



CITY PLAN COMMISSION STAFF REPORT

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

May 7, 2025

Project Name
Village at Viewcrest

Docket #C2

Request
CLD-FnPlat-2024-00025
Final Plat

Applicant
Lindsay Vogt
RL Buford

Owner
Craig Porter
3C Investments LLC

Location 201 NW 95th Ter.
Area About 2 acres
Zoning MPD
Council District 1st
County Clay
School District Platte County

Surrounding Land Uses

North: Residential High Density, Zoned MPD
South: Highway 152, Zoned R-80
East: Residential Low Density, Zoned R-80
West: Highway 169, Zoned R-80

Land Use Plan

The Gashland/Nashua Area Plan recommends Residential Medium High Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Northwest 95th Terrace is not identified on City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD (Master Planned Development) on about 27 acres generally located at the northeast corner of Highway 169 and Highway 152 to allow for the creation of 80 lots and 4 tracts for the purposes of a residential development.

PROJECT TIMELINE

The application for the subject request was filed on August 16, 2024. Scheduling deviations from 2024 Cycle 11.2 have occurred due to needed revisions by the applicant.

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

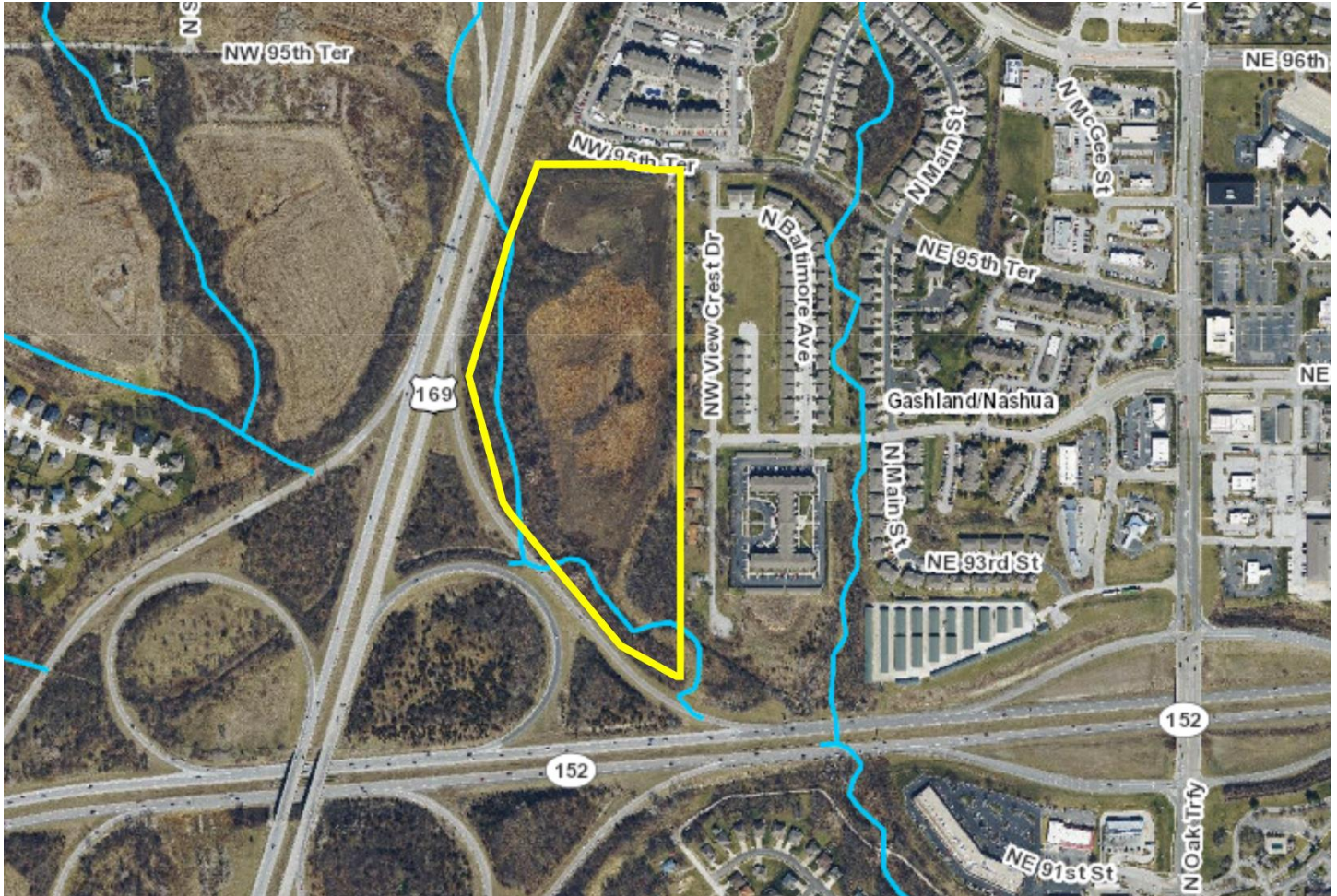
The subject site is currently undeveloped. There is an associated regulated stream on the western and southern sides of the subject site.

CONTROLLING CASE

CD-CPC-2024-00092 – On August 7, 2024, the City Plan Commission approved an MPD Final Plan in District MPD on about 27 acres, which serves as a preliminary plat for 80 residential units generally located at 201 Northwest 95th Terrace.

PROFESSIONAL STAFF RECOMMENDATION

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

VICINITY MAP**RELEVANT CASES**

Case No. CD-CPC-2018-00155 – Ordinance No.190340, approved by City Council on June 2, 2019, rezoned an approximately 27-acre tract of land generally located at the northeast corner of Missouri Highway 152 and Missouri Highway 169 from District R-80 to District MPD and approved a development plan that serves as a preliminary plat for a 257 multi-family townhome and senior living development.

Case No. CD-AA-2024-00018 – On June 12, 2024, City Staff approved a Minor Amendment to a previously approved MPD Plan in District MPD on about 27 acres generally located at 201 Northwest 95th Street.

PLAT REVIEW

The request is to consider approval of a Final Plat in District MPD on about 27 acres generally located at the northeast corner of Highway 169 and Highway 152 creating 80 lots and 4 tracts for the purposes of residential development. This use was approved in Case No. CD-CPC-2018-00155 and amended under CD-AA-2024-00018. The MPD Final Plan, approved under Case No. CD-CPC-2024-00092 served as the Preliminary Plat. The controlling plan proposed to develop 80 units in one phase. Each unit will be on its own lot. Four tracts are also included with this plat for stormwater detention, a dog park, and private open space tracts. The plan proposes to construct a singular street connection from NW 95th Terrance, extending to the south in a loop. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-280 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	Provided plan meets the Lot and Building Standards as approved by the MPD Plan.
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	The applicant must pay in lieu of the remaining dedication requirements.

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: May 01, 2025

Case Number: CLD-FnPlat-2024-00025

Project: Village at Viewcrest Final 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 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-XXXX-XXXX.
2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
3. 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.

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

4. • 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)
5. • 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
6. • One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
 - Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

7. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

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

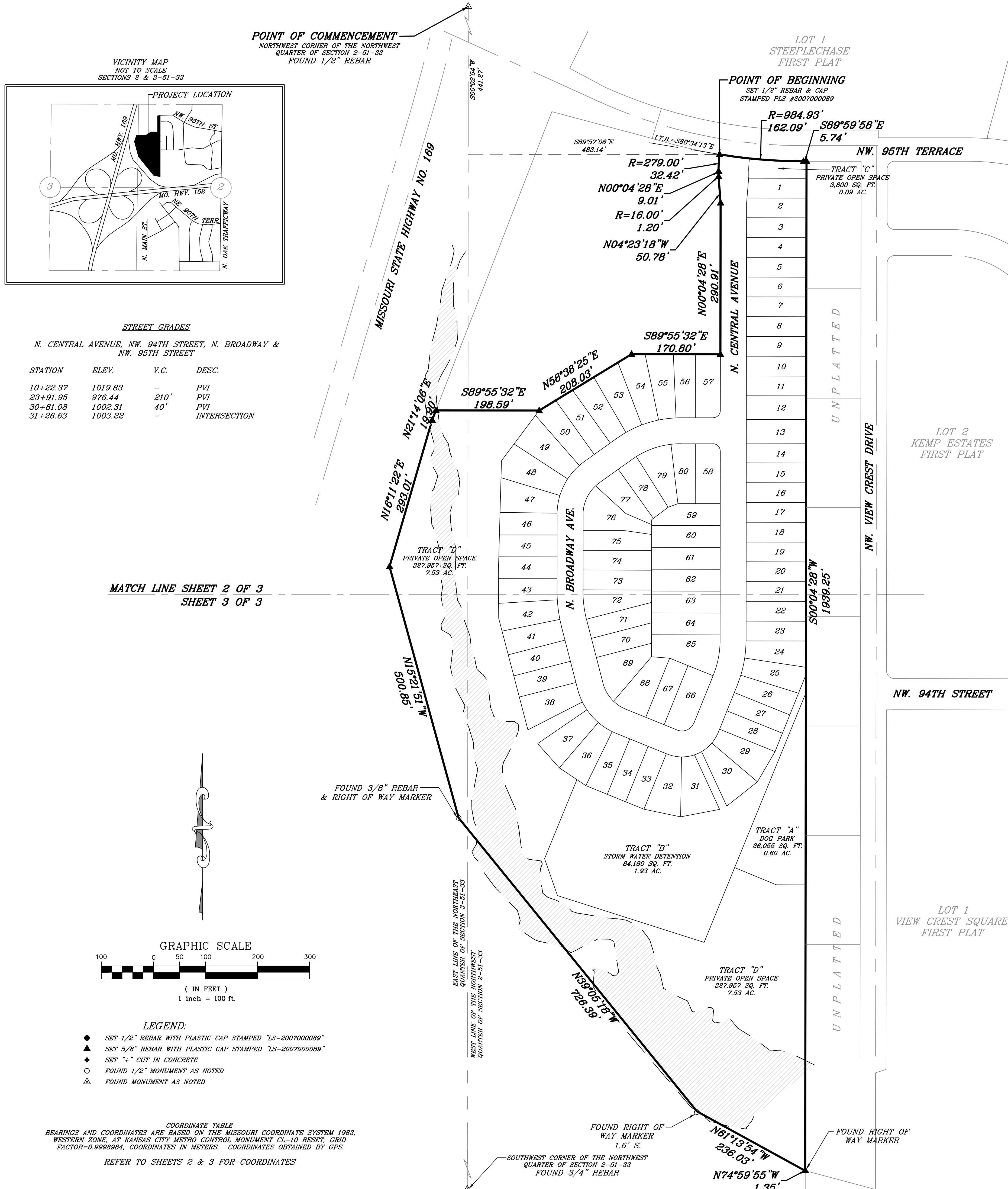
8. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
9. That the south half of NW 95th Ter shall be improved as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc. For the purpose of completing the pedestrian connection to existing infrastructure, developer shall also extend sidewalk construction east to the NW View Crest Drive intersection. Developer shall obtain required permits from the Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
10. 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.
11. 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.
12. 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 Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. 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 Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

14. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities within the floodplain.
15. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.
16. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
17. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
18. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.
19. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
20. The developer must grant BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
21. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
22. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
23. 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, as amended, commonly known as the Development Regulations.
24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.
25. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.



FINAL PLAT
VILLAGE AT VIEW CREST

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SECTIONS 2 & 3 TOWNSHIP 51 NORTH, RANGE 33 WEST

PROPERTY DESCRIPTION
CONTAINING 947.934 SQUARE FEET OR 21.76 ACRES

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 51 NORTH, RANGE 33 WEST IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE S00°02'54" W. ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 441.27 FEET; THENCE S85°57'08" E. A DISTANCE OF 483.14 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 95TH TERRACE AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID NW 95TH TERRACE ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S80°54'13" E. A RADIUS OF 884.00 FEET, AN ARC DISTANCE OF 162.09 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S85°59'58" E. A DISTANCE OF 5.74 FEET; THENCE S00°04'28" W. A DISTANCE OF 1939.25 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 162; THENCE N74°59'55" W. ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 162, A DISTANCE OF 1.35 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N61°13'54" W. A DISTANCE OF 236.03 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N39°05'18" W. A DISTANCE OF 726.39 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N15°21'51" W. A DISTANCE OF 500.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY NO. 169; THENCE N71°01'22" E. ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY NO. 169, A DISTANCE OF 283.01 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N21°14'06" E. A DISTANCE OF 19.80 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N59°39'29" E. A DISTANCE OF 208.03 FEET; THENCE S85°55'32" E. A DISTANCE OF 170.80 FEET; THENCE N00°04'28" E. A DISTANCE OF 280.91 FEET; THENCE N04°23'18" W. A DISTANCE OF 50.76 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 16.00 FEET, AN ARC DISTANCE OF 1.20 FEET; THENCE N00°04'28" E. A DISTANCE OF 9.01 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 279.00 FEET, AN ARC DISTANCE OF 32.42 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE POSITION OF EXISTING MONUMENTATION, IF NOT THE TRUE CORNER, IS NOTED BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.
2. THE SOURCE OF THE DESCRIPTION USED FOR THIS SURVEY WAS TAKEN FROM TITLE COMMITMENT NO. 237631, EFFECTIVE JUNE 24, 2024, ISSUED BY THOMSON-AFFINITY TITLE, LLC.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI STATE PLAIN COORDINATE SYSTEM.
4. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.
5. THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 237631, EFFECTIVE JUNE 24, 2024, ISSUED BY THOMSON-AFFINITY TITLE, LLC.
6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "VILLAGE AT VIEW CREST".

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.

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

MAINTENANCE OF TRACTS: TRACT B WITHIN THIS PLAT IS TO BE USED FOR STORMWATER DETENTION 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 RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PRIVATE OPEN SPACE: TRACT A CONTAINS 0.60 PRIVATE SPACE ACRES WHICH IS HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE PARTIAL REQUIRED PARKLAND DEDICATION FOR 90 DETACHED RESIDENTIAL DWELLING UNITS, PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE.

SEWER EASEMENT: A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS (S/Is) AND ALL APPURTENANCES THEREON, INCLUDING, BUT NOT LIMITED TO, PUMP-OUT OVER AND THROUGH LAID LIVING, BEING ADJACENT KANSAS CITY, MISSOURI, CITY OF, HEREIN GRANTING THE EASING TO THE BASTARD BEING TO PROHIBIT THE 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 COULD BE A HAZARD TO THE EASEMENT OR THE PURPOSE OF THE LIVING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SAID SEWERAGE IMPROVEMENTS AND APPURTENANCES.

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, REPAIR, AND REMOVE DRAINAGE FACILITIES, AND TO USE ANY AND ALL NECESSARY, REASONABLY SAFE AND UNSTRUCTURED USES OF THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN, REPAIR, AND REMOVE DRAINAGE FACILITIES. NO 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.

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 OR OTHER EASEMENTS MAY HAVE OR MAY IN THE FUTURE OBTAIN. THE EASEMENT GRANTED HEREIN IS NOT TO BE CONSIDERED AS A CONVEYANCE OF ANY 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 CONSIDERED AS EASEMENTS IN FAVOR OF THE PUBLIC AND THE EASEMENTS SHALL BE CONSIDERED AS EASEMENTS IN FAVOR OF THE 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 TO PERFORM THE DUTIES OF SAID UTILITIES. THE EASEMENTS GRANTED HEREIN SHALL NOT BE CONSIDERED AS EASEMENTS IN FAVOR OF THE PUBLIC FROM WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPEARANCES THEREOF 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 EASEMENT.

PAYMENT IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$57,390.41 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR THE REMAINING 1.18 ACRES PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE JACKSON COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0062G, MAP REVISED DATE JANUARY 20, 2017.

IN TESTIMONY WHEREOF: 3C INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS BY THE AUTHORITY OF ITS MEMBERS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 20____.

3C INVESTMENTS, LLC

CRAIG PORTER, MANAGING MEMBER

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME APPEARED CRAIG PORTER TO ME PERSONALLY KNOWN WHO BEING BY ME THUS SWORN DID SAY THAT HE IS MANAGING MEMBER OF 3C INVESTMENTS, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MEMBERS AND SAID WILLIAM T. MANN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY PLAN COMMISSION PUBLIC WORKS

CASE NUMBER: _____


MICHAEL J. SHAW

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. 111,111 DULY AUTHENTICATED AS PASSED THIS 11 DAY OF 2024

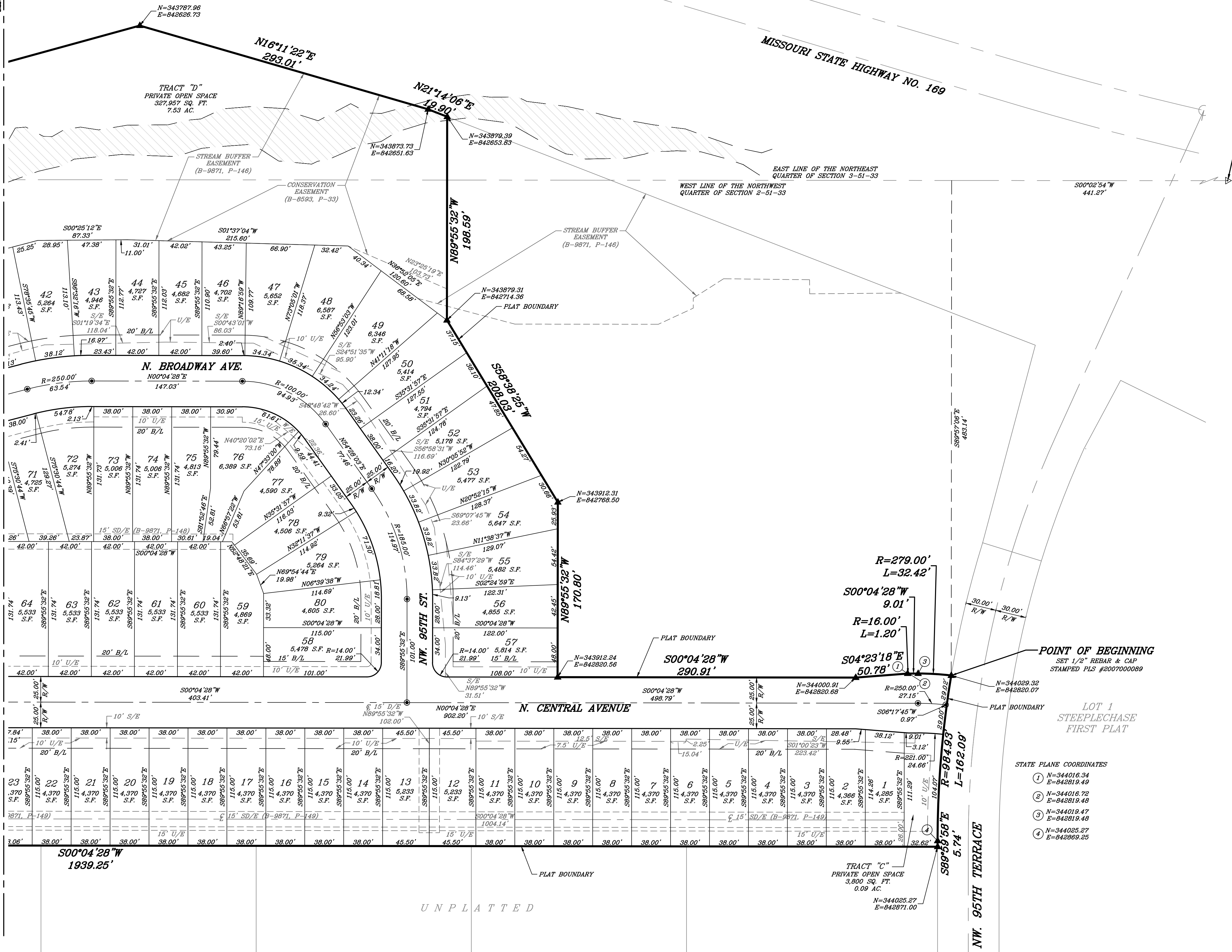
QUINTON LUCAS *COUNTY RECORDING INFORMATION* *MARILYN SANDERS*

LAND DATA	AREA
TOTAL LAND AREA	21.76 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	2.40 ACRES
NET LAND AREA	19.36 ACRES
PLAT DATA	COUNT
NUMBER OF LOTS	80
NUMBER OF TRACTS	4

PLAT DEDICATION: VILLAGE AT VIEW CREST	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: TRACTS C & D - 7.62 ACRES	
RECORD AS: FLAT	

 <div style="display: inline-block; vertical-align: middle; text-align: left;"> R.L. Buford & Associates, LLC LAND SURVEYING – DEVELOPMENT CONSULTANTS R.L. BUFORD & ASSOCIATES, LLC – MO. CERT. OF AUTHORITY #0100319177 3030 BUFORD ESTATES P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152 </div>	
3C INVESTMENTS, LLC	
DEVELOPER: 3C INVESTMENTS, LLC 325 S. MARSHACK DRIVE KEARNEY, MO 64060	
ENGINEER: R.L. BUFORD & ASSOCIATES ENGINEERING, LLC PO BOX 14069 PARKVILLE, MO 64152	
SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, PROFESSIONAL SURVEYORS, AND PROFESSIONAL SURVEYORS. THE SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.	
REV. 04/22/2025	
FOR 3C INVESTMENTS, LLC	
COUNTY 283-51-33	JOB NO. L-23341
DATE 07/09/24	FIELD BOOK
DRAWN BY	

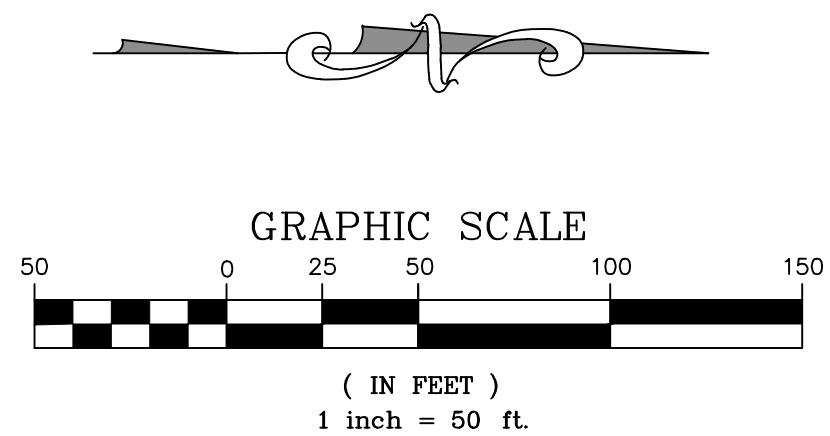
FINAL PLAT
VILLAGE AT VIEW CREST
A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SECTIONS 2 & 3 TOWNSHIP 51 NORTH, RANGE 33 WEST



POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE NORTHWEST
QUARTER OF SECTION 2-51-33
FOUND 1/2" REBAR

POINT OF BEGINNING
SET 1/2" REBAR & CAP
STAMPED PLS #2007000089

- STATE PLANE COORDINATES
- 1 N=344016.34
E=842819.49
 - 2 N=344016.72
E=842819.49
 - 3 N=344019.47
E=842819.49
 - 4 N=344025.27
E=842869.25



- LEGEND:
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
 - ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
 - ★ SET "+" CUT IN CONCRETE
 - FOUND 1/2" MONUMENT AS NOTED
 - △ FOUND MONUMENT AS NOTED

COORDINATE TABLE
BEARINGS AND COORDINATES ARE BASED ON THE MISSOURI COORDINATE SYSTEM 1983,
WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT CL-10 RESET, GRID
FACTOR=0.9999984, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.

R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC - NO CERT. OF
AUTHORITY
202016031877
08@bluford.com

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH
MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF
LAND SURVEYING AND THE MISSOURI DEPARTMENT OF REVENUE, DIVISION OF LAND RECORDS.
PROFESSIONAL LAND SURVEYORS AND ARCHITECTS AND THAT THE RESULTS OF SAID
SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND
BELIEF.

DEVELOPER:
3C INVESTMENTS, LLC
595 S. MARWACK DRIVE
KEARNEY, MO 64060

ENGINEER:
R.L. BUFORD & ASSOCIATES
ENGINEERING, LLC
PO BOX 14069
PARKVILLE, MO 64162

ROBERT G. YOUNG, PLS-2007000089 02/12/2025
DATE

FOR 3C INVESTMENTS, LLC
FINAL PLAT
CLAY COUNTY, MISSOURI - VILLAGE AT VIEW CREST - PORTER/UNSW-23541 FINAL PLAT 2-3-999

FINAL PLAT
VILLAGE AT VIEW CREST

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
SECTIONS 2 & 3 TOWNSHIP 51 NORTH, RANGE 33 WEST

DEVELOPER:
3C INVESTMENTS, LLC
595 S. MARSHALL DRIVE
KEARNEY, MO 64060

ENGINEER:
R.L. BUFORD & ASSOCIATES
ENGINEERING, LLC
PO BOX 14069
PARKVILLE, MO 64162

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF LAND SURVEYING, AND THE MISSOURI BOARD OF PROFESSIONAL LAND SURVEYORS. THE PROFESSIONAL LAND SURVEYORS AND SURVEYORS HAVE REVIEWED THE RESULTS OF SAID SURVEY AND HAVE CONCLUDED THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

ROBERT G. YOUNG, PLS-2007000089 02/12/2025 DATE

R.L. Buford & Associates, LLC

LAND SURVEYING - DEVELOPMENT CONSULTANTS

R.L. BUFORD & ASSOCIATES, LLC - NO CERT. OF AUTHORITY

PO BOX 14069, PARKVILLE, MO 64162 (616) 741-6152

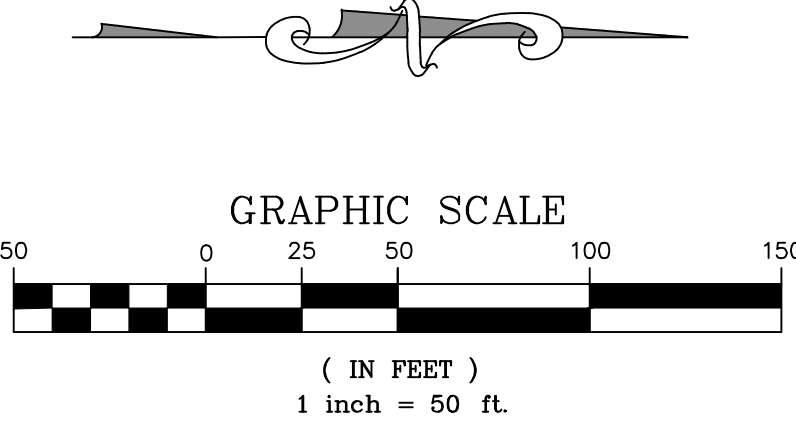
FOR SEC-TWP-RGE, COUNTY JOB NO. 263-51-33 CLAY L-23341

DATE 07/09/24 FIELD BOOK

DRAWN BY J.L.K.

FINAL PLAT

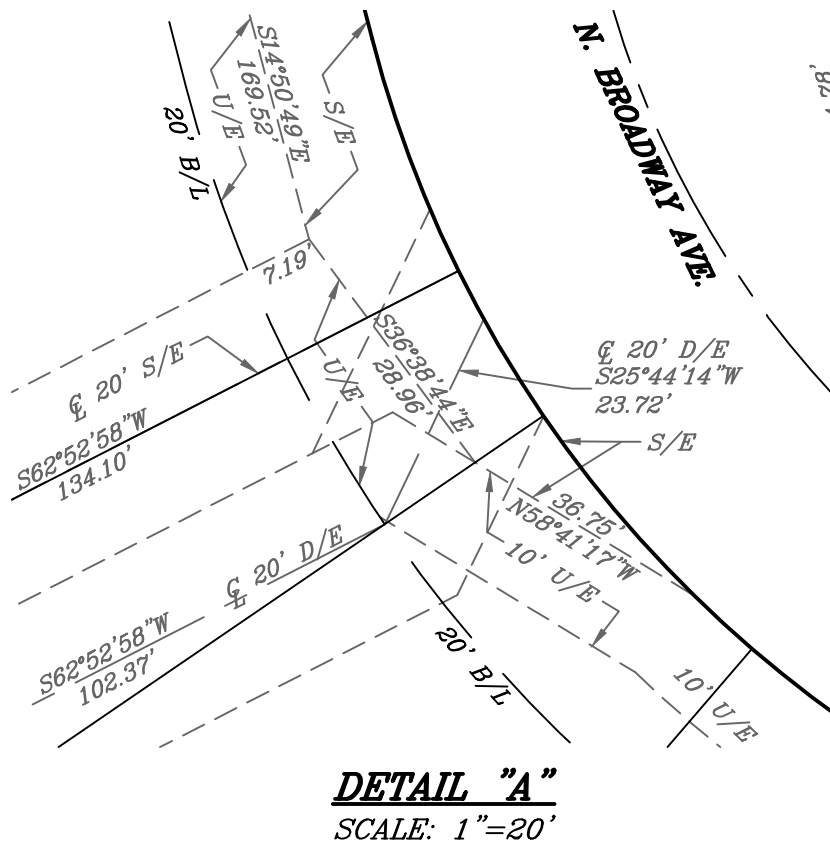
CLAY COUNTY, MISSOURI - VILLAGE AT VIEW CREST - PORTER TOWNSHIP 23-51 FINAL PLAT 2-3-499



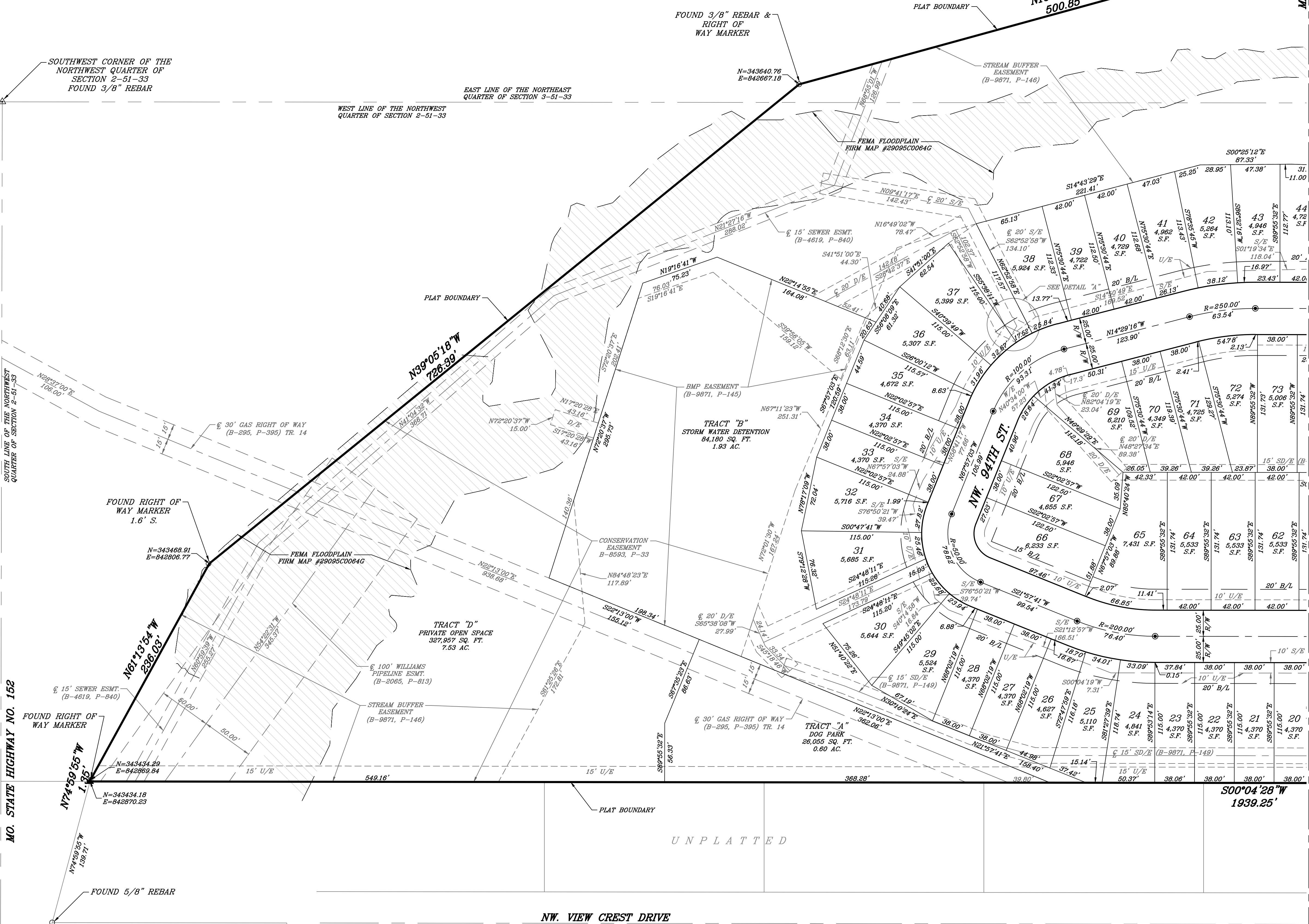
LEGEND:

- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
- ▲ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS-2007000089"
- * SET "+" CUT IN CONCRETE
- FOUND 1/2" MONUMENT AS NOTED
- △ FOUND MONUMENT AS NOTED

COORDINATE TABLE
BEARINGS AND COORDINATES ARE BASED ON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT CL-10 RESET, GRID FACTOR=0.9998984, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.



MATCH LINE SHEET 3 OF 3
SHEET 2 OF 3



MO. STATE HIGHWAY NO. 152

NW. VIEW CREST DRIVE