



CITY PLAN COMMISSION STAFF REPORT

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

March 19, 2025

Project Name
Skyview Residential 1st Plat

Docket #C3

Request
CLD-FnPlat-2024-00028
Final Plat

Applicant
Morgan Stahl
Kimley-Horn

Owner
Kyle Jones
Rausch Coleman Homes

Location 11145 NW Skyview Ave
Area About 25 acres
Zoning MPD
Council District 1st
County Platte
School District Platte County

Surrounding Land Uses
North: Undeveloped, Zoned MPD
South: Undeveloped, Zoned MPD
East: Residential, Zoned R-7.5
West: Agriculture, Zoned AG-R

Land Use Plan
The KCIA Area Plan recommends Commercial/Industrial for this location. The proposed Final Plat is consistent with the Preliminary Plat which did not require an Area Plan Amendment. See Plat Review for more information.

Major Street Plan
Northwest Skyview Residential is identified on City's Major Street Plan as a thoroughfare with four (4) lanes 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 25 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street allowing for the creation of 102 residential lots.

PROJECT TIMELINE

The application for the subject request was filed on September 27, 2024. Scheduling deviations from 2024 Cycle 11.1 have occurred due to required revisions to the plat.

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

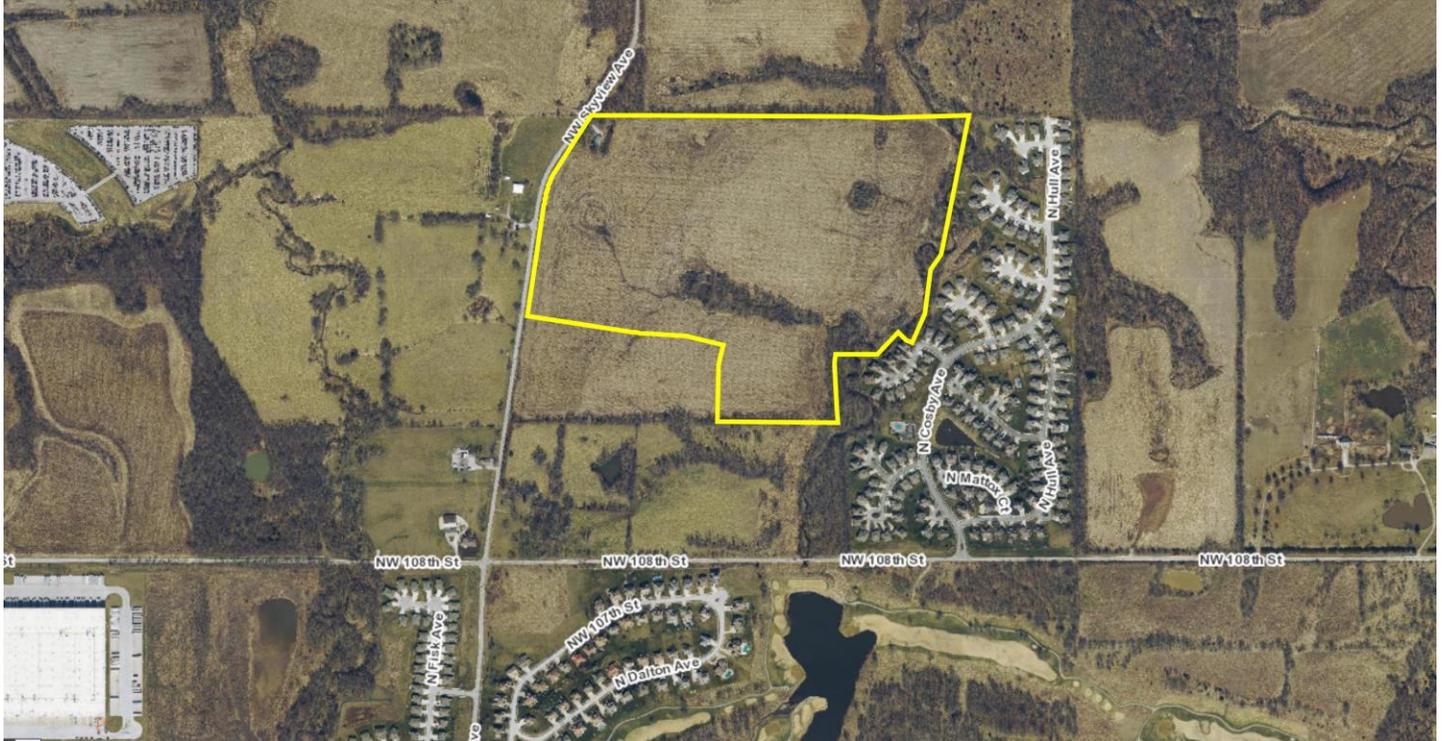
The subject site is currently undeveloped. It is within the Skyview Residential MPD Development, which has not been constructed. There is an associated regulated stream within the subject site which runs from west to east through the center and north to south on the eastern edge of the site.

CONTROLLING CASE

Case No. CD-CPC-2023-00017 – Ordinance 230491, approved by City Council on June 15, 2023, approved a rezoning of about 100 acres generally located 800 feet north of the northeast corner of Northwest 108th Street and Northwest Skyview Avenue from District AG-R (Agriculture) to MPD (Master Planned Development) to allow for a residential development, which also serves as a Preliminary Plat, creating 249 detached lots and 340 multifamily units in 7 phases.

PROFESSIONAL STAFF RECOMMENDATION

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

VICINITY MAP**RELEVANT CASES**

Case No. CD-CPC-2024-00146– A request to approve a MPD Final Plan in District MPD (Master Planned Development) on about 25 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street allowing for approval of landscaping within Private Open Space Tracts. **This application has not been approved as of publication of this report and must be approved prior to recording of the Final Plat per Condition #1 on this Final Plat.**

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 25 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street, allowing for the creation of 102 residential lots. This use was approved in Case No. CD-CPC-2023-00017 which served as the Preliminary Plat. The Preliminary Plat proposed to develop 249 detached lots and 340 multifamily. The plan also proposes to construct stub streets to the south and north. Due to the regulated stream, no vehicular connections were provided from Tiffany Lakes, the neighborhood to the east. The plan calls for two vehicular entrances from Northwest Skyview Avenue.

Prior to recording this Final Plat, an MPD Final Plan must be approved for the private open spaces within this plat boundary. At this time an application has been submitted under CD-CPC-2024-00146 but has not been approved.

This Final Plat is in conformance with the Preliminary Plat as well as the standards of Section 88-280 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
MPD Standards (88-280)	Yes	Yes, Subject to Conditions	A MPD Final Plan must be approved prior to recording.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, Subject to Conditions	Applicant is required to pay in lieu of dedication prior to recording the Final Plat.

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: March 13, 2025

Case Number: CLD-FnPlat-2024-00028

Project: Skyview Residential First 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 recording of the Final Plat the developer shall secure approval of a MPD Final Plan from the City Plan Commission for each Private Open Space Tract
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 upload Paid Tax Receipts for the most recent applicable year.
4. 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-2024-00028.
5. 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."
6. 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.
7. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy of the first house built.

Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.

8. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
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)
10. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
11. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
12. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
13. Dead-end streets in excess of 150 feet in length resulting from a "phased" project shall provide an approved temporary turn around feature (i.e., cul-de-sac, hammerhead). (IFC-2018: § 503.2.5)
14. Shall meet the minimum fire hydrant requirements of KCMO Water Services applicable to a water main extension which is every 300 feet commercial or 600 feet residentially zoned area.
15. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
16. All Fire Department Connections (FDC) shall be threaded connections (2 1/2 inch NHT), Stortz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).

Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.

17. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)

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

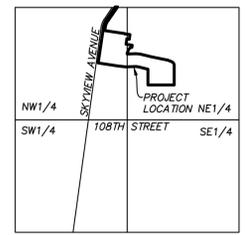
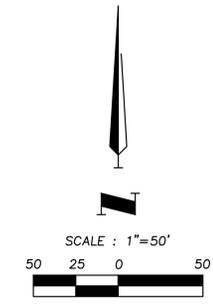
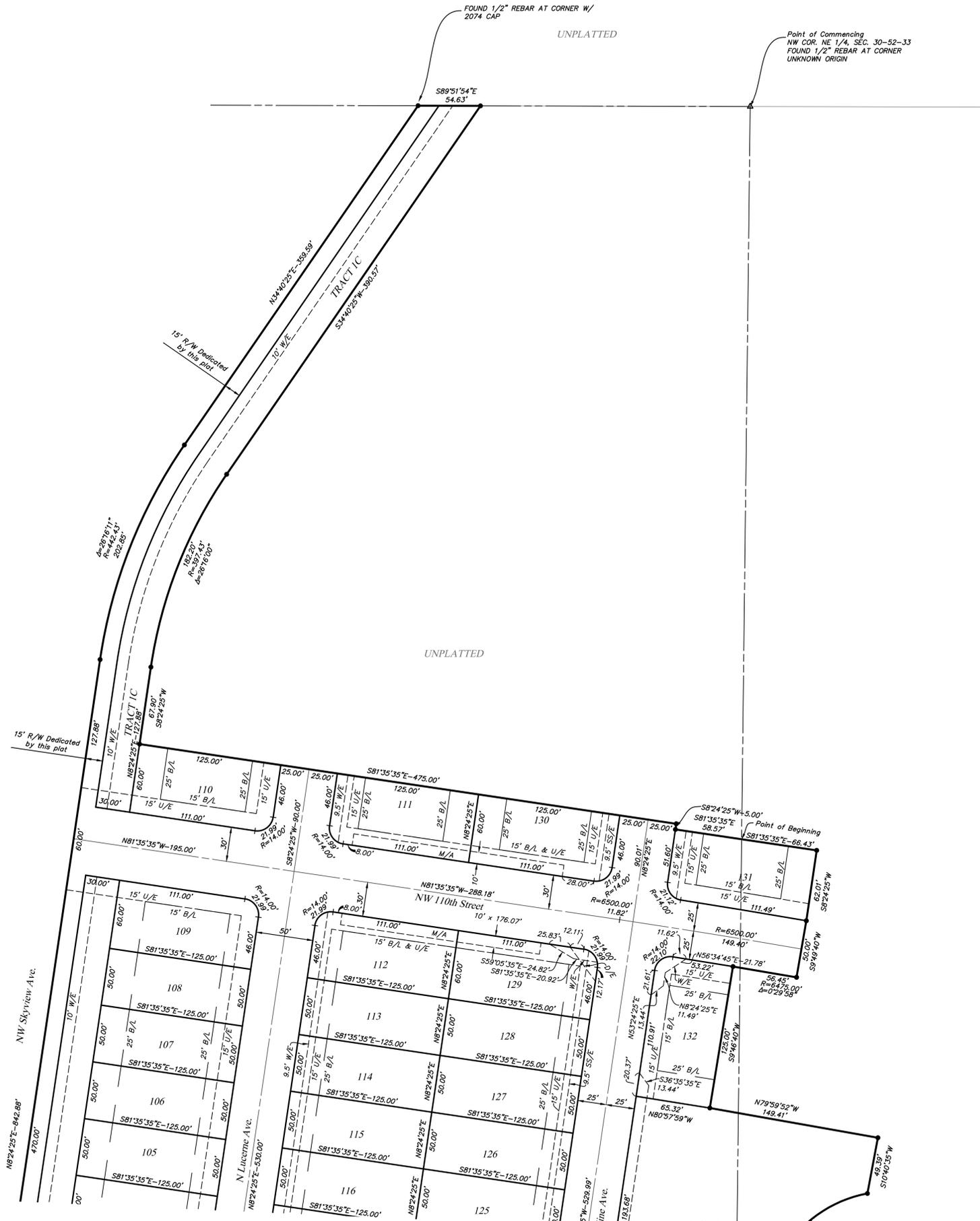
18. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the 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 recording of final plat.
19. 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 release of Final Plat.

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

20. The developer shall dedicate additional right of way [and provide easements] for NW Skyview Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.
21. 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.
22. 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.
23. 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 Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

24. Show and label the water main easements once the water main extension plans have been approved. Provide a water easement description paragraph.



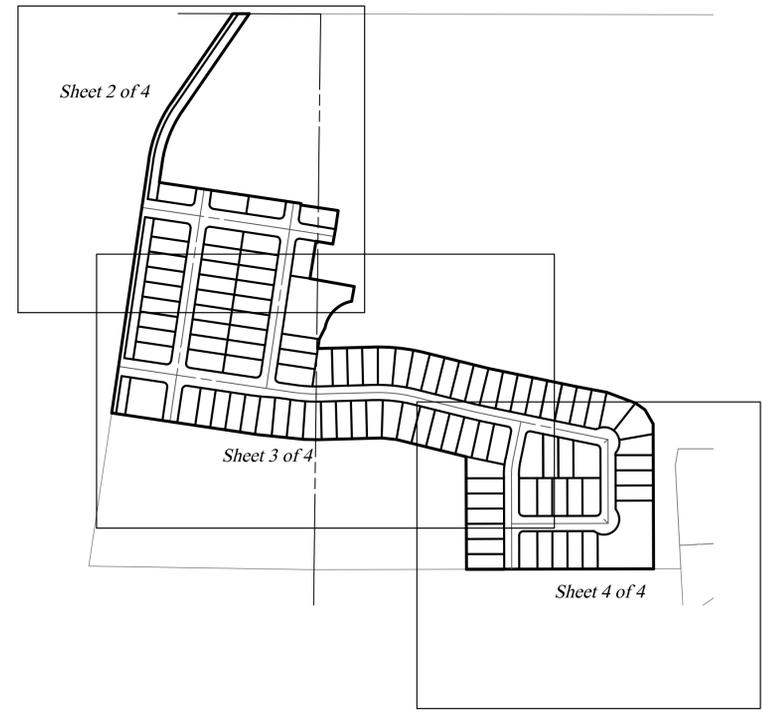
VICINITY MAP
SEC. 30-52-33

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.

FLOOD NOTE:

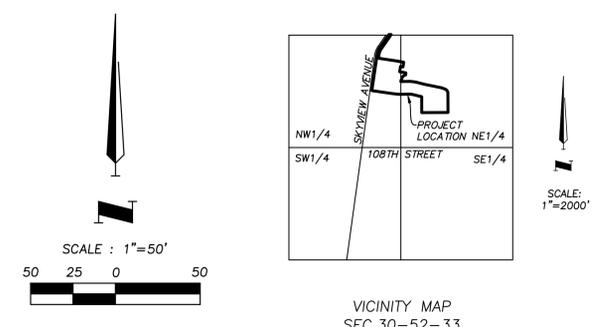
This property lies within Flood Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, and Floodway areas in Zone AE, defined as the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment, as shown on the Flood Insurance Rate Map, prepared by the Federal Emergency Agency's National Flood Insurance Program for Kansas City, Jackson County, Missouri, Map Number 29095C00426 and dated January 20, 2017.



Rev 1: 12/2/2024
Job No. 2024-0005
SE 1/4, Sec. 14-24-11
Johnson County, KS
2024-0014 FPLAT 11-19-2024.DWG

<p>CLIENT Kimley-Horn 805 Pennsylvania Avenue Kansas City, Mo 64105 Phone: 816-281-7687</p>	<p>29390 W 119th Street Overland Park, KS 66061 Office: 913-717-8538 COPYRIGHT © 2024-Beyond Surveying, LLC www.beyondsurveying.com</p>
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Beyond Surveying



SCALE : 1"=50'

SCALE : 1"=2000'

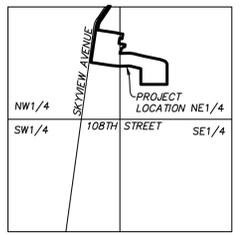
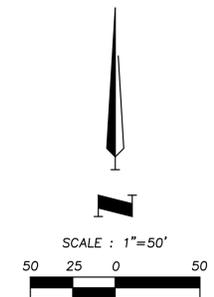
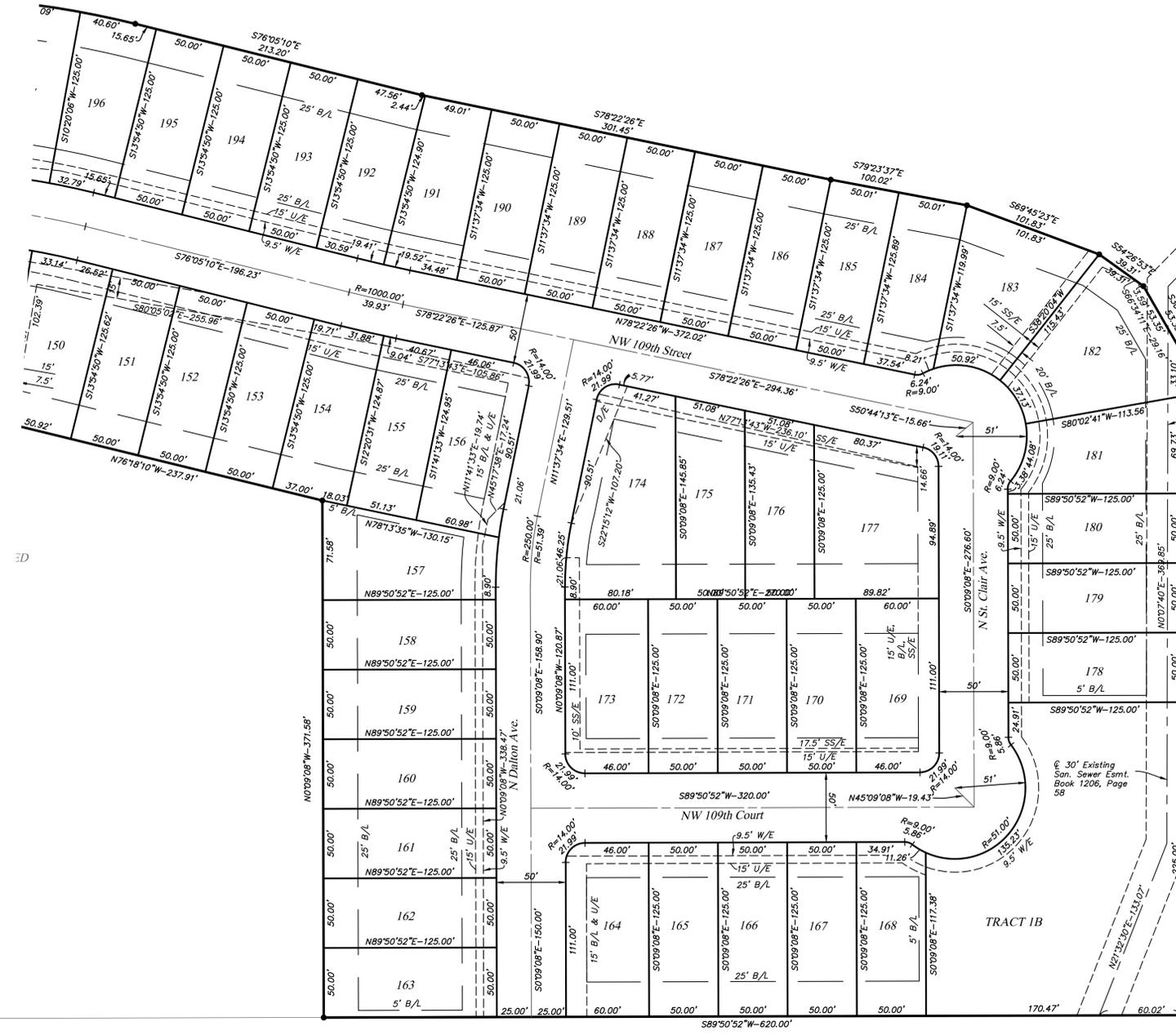
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UNPLATTED



VICINITY MAP
SEC.30-52-33

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