THIS PLAT IS NOT BEING USED TO SATISFY THE REQUIRED PARKLAND FOR (6) SINGLE FAMILY UNITS (0.18 ACRES REQUIRED BY ORDINANCE), PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN:

ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29095C0066G, MAP REVISED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

STREET GRADES:

STREET GRADE AND RIGHT OF WAY INFORMATION FOR A PORTION OF NE STALEY ROAD WAS UNAVAILABLE OF PUBLIC RECORD THROUGH A SEARCH OF CITY ORDINANCES. STREET GRADE FOR NE STALEY ROAD AND N. OLIVE AVENUE WAS ESTABLISHED BY THE STALEY FARMS CLUBHOUSE ORDINANCE 030537 BEING PASSED ON MAY 8, 2003.

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION

Plot	No. Lots	Required	Provided	Net
Staley Farms Clubhouse	0	0	9.79	9.79
Staley Farms 1st Plat	42	0.93	0.36	9.22
Staley Farms 2nd Plat	25	0.56	0	8.66
Staley Farms 3rd Plat	26	0.58	0.31	8.39
Staley Farms 4th Plat	18	0.40	0.18	8.17
Staley Farms 5th Plat	56	1.24	0.28	7.21
Staley Farms 6th Plat	32	0.71	0.00	6.50
Staley Farms 7th Plat	48	1.0656	0	5.43
Staley Farms 8th Plat	32	0.7104	0.17	4.89
Staley Farms 9th Plat	30	0.666	2.16	6.38
Staley Farms 10th Plat	13	0.2886	1.52	7.62
Staley Farms 11th Plat	43	0.9546	0.61	7.27
Staley Farms 12th Plat	41	0.9102	1.85	8.21
Staley Farms 13th Plat	77	1.7094	0	6.5
Staley Farms 14th Plat	52	1.1544	0	5.35
Staley Farms Villas 1st Plat	8	0.1776	0	5.17

N. OLIVE COURTS

GRADE POINT	ELEV.	DESC.	VPI
10+00.00	1017.08	BEGIN	
10+41.00	1017.58	GRADE BREAK	
10+75.00	1019.36	VPCS	
11+50.00	1023.29	VPI 150.00'	
11+99.00	1022.61	HIGH POINT STATION	
12+25.00	1022.7	VPT	
13+76.40	1020.80	CENTER OF CUL-DE-SAC	

SURVEY NOTES:

- PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY SECURED TITLE OF KANSAS CITY - NORTH, FILE NO. SKC0075096, COMMITMENT DATE OF APRIL 27, 2023 AT 8:00 AM.
- BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "CL-03 RESET" WITH A GRID FACTOR OF 0.9989868. ALL COORDINATES SHOWN ARE IN METERS.
- THE TERM WD REPRESENTS WARRANTY DEED RECORDED DECEMBER 27, 2022 AS INSTRUMENT NUMBER 2022039441 IN BOOK 9497 AT PAGE 29. THE TERM MISSOURI WD REPRESENTS MISSOURI WARRANTY DEED RECORDED MAY 18, 2020 AS INSTRUMENT NUMBER 2020015476 IN BOOK 8679 AT PAGE 72, EACH IN CLAY COUNTY, MISSOURI.
- THE TERM PER CLUBHOUSE PLAT REPRESENTS STALEY FARM-CLUBHOUSE RECORDED JULY 9, 2003 AS INSTRUMENT NUMBER S05041 IN CABINET F AT SLEEVE 85 IN CLAY COUNTY, MISSOURI.

STATE PLANE COORDINATE TABLE

Point Number	Grid Northing	Grid Easting
1	344947.291	846181.762
2	345909.771	845772.132
3	345937.926	845779.500
4	345958.659	845793.216
5	346059.624	845860.008
6	346059.455	845885.956
7	345917.234	845885.034
8	345917.226	845889.697
9	345916.394	845889.691
10	345899.744	845892.704
11	345894.813	845879.809
12	345885.736	845876.894
13	345883.268	845873.163
14	345869.991	845835.626
15	345873.796	845830.679
16	345871.176	845815.668
17	345887.081	845813.032
18	345903.770	845812.472

IN WITNESS WHEREOF:
WOODLAND PROPERTY HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____

WOODLAND PROPERTY HOLDINGS, LLC
A MISSOURI LIMITED LIABILITY COMPANY

JEFF JULIAN MANAGING MEMBER

STATE OF _____ SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME JEFF JULIAN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MANAGING MEMBER OF WOODLAND PROPERTY HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID JEFF JULIAN, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

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 _____

CITY PLAN COMMISSION: PUBLIC WORKS

APPROVED: CASE NO. CLD-FNPLAT-2023-00019 MICHAEL J. SHAW DIRECTOR

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 QUINTON LUCAS

CITY CLERK MARILYN SANDERS

DEVELOPER:
DON JULIAN BUILDERS, INC.
15521 W. 110TH STREET
LENEXA, KS. 66219
913-894-6300

PROPERTY DESCRIPTION:

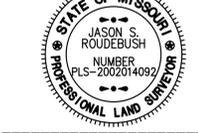
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 52 NORTH, RANGE 33 WEST AND SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 52 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, P.L.S., 2002014092, AS FOLLOWS: BEGINNING AT THE NORTHERN MOST POINT OF TRACT A, OF STALEY FARMS-CLUBHOUSE, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED JULY 9, 2003 AS INSTRUMENT NUMBER S05041 IN CABINET F AT SLEEVE 85, ALSO BEING A POINT ON THE EASTERLY LINE OF LOT 1 OF STALEY GOLF COURSE-FIRST PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, RECORDED JULY 9, 2003 AS INSTRUMENT NUMBER S05029 IN CABINET F AT SLEEVE 82, ALSO BEING THE SOUTHWEST CORNER OF WARRANTY DEED RECORDED DECEMBER 27, 2022 AS INSTRUMENT NUMBER 2022039441 IN BOOK 9497 AT PAGE 29 EACH RECORDED IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE NORTH 14°39'56" EAST (NORTH 14°47'54" EAST PER PLAT) ON SAID EASTERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID WARRANTY DEED, 95.49 FEET; THENCE NORTH 33°29'10" EAST (NORTH 33°37'09" EAST PER PLAT) ON SAID EASTERLY LINE AND SAID WESTERLY LINE, 81.97 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED, ALSO BEING A POINT ON THE WESTERLY LINE OF TRACT 2 AS DESCRIBED IN MISSOURI WARRANTY DEED RECORDED MAY 18, 2020 AS INSTRUMENT NUMBER 2020015476 IN BOOK 8679 AT PAGE 72 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE NORTH 33°29'10" EAST (NORTH 33°37'09" EAST PER PLAT & MISSOURI WARRANTY DEED) ON SAID EASTERLY LINE AND SAID WESTERLY LINE 397.21 FEET (397.22 FEET PER MISSOURI WARRANTY DEED) TO THE NORTHWEST CORNER OF SAID MISSOURI WARRANTY DEED; THENCE SOUTH 89°37'43" EAST (SOUTH 89°29'44" EAST PER PLAT & MISSOURI WARRANTY DEED) ON SAID EASTERLY LINE, ALSO BEING THE NORTH LINE OF SAID MISSOURI WARRANTY DEED, 95.14 FEET TO THE NORTHEAST CORNER OF SAID MISSOURI WARRANTY DEED, ALSO BEING A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID EASTERLY LINE, SOUTH 00°22'17" WEST (SOUTH 00°30'16" WEST PER MISSOURI WARRANTY DEED) ON SAID EAST LINE, ALSO BEING THE EASTERLY LINE OF SAID MISSOURI WARRANTY DEED, 466.67 FEET (466.67 FEET PER MISSOURI WARRANTY DEED); THENCE LEAVING SAID EAST LINE, SOUTH 89°45'48" EAST PER MISSOURI WARRANTY DEED, ON SAID EASTERLY LINE, 15.30 FEET; THENCE SOUTH 00°24'20" WEST (SOUTH 00°32'19" WEST PER MISSOURI WARRANTY DEED) ON SAID EASTERLY LINE, 2.73 FEET; THENCE SOUTHERLY ON SAID EASTERLY LINE, ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 21°19'48" (21°19'51" PER MISSOURI WARRANTY DEED) AND AN ARC DISTANCE OF 22.54 FEET (22.53 FEET PER PLAT & MISSOURI WARRANTY DEED); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 80°06'02" WEST (SOUTH 80°14'01" WEST PER PLAT & MISSOURI WARRANTY DEED) ON SAID CURVE, SOUTH 69°04'29" WEST (SOUTH 69°12'28" WEST PER PLAT & MISSOURI WARRANTY DEED) ON SAID NORTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID MISSOURI WARRANTY DEED, 45.30 FEET; THENCE SOUTHERLY, ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 20°55'31" EAST (SOUTH 20°47'32" EAST PER PLAT & MISSOURI WARRANTY DEED) WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°27'09" (77°28'42" PER PLAT & MISSOURI WARRANTY DEED) AND AN ARC DISTANCE OF 33.80 FEET (33.79 FEET PER PLAT & MISSOURI WARRANTY DEED); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 56°31'11" WEST (SOUTH 56°39'10" WEST PER PLAT & MISSOURI WARRANTY DEED) ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, 14.68 FEET; THENCE SOUTHWESTERLY, ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 28°00'03" (28°00'08" PER PLAT & MISSOURI WARRANTY DEED) AND AN ARC DISTANCE OF 131.95 FEET (131.96 FEET PER PLAT & MISSOURI WARRANTY DEED); THENCE NORTHWESTERLY, ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, ON A CURVE TO THE RIGHT HAVING A COMMON TANGENT WITH THE LAST DESCRIBED COURSE WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°05'21" (86°03'42" PER PLAT & MISSOURI WARRANTY DEED) AND AN ARC DISTANCE OF 22.54 FEET (22.53 FEET PER PLAT & MISSOURI WARRANTY DEED); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 80°14'01" WEST (SOUTH 80°14'01" WEST PER PLAT & MISSOURI WARRANTY DEED) ON SAID NORTHERLY LINE AND SAID SOUTHERLY LINE, 50.00 FEET TO THE SOUTHWEST CORNER OF SAID MISSOURI WARRANTY DEED; THENCE NORTH 09°24'58" WEST (NORTH 09°16'59" WEST PER PLAT & MISSOURI WARRANTY DEED) ON SAID NORTHERLY LINE, ALSO BEING THE WESTERLY LINE OF SAID MISSOURI WARRANTY DEED, 52.90 FEET; THENCE NORTHERLY, ON SAID NORTHERLY LINE AND SAID WESTERLY LINE, ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 14°59'30" (14°59'43" PER PLAT) AND AN ARC DISTANCE OF 54.95 FEET (54.96 FEET PER PLAT) TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED; THENCE LEAVING SAID WESTERLY LINE OF SAID MISSOURI WARRANTY DEED ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 81°32'16" WEST (NORTH 81°24'17" WEST PER PLAT) ON SAID NORTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID WARRANTY DEED, 133.82 FEET TO THE POINT OF BEGINNING, CONTAINING 147,540 SQUARE FEET OR 3.39 ACRES, MORE OR LESS.

LEGEND

SURVEY MARKERS	
○ FND	FOUND MONUMENT
● SET	SET MONUMENT
BOUNDARIES	
---	SECTION LINE
EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK
D.E.	STORM DRAINAGE EASEMENT
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
GENERAL	
⊙	CENTERLINE
R/W	RIGHT OF WAY
P.O.S.	PRIVATE OPEN SPACE
BK.	BOOK
PG.	PAGE
R	RADIUS
L	ARC LENGTH
ITB	INITIAL TANGENT BEARING
D	DELTA / CENTRAL ANGLE
ORD	ORDINANCE

THIS PLAT AND SURVEY OF STALEY FARMS VILLAS - FIRST PLAT WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF STALEY FARMS VILLAS - FIRST PLAT 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 Roubush, MO PLS 2002014092
JULY 10, 2024
JROUDEBUSH@OLSSON.COM

DATE OF SURVEY
05-08-2023 - Title Report Request
06-28-2023 - 1st Submittal
07-10-2024 - Updated City Signature Block 2nd Submittal (Pre CPC)

drawn by: NRW
surveyed by: AH/K/ICA
checked by: JPM
approved by: JSR
project no.: A20-2328
file name: V_FPL_A20-2328.DWG

Olsson
Olsson, Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street, Suite 100
North Kansas City, MO 64116
TEL 816.381.1177
FAX 816.381.1888
www.olsson.com

SHEET
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