



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

July 16, 2025

**Project Name**  
Forest Hill Village Final Plat

**Docket #C3**

**Request**  
CLD-FnPlat-2025-00024  
Final Plat

**Applicant**  
Dennis Meier  
Synergy Services

**Owner**  
Mark Irving

**Location** 3500 NE Prather Rd  
**Area** About 12 acres  
**Zoning** MPD  
**Council District** 4<sup>th</sup>  
**County** Clay  
**School District** North Kansas City

## Surrounding Land Uses

**North:** Residential, Zoned R-6  
**South:** Residential, Zoned R-6  
**East:** Residential, Zoned R-7.5  
**West:** Interstate 35/29

## Land Use Plan

The Briarcliff/Winnwood Area Plan recommends Institutional uses 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 MPD (Master Planned Development) on about 12 acres generally located at 3500 Northeast Prather Road, creating 1 lot and 3 tracts for a multi-family residential development.

## PROJECT TIMELINE

The application for the subject request was filed on June 27, 2025. No scheduling deviations from 2025 Cycle 8.1 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

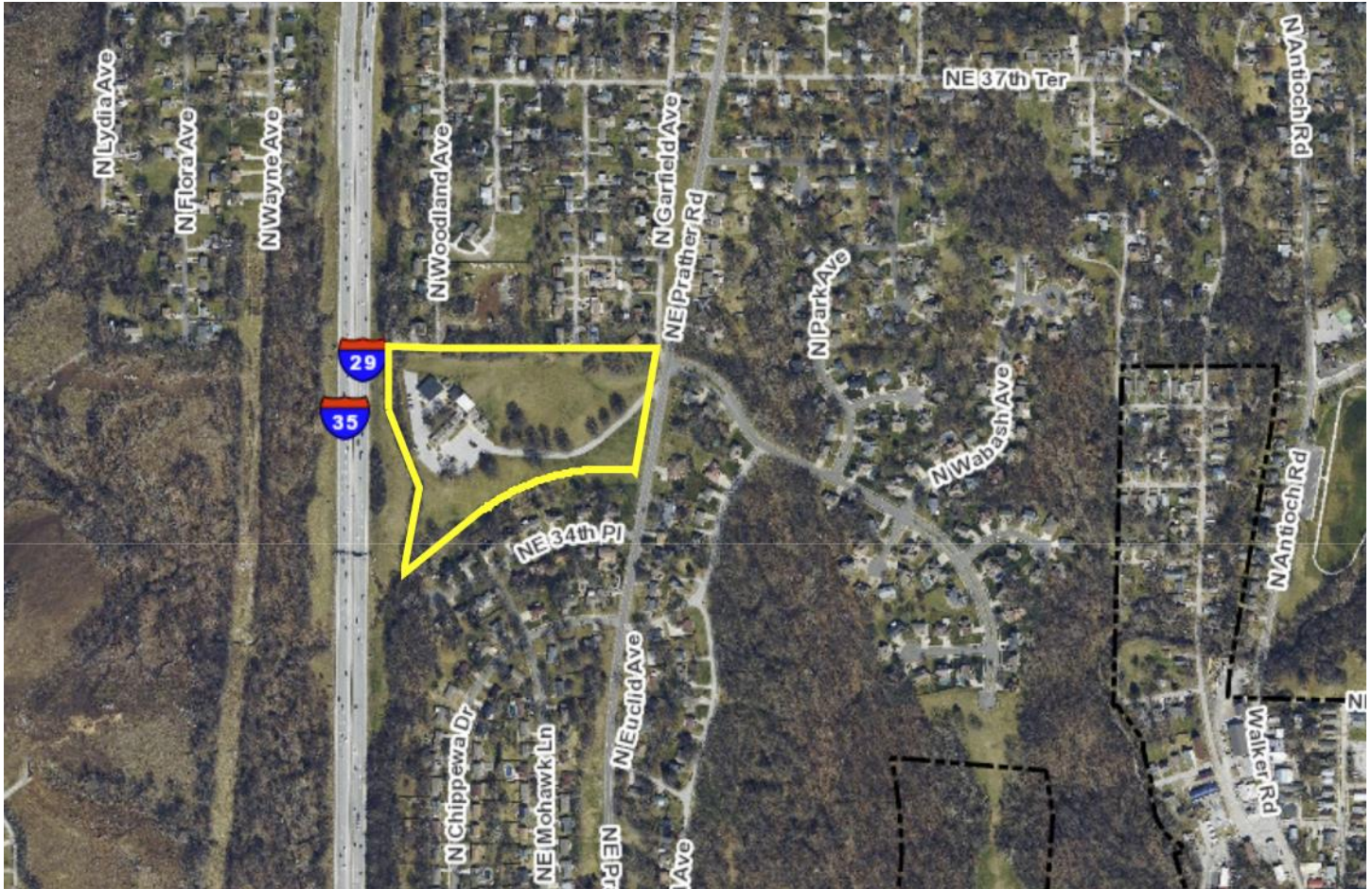
The subject site is currently developed with two existing buildings and a primary drive. The site was originally a school, then a church and has now been vacant for several years.

## CONTROLLING CASE

**Case No. CD-CPC-2022-00166** – Ordinance 220996, approved a rezoning on about 12 acres generally located at 3500 Northeast Prather Road from District R-6 to District MPD (Master Planned Development) and approving an MPD Preliminary Development Plan and Preliminary Plat for a mixed-used development that will include 44 residential units, office space and counseling services approved by City Council on December 1, 2022,.

## PROFESSIONAL STAFF RECOMMENDATION

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

**VICINITY MAP****RELEVANT CASES**

**Case No. CD-CPC-2023-00117**— on August 21, 2023, the City Plan Commission approved an MPD Final Plan in District MPD for residential dwelling units and offices on about 12 acres generally located at Northeast Prather Road and Northeast Rock Creek Drive.

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 12 acres generally located at 3500 Northeast Prather Road, creating 1 lot and 3 tracts for a multi-family residential development. This use was approved in Case No. CD-CPC-2022-00166 which served as the Preliminary Plat. The plan was further refined with the MPD Final Plan which was approved under CD-CPC-2023-00117. The Preliminary Plat proposed to develop a two-phased Master Planned Development (MPD) preliminary plan for the "River Forest Village." The first phase will consist of the renovation of the existing buildings and the construction of an attached 2 story addition located on the northeast side of the existing building. The first phase will be mixed-use and will comprise of twenty (20) residential units of 2-, 3- and 4-bedroom apartments and includes offices and therapy services. The second phase will allow for the construction of six (6) multi-unit buildings. Each building in the second phase will have four (4) units for a total of twenty-four (24) apartment units and will be located directly east of the existing buildings (phase one). The development will utilize the existing street connection at Prather Road and no additional vehicular connections are proposed. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards set by the controlling Master Planned Development.

**PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	Meets standards set by controlling MPD plan.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Applicant is platting private open space tracts to dedicate.

**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 10, 2025

Case Number: CLD-FnPlat-2025-00024

Project: Forest Hill Village

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*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.*

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-2025-00024.
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 issuance of the Certificate of Occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
4. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

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

5. 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.
6. The developer shall submit a final plan detailing recreational amenities proposed within each private open space tract serving to satisfy the parkland dedication requirements. Please note, each area shall provide recreational amenities. Final plan shall be submitted prior to recording of the Final Plat.

*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.*

7. 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.
8. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) 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 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.
10. 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.
11. 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.

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

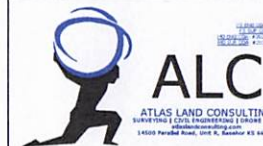
12. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.



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

13. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division, 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 the Land Development Division prior to issuance of any certificate of occupancy.
14. The developer must 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 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 may be required.

***A TRACT OF LAND IN THE SOUTH HALF OF SECTION 12 TOWNSHIP 50 NORTH, RANGE 33  
WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI***



▲ DENOTES FOUND MONUMENT AS NOTED  
 ● DENOTES FOUND CORNER AS NOTED  
 ○ DENOTES SET 1/2" REBAR W/CAP MO PLS 200801665  
 — — UTILITY EASEMENT

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS MISSOURI WEST  
2000 U.S. STATE PLATE 1841  
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET  
3. MISSOURI OHN WAS CALLED ON THIS SURVEY. TICKET NO. 221961513.  
4. REFERENCED SURVEYS  
- RIVER FOREST NORTH FINAL PLAT BOOK 12 PAGE 60  
- BAKER HEIGHTS BOUNDARY SURVEY CO. 2019038190  
- SUNSET HILL PLAT BOOK 35  
- ATLA MOPS SURVEY BY ALD DATED: JULY 14TH, 2022  
5. CURRENT ZONING R-6  
- FRONT YARD SETBACK 25'  
- BACK YARD SETBACK 25'  
- SIDE YARD SETBACK 10'  
- MAX BUILDING HEIGHT 35'

NE 1/4

NW 1/4

SW 1/4

SE 1/4

Project Location

SECTION 12-S0N-33W

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (CHAPTER 193, RSMO 193.030-16).



ANDREA N WELSH PLS 2025003640

JOB NO: 23-230

SCALE	PREPARED FOR
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SEC TWIN BNC

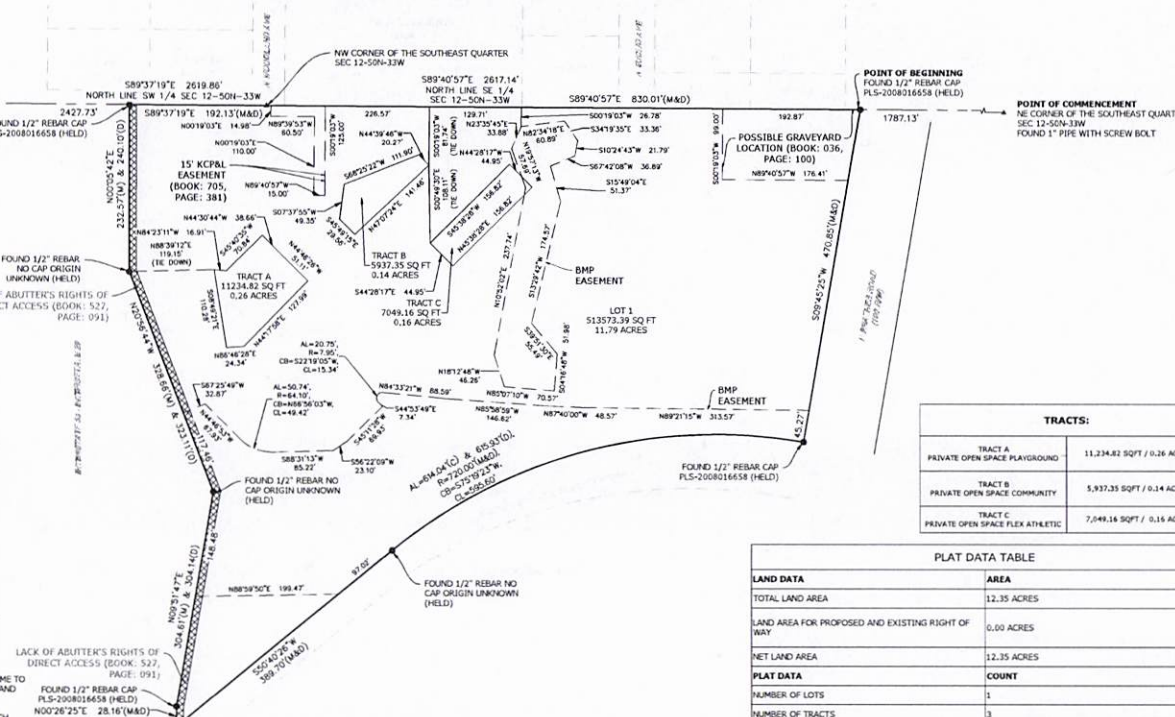
SELETTED TWIN RING


ADDRESS: 214 W 21ST ST,

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JUNE 12, 2025

JUNE 12, 2025



BEGINNING AT THE CENTER OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE SOUTH 89° 43' EAST ALONG THE NORTH LINE TO THE SOUTHEAST QUARTER OF SECTION 12, 830.01 FEET TO THE WEST RIGHT-OF-WAY OF HIGHWAY #1 (PRATHER ROAD); THENCE SOUTH 9° 43' 07" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY #1, A DISTANCE OF 1,000.00 FEET TO THE POINT OF BEGINNING OF CURVE; THENCE S 11° 51' 51" E, 100.00 FT. TO THE NORMAL, SAID CURVE HAVING A RADIUS OF 720.00 FEET, A DISTANCE OF 615.93 FEET; THENCE SOUTH 50° 42' 15" WEST, 389.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF PASCO (U.S. ROUTE #68); THENCE NORTH 6° 24' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 28.16 FEET; THENCE NORTH 9° 51' 51" E, 100.00 FT. TO THE POINT OF BEGINNING OF CURVE; THENCE N 11° 51' 51" E, 100.00 FT. TO THE RIGHT-OF-WAY LINE 323.11 FEET; THENCE NORTH 89° 43' 07" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 240.10 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89° 43' 07" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, 192.13 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM AN INTERFERED AREA OF APPROXIMATELY 1.00 ACRES.

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, PREPARED BY ANDREA N. WEISHAUBT PLS 202 5003640 ON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 84 SOUTH, THENCE NORTH 89°37'31" WEST, ALONG SAID NORTH LINE A DISTANCE 1387.13 FEET TO THE POINT OF BEGINNING OF HIGHWAY 60; ALSO KNOWN TO BE A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH FATHER ROAD AS IT NOW EXISTES, THENCE SOUTH 03°29'23" WEST, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE 470.5 FEET, THENCE ON A CURVE TO THE LEFT, AN ARC LENGTH OF 81.64 FEET, A RADIUS OF 720.06 FEET, A CHORD BEARING OF SOUTH 73°12'21" WEST, AND A CHORD DISTANCE OF 158.65 FEET, THENCE SOUTH 50°30'12" EAST, ALONG SAID CHORD FOR 158.65 FEET, A DISTANCE 12.18 FEET, THENCE NORTH 00°00'00" EAST, ALONG SAID CHORD FOR 12.18 FEET, THENCE SOUTH 32°34'46" EAST, ALONG SAID CHORD FOR 323.66 FEET, THENCE SOUTH 00°00'00" EAST, ALONG SAID CHORD FOR 323.66 FEET, THENCE EAST RIGHT OF WAY OF INTERSTATE 35 AS IT NOW EXISTS, THENCE NORTH 00°00'00" EAST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE 232.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTH HALF, THENCE SOUTH 89°37'31" EAST, ALONG SAID NORTH LINE, A DISTANCE 180.13 FEET TO A POINT KNOWN AS THE NORTHEAST CORNER OF SAID QUARTER, THENCE SOUTH 89°37'31" EAST, ALONG SAID NORTH LINE, A DISTANCE 80.25 FEET TO THE POINT OF BEGINNING.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE  
BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION  
PLAT SHALL HEREAFTER BE KNOWN AS "FOREST HILL VILLAGE".

PRIVATE OPEN SPACE: TRACTS A, B, AND C CONTAIN 0.550 ACRES OF PRIVATE OPEN SPACE, WE ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKS DEDICATION FOR 44 MULTI-FAMILY DWELLING UNITS PURSUANT TO SECTION 88-408-E OF THE AND DEVELOPMENT CODE. A TOTAL OF 0.528 ACRES ARE REQUIRED TO SATISFY THE PARKLAND DEDICATION FOR THIS FINAL PLAT.

TRACTS A, B, AND C SHALL REMAIN PRIVATE AND ARE NOT DEDICATED TO THE CITY OR ANY OTHER PUBLIC ENTITY. ALL MAINTENANCE, REPAIR, AND UPKEEP OF THESE TRACTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR DEVELOPER, OR THEIR ASSIGNS, SUCCESSORS, HOMEOWNERS ASSOCIATION, IF APPLICABLE. THE CITY SHALL HAVE NO OBLIGATION OR LIABILITY FOR THE CARE OR MAINTENANCE OF SAID TRACTS.

THE STREETS AND ROADS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC ARE HEREBY SO DEDICATED BY EASEMENT.

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND DOES HEREBY CERTIFY THAT ALL PRIOR EXISTING EASEMENT RIGHTS ON LAND TO BE DEDICATED FOR THE PUBLIC USE ARE RUNNING TO ANY PERSON, UTILITY, OR CORPORATION HAVE BEEN ABSOLVED EXCEPT THAT SAID PERSON, UTILITY OR CORPORATION SHALL RETAIN WHATEVER RIGHTS THEY WOULD HAVE AS IF LOCATED IN A PUBLIC STREET.

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE LOCATION, CONSTRUCTION, OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, ELECTRIC SEWER PIPES, FONES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR UTILITY FACILITIES UPON, OVER, AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT "UTILITY EASEMENT" OR "U/E", IS HEREBY GRANTED TO THE CLAY COUNTY, MISSOURI, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR PURPOSES,

"DRAINAGE EASEMENTS" OR "DYE" SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE OF CONSTRUCTING, USING REPLACING AND MAINTAINING A CULVERT, STORM SEWER, DRAINAGE FACILITY, OR OTHER DRAINAGE FACILITY OR TRIBUTARY CONNECTIONS, INCLUDING SIMILAR FACILITIES AND APPURTENANCES THERETO, INCLUDING THE RIGHT TO MAINTAIN, REPAIR AND REPLACE THE DRAINAGE FACILITY AND FOR ANY RECONSTRUCTION AND FUTURE EXPANSION OF SUCH FACILITY TOGETHER WITH THE RIGHT OF ACCESS FOR THE SAME, IS HEREBY DEDICATED FOR PUBLIC USE. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS THAT IMPAIR THE STRENGTH OR INTERFERE WITH THE USE AND/OR MAINTENANCE OF STORM DRAINAGE FACILITIES. THE MAIN AND UPRKEEP OF SAID EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF SAID EASEMENTS. THE COUNTY OF SAN DIEGO SHALL BEAR NO RESPONSIBILITY FOR ANY MAINTENANCE AND UPRKEEP OF SAID EASEMENTS.

IN TESTIMONY WHEREOF,  
We, undersigned proprietor, has caused this instrument to be executed on this 27<sup>th</sup> day of June, 2025.

**Dennis**  
SYNERGY SERVICES INC. MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF Missouri  
COUNTY OF St. Louis

BE IT REMEMBERED THAT ON THIS 27th DAY of June, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME, MICHAEL J. SHERMAN PLAINTIFF TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

\_\_\_\_\_

Jeanette C Dishman  
Notary Public, Notary Seal  
State of Missouri  
Pike County  
My Commission Expires 1/24/2028  
Commission # 16039441

TRACTS:	
TRACT A PRIVATE OPEN SPACE PLAYGROUND	11,234.82 SQFT / 0.26 ACRES
TRACT B PRIVATE OPEN SPACE COMMUNITY	5,937.35 SQFT / 0.14 ACRES
TRACT C PRIVATE OPEN SPACE FLEX ATHLETIC	7,049.16 SQFT / 0.16 ACRES

PLAT DATA TABLE	
	<b>AREA</b>
	12.35 ACRES
STING RIGHT OF	0.00 ACRES
	12.35 ACRES
	<b>COUNT</b>
	1
	3

COUNTY RECORDING INFORMATION		RESERVED FOR COUNTY RECORDING STAMP
<b>PLAY DEDICATION:</b> FOREST HILL VILLAGE		
<b>PRIVATE OPEN SPACE DEDICATION:</b> 0.56 ACRES		
<b>RECORD AS:</b> FINAL PLAT		

CITY PLAN COMMISSION PUBLIC WORKS

Approved \_\_\_\_\_

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.  
Ordinance No. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor  
Quinton Lucas

\_\_\_\_\_  
County Clerk  
Marilyn Sanders