



CITY PLAN COMMISSION STAFF REPORT

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

February 6, 2024

Project Name
Maple Park Plaza

Docket #C2

Request
CLD-FnPlat-2023-00034
Final Plat

Applicant
Patricia Jensen
Rouse Frets White Goss Gentile Rhodes

Owner
Rober De La Fuente
Star Acquisitions

Location 7100 NE 48th St
Area About 13 acres
Zoning MPD
Council District 2nd
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Park, religious assembly uses, zoned R-6
South: Residential, commercial uses, zoned B3-2/US, R-6
East: I-435, residential, zoned R-80, MPD
West: Residential uses, zoned R-6

Major Street Plan

The City's Major Street Plan identifies Northeast 48th Street as an Established Arterial with 4 lanes at this location

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends Light Industrial for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on December 20, 2023. No scheduling deviations from 2024 Cycle 2.1 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 undeveloped. It is south of the existing Tower View Baptist Church. To the south and west are low density residential areas. Interstate-435 is to the east. 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 on about 13 acres generally located at the northwest corner of Northeast 48th Street and North Randolph Road, allowing for the creation of three (3) lots and one (1) tract.

CONTROLLING CASE

Case No. CD-CPC-2023-00056 –Ordinance 230470, approved on June 8, 2023. Approved a rezoning of about 13.4 acres generally located at the northwest corner of NE 48th Street and N Randolph Road from Districts R-6 and R-1.5 to District MPD and approving an MPD preliminary development plan for a mixed-use development consisting of two commercial lots, one storage/distribution/flex space lot and one tract which also serves as the preliminary plat.

PROFESSIONAL STAFF RECOMMENDATION

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

RELEVANT CASES

Case No. CD-CPC-2023-00059 – Resolution 230469, approved on June 8, 2023 amended the Briarcliff-Winnwood Area Plan by amending the Proposed Land Use Plan and Map for an approximately 13.4 acre tract of land generally located at the northwest corner of NE 48th Street and N Randolph Road by changing the recommended land use designation from “Residential Medium Density” to “Light Industrial”.

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD on about 13 acres generally located at NE 48th Street and N Randolph Road creating three lots and one tract to allow for a mixed-use industrial development. This use was approved in Case No. CD-CPC-2023-00056 which served as the Preliminary Plat. The MPD plan proposed to develop two commercial lots and one industrial lot. The plan also proposes to construct three new curb cuts for access onto the site; two on North Randolph Road and one on Northeast 48th Street. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of the MPD plan.

PLAT ANALYSIS

***Indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	Conforms to standards of controlling MPD 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: January 30, 2024

Case Number: CLD-FnPlat-2023-00034

Project: Maple Park Plaza

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

1. 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.
2. 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.
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 final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2023-00034.
5. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.

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

6. 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.
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 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.
9. 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.
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 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.

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

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.
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 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.
15. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the Public Works Dept. and the approved MPD Development Plan for N Randolph Road and NE 48th Street as specified per Committee Substitute for Ordinance No 230470, and shall secure permits for those improvements as required by the Land Development Division and MoDOT, prior to recording the plat.

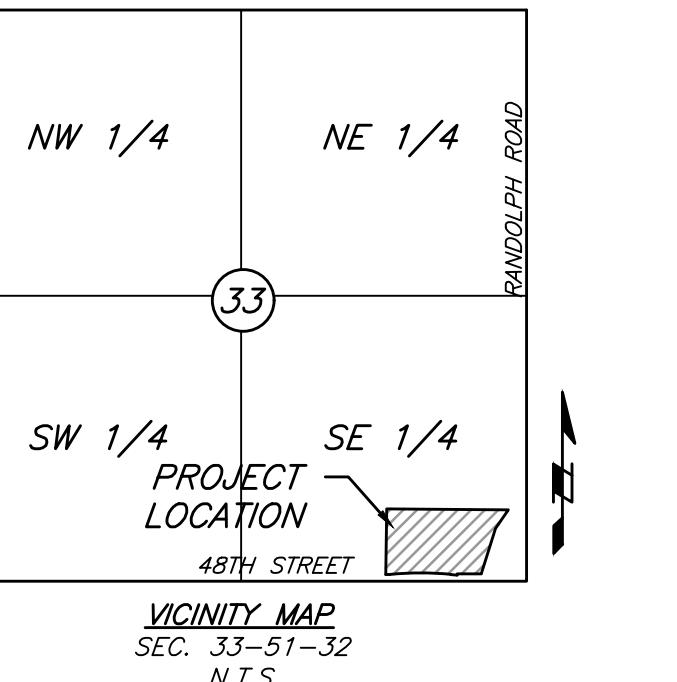
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

16. The developer shall secure permits to extend public sanitary sewer 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.
17. The developer shall provide a Covenant to Maintain Private Storm Sewers to the Kansas City Water Services Department prior to the final plat case being heard by City Planning Commission.
18. The developer shall 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.
19. Internal storm sewers shall be private storm sewer mains located in a private easement and covered by a Covenant to Maintain Private Storm Sewers document acceptable to the Kansas City Water Services Department.

FINAL PLAT
MAPLE PARK PLAZA
SE 1/4, SECTION 33, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI

CLIENT:
 Star Development
 Robert De La Fune
 244 Mill St. Ste. 101
 Liberty, Missouri 64068

PROPERTY ADDRESS:
 7100 NE 48th Street
 Kansas City, Missouri



FINAL PLAT DATA

Land Data	Area
Total Land Area	584,209 SQUARE FEET OR 13.41 ACRES
Land Area for Proposed and Existing Right of Way	N/A
Net Land Data	584,209 SQUARE FEET OR 13.41 ACRES
Plat Data	
Count	
Number of Lots	3
Number of Tracts	1

IN TESTIMONY WHEREOF:

Star Acquisitions, Inc., a Missouri corporation, has caused these presents to be executed this day of 18, 2024.

Tim Harris President

STATE OF MISSOURI
)
 COUNTY OF CLAY
)

on this 18 day of November, 2024, before me, a Notary Public in and for said County and State, personally appeared Tim Harris, known to me to be the person who executed the foregoing instrument in behalf of said Star Acquisitions, Inc., and acknowledged to me that he executed the same as her free act and deed for the purpose therein stated.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office on the day and year last above written.

My Commission Expires: _____

Notary Public

MISSOURI STATE PLANE COORDINATE SYSTEM
 STATION CL-23 - NAD 1983
 MISSOURI WEST ZONE (METERS)
 COMBINED GRID FACTOR = 0.9999066

MISSOURI STATE PLANE COORDINATE TABLE			
Point #	Northing	Easting	Description
1	331658.186(m)	848879.548(m)	CL-23
100	334514.725(m)	850419.424(m)	PROPERTY CORNER
101	334515.443(m)	850350.505(m)	PROPERTY CORNER
102	334511.513(m)	850350.464(m)	PROPERTY CORNER
103	334513.064(m)	850332.806(m)	PROPERTY CORNER
104	334512.836(m)	850161.953(m)	PROPERTY CORNER
105	334512.964(m)	850149.624(m)	PROPERTY CORNER
106	334698.081(m)	850152.353(m)	PROPERTY CORNER
107	334694.804(m)	850494.971(m)	PROPERTY CORNER
108	334642.954(m)	850459.012(m)	PROPERTY CORNER
109	334516.559(m)	850419.445(m)	PROPERTY CORNER

CITY PLAN COMMISSION
 Approved Date: _____
 Case Number: _____

PUBLIC WORKS
 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 18, 2024.

Mayor
 Quinton Lucas

City Clerk
 Marilyn Sanders

COUNTY RECORDING INFORMATION

Plat Dedication: MAPLE PARK PLAZA	Reserved for County Recording Stamp
Private Open Space Dedication: N/A	
Recorded As: Plat	

GENERAL SURVEY NOTES:

1.) Title Report # 231422, dated December 30, 2021 at 8:00 AM provided by First American Title Insurance company was provided by client.

2.) Basis of Bearings is based off of the Missouri state plane coordinate system by GPS observations.

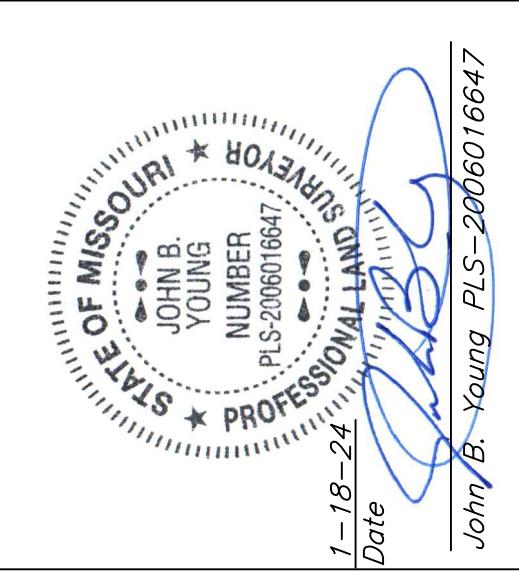
3.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0161G, effective January 20, 2017.

PROPERTY DESCRIPTION:

A tract of land located in the Southeast Quarter of the Southeast Quarter of Section 33, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter; Thence South 89°24'11" East, along the South line of said Southeast Quarter, 1303.81 feet, to the Southwest corner of said Quarter Quarter; Thence North 00°50'41" East, 50.00 feet, to the Southeast corner of GREENWOOD LOTS 36 TO 85 INCLUSIVE, a subdivision in Kansas City, Clay County, Missouri; said point also being the Point of Beginning; Thence North 00°50'41" East, along the East line of said GREENWOOD LOTS 36 TO 85 INCLUSIVE, 607.46 feet; Thence South 89°27'07" East, 1124.23 feet, to the West Right-of-Way line of I-435, as now established; Thence along said West Right-of-Way line, the following three courses; Thence South 34°44'33" West, 207.04 feet; Thence South 17°22'56" West, 434.57 feet; Thence South 00°39'55" West, 6.02 feet to the North Right-of-Way line of NE 48th Street, as now established, said point being 65.00 feet, North of the South line of said Quarter; Thence along the said North Right-of-way line the following five courses; Thence North 89°24'11" West, 226.14 feet; Thence South 00°35'49" West, 12.90 feet, to a point 40.00 feet North of the centerline of said 48th street; Thence On a curve to the right having an initial tangent bearing of North 82°23'32" West, a radius of 3779.72 feet, and an arc length of 58.16 feet; Thence on a curve to the left, tangent to the last described course having a radius of 2904.79 feet, and an arc length of 561.47 feet; Thence North 89°24'11" West, 40.46 feet, to the Point of Beginning. Containing 584,209 square feet or 13.41 acres more or less.

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 18th day of November, 2023 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 and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



PLAT DEDICATION:

The undersigned proprietor of the property described herein has caused the same to be subdivided in the manner shown on this plat and said property shall hereafter be known as: "MAPLE PARK PLAZA"

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 PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U.E.), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY, COVENANT, CONVEY AND AGREE THAT THEY WILL FULLY SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE 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.

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. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR 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 THEM 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 OF PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

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.

ACCESS EASEMENT:

AN EASEMENT FOR VEHICULAR INGRESS, EGRESS AND PASSAGE TO AND FROM ALL ABUTTING STREETS OR RIGHTS OF WAY FURNISHING ACCESS TO THE PROJECT AND OVER ROADS AND DRIVE LANES ON ANY LOT AND/OR COMPRISING A PORTION OF THE COMMON ELEMENTS THAT ARE GENERALLY OPEN TO INVITÉS OF AN OWNER, OCCUPANT OR THE DECLARANT FROM RELOCATING, ELIMINATING OR TEMPORARILY CLOSING ANY SUCH ROADS OR DRIVE LANES.

MAINTENANCE OF TRACT:

TRACT A, IS TO BE USED AS A DETENTION FACILITY 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 FACILITY OF THE NAME OF THE DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

