

CITY PLAN COMMISSION STAFF REPORT



CLD-FnPlat-2025-00034

Viewpoint at Brookwood Final Plat

January 7, 2026

Docket #C4

Request

Final Plat

Applicant

Andrea Lemken
Renaissance Infrastructure Consultants

Owner

Angie Murto
The BTR Group

Site Information

Location	7601 NE Shoal Creek Pkwy
Area	About 28 acres
Zoning	SC (MPC-4)
Council District	1st
County	Clay
School District	Liberty

Surrounding Land Uses

North: Undeveloped, Zoned SC
South: Residential, Zoned R-7.5
East: Undeveloped, Zoned SC
West: Undeveloped, Zoned SC

Land Use Plan

The Shoal Creek Valley Area Plan recommends Residential High Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Northeast Shoal Creek Parkway is identified on the City's Major Street Plan as a Parkway. Northeast 76th Street is identified on the City's Major Street Plan as a Local Link.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District SC (Shoal Creek) on about 28 acres generally located at Northeast 76th Street and Northeast Shoal Creek Parkway to allow for the creation of two lots and four tracts for a 193 unit townhome development.

Existing Conditions

The subject site is currently undeveloped and located within the Shoal Creek Community Plan area, which was originally approved in 2010. Davidson Farms is located to the east, which is also within the Shoal Creek District. A regulated stream runs through the center of the site, flowing from northwest to southeast.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2025-000046 - Ordinance 250559 approved a Development Plan on about 32 acres to allow for the creation of 193 townhome units in District SC (Shoal Creek) generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway. Approved on July 24, 2025.

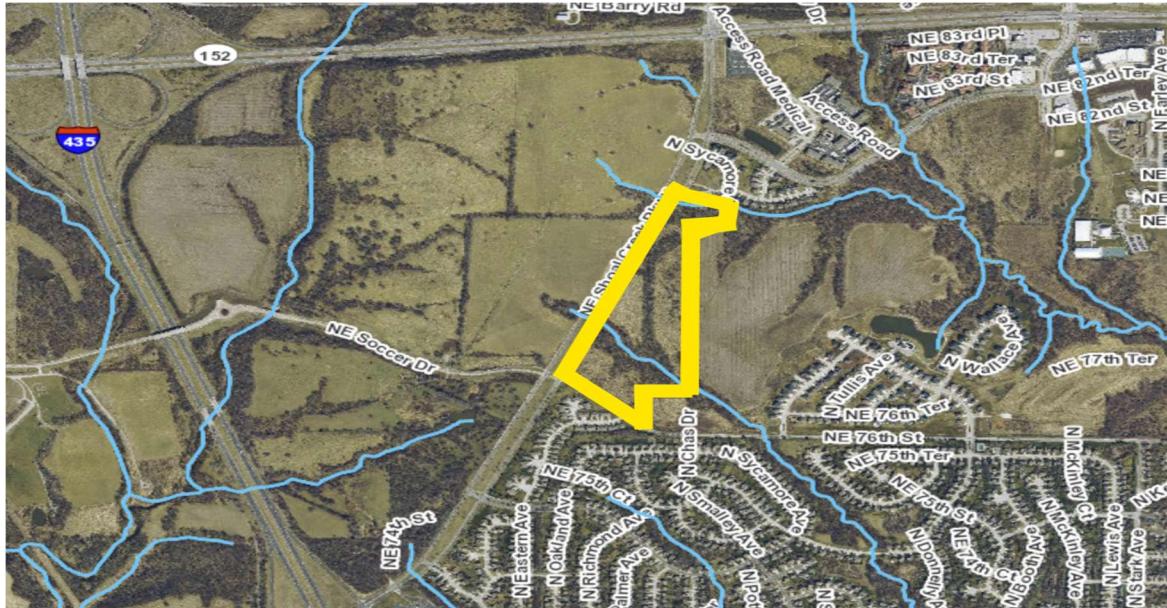
Project Timeline

The application for the subject request was filed on November 25, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #C4 Approval Subject to Conditions

VICINITY MAP



RELATED CASES

Case No. 12417-P-10 - Ordinance No. 160070 updated the Shoal Creek Community Plan for approximately seven (7) acres of the 1,742.80 acre plan area, located south of N.E. 82nd Terrace, between N. Booth Avenue and N. Farley Avenue changing 7 acres from MPC-2 to MPC-9. Approved on February 18, 2016.

PLAT REVIEW

The request is to consider approval of a Final Plat in District SC (Shoal Creek) on about 28 acres generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway to allow for the creation of two lots and four tracts for a 193 unit townhome development. This use was approved in Case No. CD-CPC-2025-00046 which served as the Preliminary Plat. The Preliminary Plat proposed to develop townhomes on two lots consisting of 33 groupings of townhomes. The townhomes along Shoal Creek Parkway will face the parkway, as will the townhomes on the collector street heading east/west. Vehicular access will be from Northeast Shoal Creek Parkway. Once the neighborhood to the east develops, the collector street will continue eastward to connect to the Davidson Farms neighborhood.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-255)	Yes	This Final Plat conforms to standards set by the Shoal Creek Community Master Plan.
Boulevard & Parkway Standards (88-323)	Yes	
Parkland Dedication (88-408)	Yes, Subject to Conditions	Applicant must pay in lieu of or dedicate parkland prior to issuance of certificate of occupancy.
Tree Preservation & Protection (88-424)	Yes	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

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. Applicant's 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

KANSAS CITY

Planning & Dev

Report Date: January 02, 2026

Case Number: CLD-FnPlat-2025-00034

Project: Viewpoint at Brookwood Final Plat

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 an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. 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-2025-00034.
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.
5. 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.

6. Controlling plan conditions shall still be in effect.

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

7. 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 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
8. 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 Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

9. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
10. 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.

11. 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.
12. 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.

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

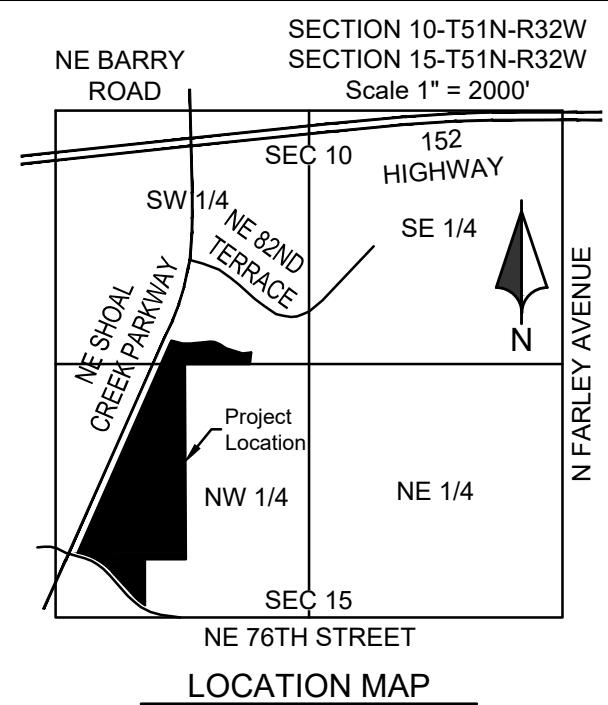
13. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
14. 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.
15. 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.
16. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

17. The plat shall show and label all existing and proposed water main easements per approved water main extension plans prior to recording.

FINAL PLAT VIEWPOINT AT BROOKWOOD

A REPLAT OF LOT 2 OF SHOAL VALLEY,
A SUBDIVISION LYING IN THE SOUTHWEST QUARTER OF
SECTION 10 & THE NORTHWEST QUARTER OF
SECTION 15, TOWNSHIP 51 NORTH, RANGE 32 WEST,
IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



NW COR. NW 1/4, SEC. 15, T51N, R32W
SW COR. SW 1/4, SEC. 10, T51N, R32W
SET 5/8" REBAR W/ALUMINUM CAP
(RESTORED FROM SECTION REFERENCES RM2, RM3 & RM4
MoDNR 600-33788)

Plat Corners (State Plane Coords in Meters)		
Point #	Northings	Easting
1	340875.678	851409.926
2	340879.913	851222.259
3	340884.571	851015.869
4	340264.926	851005.647
5	340265.581	850975.989
6	340347.856	850877.880
7	340425.416	850824.295
8	340493.190	850756.701
9	340949.454	850970.462
10	340595.261	850974.830
11	340949.322	851010.100
12	340949.394	851036.207
13	340952.491	851078.592
14	340953.580	851098.381
15	340952.101	851111.032
16	340944.450	851128.551
17	340931.087	851148.556
18	340913.434	851199.832
19	340916.234	851227.749

W LINE NW 1/4 SEC. 15 T51N R32W

LEGEND:

- △ FOUND SECTION CORNER AS NOTED
- FND 1/2" REBAR WITH RIC MCCLS011003572/KSCLS234 CAP
- FND 1/2" REBAR W/CAP MOLS-1999141096 UNLESS NOTED OTHERWISE
- SET 1/2" X 24" REBAR WITH RIC MCCLS011003572/KSCLS234 CAP DEEDED
- (D) DEEDED
- (P) PLATTED
- L= LENGTH OF CURVE
- R= RADIUS OF CURVE
- R= RADIAL OF CURVE
- ITB= INTEGRAL TANGENT BEARING
- Δ= DELTA
- R/W= RIGHT-OF-WAY
- D/E= DRAINAGE EASEMENT
- SS/E= SANITARY SEWER EASEMENT
- U/E= UTILITY EASEMENT
- B/S= BUILDING SETBACK

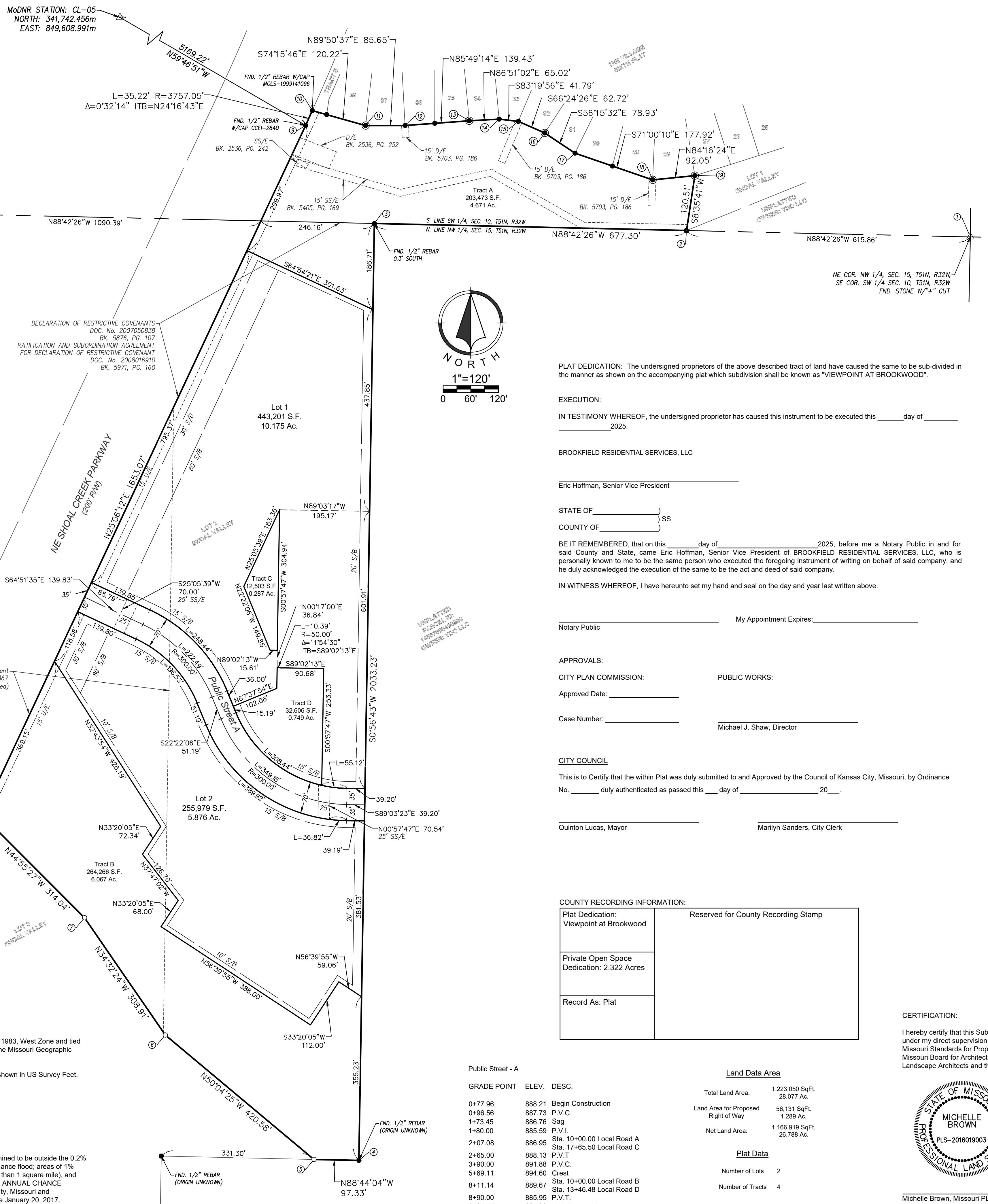
NOTES:
Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument 'CL-05', 2003 Adjustment (N 341,742.456m, E 849,608.991m) of the Missouri Geographic Reference System, as developed from GPS observations.

All distances shown on this plat are platted and measured unless otherwise noted and shown in US Survey Feet.

Error of Closure:
Precision, 1 part in: 633,280.00'

Error distance: 0.006' 0'0"16" W
Area: 1,223,050 Sq. Ft.
Square area: 481,662.68 Sq. Ft.
Perimeter: 3,483.06 Sq. Ft.

Flood Plain: The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), OTHER FLOOD AREAS, ZONE X, (area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile), and SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE (Base Flood Elevations determined), according to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0151G, effective January 20, 2017.



PROPERTY DESCRIPTION:

A Replat of Lot 2 of SHOAL VALLEY, a subdivision lying in the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, all in Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri, prepared Michelle Brown, Missouri PLS-2016019003 on November 10, 2025, containing 1,223,050 square feet or 28.077 acres, more or less.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall be known as "VIEWPOINT AT BROOKWOOD".

UTILITY 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, consent, and agree that they shall be 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.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

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.

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.

MAINTENANCE OF TRACTS: Tracts A and B are to be used for Stormwater Detention and Drainage 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 and BMP Facilities of Viewpoint at Brookwood, recorded simultaneously with this plat.

PRIVATE OPEN SPACE: Tracts C and D contain 1.036 private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 193 Semi-attached Units pursuant to Section 88-408-E of the Zoning and Development Code. A total of 2.316 acres are required to satisfy the parkland request for this final plat.

Private Open Space Calculations for Parkland Dedication
Semi-attached Units: 193'2" .006=2.316

Total Parkland Dedication Required: 2.316 Acres

Tract C: 0.287 Ac.

Tract D: 0.749 Ac.

Trail: 1.120 x 50 = 56,000 sf = 1.286 Ac.

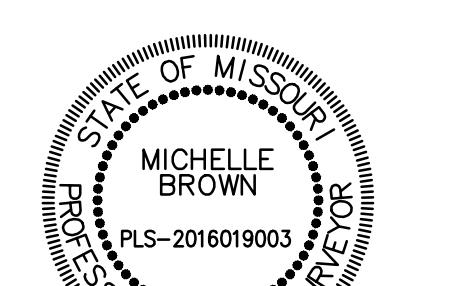
Total Private Open Space to be Dedicated: 2.322 Acres

COUNTY RECORDING INFORMATION:

Plat Dedication: Viewpoint at Brookwood	Reserved for County Recording Stamp
Private Open Space Dedication: 2.322 Acres	
Record As: Plat	

CERTIFICATION:

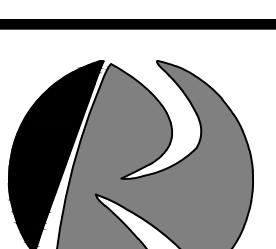
I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direction or direction during November 2025, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri 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.



Michelle Brown, Missouri PLS-2016019003
RIC KLS CLS-2011003572
mbrown@ric-consult.com

VIEWPOINT AT BROOKWOOD

Prepared For:
The BTR Group
Scott Weinberg
P.O. Box 5119
Athens, GA 30604
(847) 830-0058



Renaissance
Infrastructure
Consulting

102 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com

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Certificates of Authorization: Missouri CLS-2011003572; Kansas CLS-234