



CITY PLAN COMMISSION STAFF REPORT

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

August 1, 2023

Project Name
Edgewood Farms Lot 3

Docket #C4

Request
CLD-FnPlat-2023-00018
Final Plat

Applicant
Andy Gabbert
Renaissance Infrastructure Consulting

Owner
Clay Vance
Jones Development

Location 8001 NW Roanridge Rd
Area About 2 acres
Zoning MPD
Council District 2nd
County Platte
School District Park Hill

Surrounding Land Uses

North: Texas Roadhouse, zoned MPD
South: Crossing at Barry Road
Apartments, zoned R-6
East: Undeveloped, zoned MPD
West: I-29, zoned R-80

Major Street Plan

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

Land Use Plan

The Line Creek Valley Area Plan recommends Mixed Use Community for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on June 12, 2023. No scheduling deviations from 2023 Cycle M 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 Edgewood Farms Development. To the north is the Texas Roadhouse located within the development. To the east is a vacant lot which is a future Edgewood farms phase. The Crossing at Barry Road Apartments abut this lot to the south. 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 MPD (Master Planned Development) on about 2 acres generally located at the southeast corner of Northwest Roanridge Road and the entrance to the Edgewood Farms Development creating one (1) lot to allow for the creation of a restaurant.

CONTROLLING CASE

Case No. CD-AA-2023-00227 – On June 13, 2023 staff approved a minor amendment to the Edgewood Farms MPD Plan generally located south of Barry Road and east of Interstate 29. Ordinance 150958 is still in full force and effect.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C4 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. 14519-MPD – Ordinance No. 150958 passed on November 19, 2015 approved a rezoning from District B3-3 (Business), District R-7.5 (Residential) and District R-80 (Residential) to District MPD (Master Planned Development) and approval of a development plan that serves as a Preliminary Plat for proposed commercial and residential development on about 51.86 acres generally located on the east side of I-29 between NW 79th Street and NW 82nd Court.

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 2 acres generally located at the southeast corner of Northwest Roanridge Road and the entrance to the Edgewood Farms Development creating one (1) lot to allow for the creation of a restaurant. This use was approved in Case No. CD-AA-2023-00227 which served as the Preliminary Plat. The amended MPD Plan proposed to develop a restaurant with access from both the internal drive for the Edgewood Farms Development and 2 access points along Roanridge. Future development to the east is proposed to be a large-box retail, church, and hotel. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	No		Conforms to standards of controlling Plan
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 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
Planner



Plan Conditions

Report Date: July 26, 2023

Case Number: CLD-FnPlat-2023-00018

Project: Edgewood Farms Lot 3

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 an updated Title Report which is current within 90 days and the most recent years paid tax receipt must be submitted.
2. Prior to recording of the final plat add the City Plan Commission approved date after the City Plan Commission has recommended approval of the plat and add the final plat ordinance number and date passed by the City Council. The case number (CLD-FnPlat-2023-00018) shall also be placed in the signature block.
3. 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 prior to Certificate of Occupancy.
4. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

5. 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.
6. 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.
7. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
8. 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.
9. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
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 plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, of the private access road 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.
12. 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.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
14. 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.

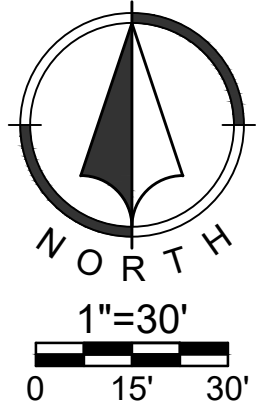
Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

15. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. 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

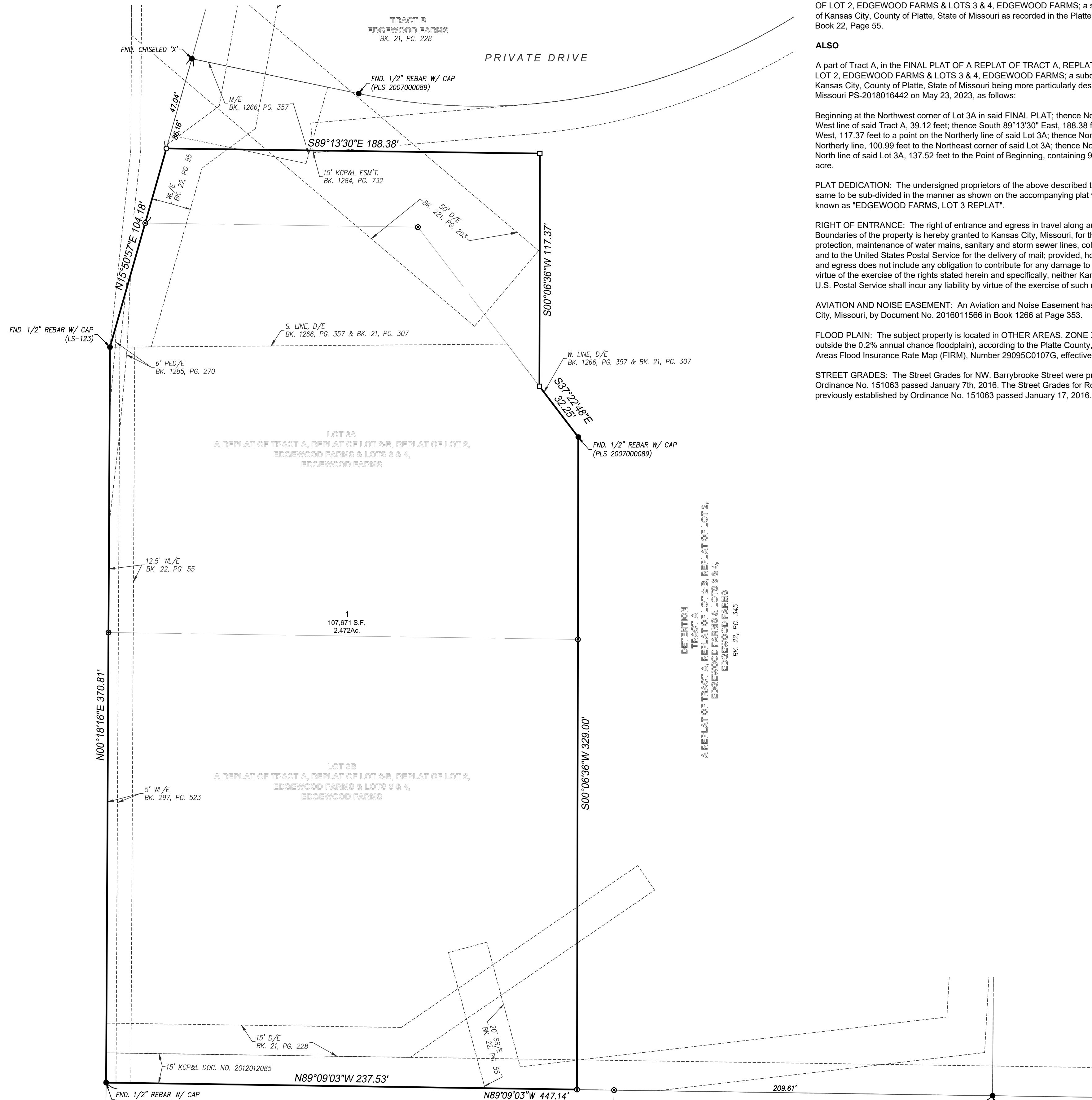
FINAL PLAT

EDGEWOOD FARMS, LOT 3 REPLAT

A REPLAT OF LOTS 3A, 3B AND A PART OF TRACT A, ALL IN THE FINAL PLAT OF A REPLAT OF TRACT A, REPLAT OF LOT 2-B, REPLAT OF LOT 2, EDGEWOOD FARMS & LOTS 3 & 4, EDGEWOOD FARMS, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - ⊙ FOUND 1/2" REBAR WITH RIC
 - MOCLS2011003572 KSCLS234 CAP
 - SET 5/8" X 24" REBAR WITH 2" ALUMINUM
 - RIC MOCLS 2011003572 KSCLS 234 CAP
 - (P) PLATTED
 - (D) DESCRIBED
 - A/E ACCESS EASEMENT
 - D/E DRAINAGE EASEMENT
 - M/E MONUMENT SIGN EASEMENT
 - SS/E SANITARY SEWER EASEMENT
 - PE/E PEDESTRIAN EASEMENT
 - U/E UTILITY EASEMENT



PROPERTY DESCRIPTION:

All of Lots 3A and 3B in the FINAL PLAT OF A REPLAT OF TRACT A, REPLAT OF LOT 2-B, REPLAT OF LOT 2, EDGEWOOD FARMS & LOTS 3 & 4, EDGEWOOD FARMS; a subdivision of land in the City of Kansas City, County of Platte, State of Missouri as recorded in the Platte County Recorder's Office in Book 22, Page 55.

ALSO

A part of Tract A, in the FINAL PLAT OF A REPLAT OF TRACT A, REPLAT OF LOT 2-B, REPLAT OF LOT 2, EDGEWOOD FARMS & LOTS 3 & 4, EDGEWOOD FARMS; a subdivision of land in the City of Kansas City, County of Platte, State of Missouri being more particularly described by Randy G. Zerr, Missouri PS-2018016442 on May 23, 2023, as follows:

Beginning at the Northwest corner of Lot 3A in said FINAL PLAT; thence North 15°50'57" East, along the West line of said Tract A, 39.12 feet; thence South 89°13'30" East, 188.38 feet; thence South 00°06'36" West, 117.37 feet to a point on the Northerly line of said Lot 3A; thence North 37°22'48" West, along said Northerly line, 100.99 feet to the Northeast corner of said Lot 3A; thence North 89°09'03" West, along the North line of said Lot 3A, 137.52 feet to the Point of Beginning, containing 9,780 square feet or 0.225 acre.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "EDGEWOOD FARMS, LOT 3 REPLAT".

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 Service 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.

AVIATION AND NOISE EASEMENT: An Aviation and Noise Easement has been granted to Kansas City, Missouri, by Document No. 2016011566 in Book 1266 at Page 353.

FLOOD PLAIN: The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), according to the Platte County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0107G, effective January 20, 2017.

STREET GRADES: The Street Grades for NW Barrybrooke Street were previously established by Ordinance No. 151063 passed January 7th, 2016. The Street Grades for Roanridge Road were previously established by Ordinance No. 151063 passed January 17, 2016.

PLAT DEDICATION

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

Edgewood Farms Partners, LLC

Kevin Jones, Manager

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this ____ day of _____, 20__, before me a Notary Public in and for said County and State, came Kevin Jones, Manager of Edgewood Farms Partners, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Edgewood Farms Partners, LLC and he duly acknowledged the execution of the same to be the act and deed of said Edgewood Farms Partners, LLC.

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

Notary Public _____ My Appointment Expires: _____

CITY PLAN COMMISSION PUBLIC WORKS

Approved: _____
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__.

Mayor _____ City Clerk _____
Quinton Lucas Marilyn Sanders

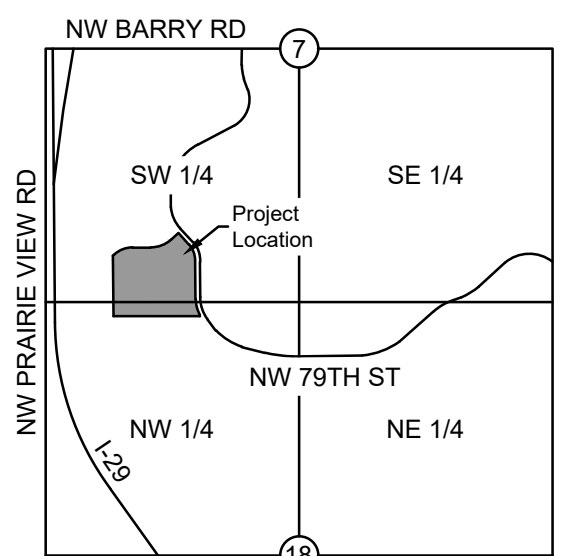
Vincent E. Brice
Jackson County Assessment Department

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during April 2023, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

**PRELIMINARY
FINAL PLAT UNDER REVIEW**

Randy G. Zerr, Missouri PLS-2018016442
RIC MO CLS-2011003572
rzerr@ric-consult.com

- NOTES:**
1. Basis of Bearings: EDGEWOOD FARMS, LOT 4 REPLAT
 2. Error of Closure: 1 part in: 412222.789'
 3. All bearings and distances shown on this plat are platted and measured unless otherwise noted.



LOCATION MAP
SECTION 7-T51N-R33W
SECTION 18-T51N-R33W
Scale 1" = 2000'

EDGEWOOD FARMS, LOT 3 REPLAT

Prepared For:
Clay Vanice
JDC Property Group, LLC
4520 Madison Ave #100
Kansas City, MO 64111

Date of Preparation: June 8, 2023 Revised: July 12, 2023

**Renaissance
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