



CITY PLAN COMMISSION STAFF REPORT

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

March 19, 2025

Project Name
State Line Station – Unit 4

Docket #C2

Request
CLD-FnPlat-2024-00030
Final Plat

Applicant
Daniela Molina
IBHC

Owner
Kevin Killilea
Trident Kansas City

Location 13871 Madison Ave
Area About 8.6 acres
Zoning M1-5
Council District 6th
County Jackson
School District Grandview

Surrounding Land Uses

North: Vehicle Sales & Service, Zoned M1-5
South: Group Living, Zoned M1-5
East: Vehicle Sales & Service, Zoned B3-2
West: Undeveloped, Zoned M1-5

Land Use Plan

The Martin City/Richards-Gebaur Area Plan recommends Mixed Use Community for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Madison Avenue is not identified on City's Major Street Plan at this location. Highway 150 is Missouri Department of Transportation Right of Way.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District M1-5 (Manufacturing) on about 8.6 acres generally located on the west side of Missouri Highway 150 approximately 450 feet south of W 138th Terrace allowing for the creation of one (1) lot and one (1) tract for the purposes of vehicle sales and service.

PROJECT TIMELINE

The application for the subject request was filed on October 14, 2024. Scheduling deviations from 2024 Cycle 11.2 have occurred due to needed revisions from 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. It is within the existing State Line Station Auto Sales Development, previous phases of which lie to the north and west. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. CD-AA-2024-00072 – On October 1, 2024, staff approved a Minor Amendment to a previously approved plan on about 8.6 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150.

PROFESSIONAL STAFF RECOMMENDATION

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

VICINITY MAP**RELEVANT CASES**

Case No. 9690-P-10-AA – On December 9, 2015, Staff approved a Minor Amendment to a Chapter 80 Final Plan, on about 4.024 acres, generally located at the southwest corner of 138th and US HWY 150, to consider an to allow a single building to be split into two buildings.

Case No. CD-CPC-2024-00129 – On October 16, 2024, the City Plan Commission approved a Project Plan in District M1-5 (Manufacturing) on about 8.6 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150, to allow for a car dealership.

PLAT REVIEW

The request is for approval of a Final Plat in District M1-5, on approximately 8.6 acres generally located on the west side of Missouri Highway 150, about 450 feet south of W 138th Terrace. The plat will create one (1) lot and one (1) tract to establish a commercial lot intended for an automotive dealership. This use was previously approved through a Project Plan under Case No. CD-CPC-2024-00129.

The controlling plan proposes the construction of an automotive dealership on the northern portion of the property, aligning with the existing Mercedes-Benz building to the north. Site access will be provided from Madison Avenue to the west, along with internal connections to the adjacent Mercedes-Benz dealership. The existing Tract C will be replatted with this Final Plat application to meet current standards and the updated configuration of the site.

The proposed Final Plat conforms to the previously approved Preliminary Plat and complies with the lot and building standards set forth in Section 88-140 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-140)	Yes	Yes	Proposed Final Plat is in conformance with the Preliminary Plat which was reviewed and approved against Section 88-140.
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 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-2024-00030

Project: State Line Station- Unit 4 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 final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
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 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-2024-00030.

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

4. Obtain Major Infrastructure Permit, which shall be a Bonded permit to construct modify or connect to public infrastructure prior to starting work in the right of way and prior to recording the plat. This work may include Sanitary, Storm, Street, Stream Buffer, and/or Street Lighting. An email will be sent with additional instructions on required items that must be submitted prior to obtaining the permit. The Land Development Permit Group can be found on the 5th floor, City Hall, 414 E. 12th Street, Kansas City Missouri, 64106 (816) 513-2551.

COUNTY RECORDING INFORMATION

Plat Dedication:

STATE LINE STATION - UNIT 4

Private Open Space:

None Required

Record As:

Plat

Vincent E. Brice
Jackson County Assessment Department

SURVEYOR:
BHC
712 State Ave
Kansas City, Kansas 66101
913-371-5300

DEVELOPER:
SLAGGIE ARCHITECTS
4600 Madison Avenue, Suite 350
Kansas City, MO 64112
816-756-1958

OWNER
TRIDENT KANSAS CITY, LLC
c/o Soave Automotive Group
9415 W. 65th Street
Merriam, KS 66203
913-677-3300

PARENT DESCRIPTION: QUIT CLAIM DEED INS. 2016E0046573
Lots 2 and 3, STATE LINE STATION - UNIT 3 and a Replat of Tract A & Tract C State Line Station, a subdivision in Kansas City, Jackson County, Missouri.

SURVEYOR'S DESCRIPTION:

A Tract of land being all of Lot 2, and Lot 3, STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION, a subdivision on land in the City of Kansas City, Jackson County, Missouri, recorded October 20th, 2009, as Instrument Number 2009E0105720, in Book 1129, Page 8, said Tract as surveyed by Joseph H. McLaughlin by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the South line of Lot 3, STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION, having a bearing of North 86° 35' 02" West, referenced to the Missouri State Plane Coordinate System, West Zone, NAD83.)

BEGINNING at the Northeast corner of Lot 2, STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION, monumented by a found 1/2-inch reinforcing rod, with a cap stamped CF&S 1999141100;

Thence Southeasterly on a non-tangent curve to the left, having a radius of 2974.79 feet, an arc length of 262.57 feet, said curve having a chord bearing of South 03° 05' 45" East, and a chord distance of 262.49 feet on the East line of said Lot 2, to a found 1/2-inch reinforcing rod, with a cap stamped CF&S CLS 80;

Thence South 05° 34' 09" East, 318.15 feet, on the East line of said Lot 2, and Lot 3, STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION, to the Southeast corner of said Lot 3, and a found 1/2-inch reinforcing rod with an unreadable yellow cap;

Thence North 86° 35' 02" West, 715.23 feet, on the South line of said Lot 3, to the Southwest corner of said Lot 3;

Thence Northeasterly on a non-tangent curve to the right, having a radius of 968.00 feet, an arc length of 121.64 feet, said curve having a chord bearing of North 03° 58' 23" East, and a chord distance of 121.56 feet, on the West line of said Lot 3;

Thence North 07° 34' 22" East, 193.90 feet, on the West line of said Lot 2 and said Lot 3;

Thence Northeasterly on a tangent curve to the right, having a radius of 1970.00 feet, an arc length of 290.55 feet, said curve having a chord bearing of North 11° 47' 54" East, and a chord distance of 290.29 feet, on the West line of said Lot 2, to the Northwest corner of said Lot 2;

Thence South 73° 58' 57" East, 121.50 feet, on the North line of said Lot 2;

Thence South 86° 30' 45" East, 459.58 feet, continuing on the North line of said Lot 2, to the POINT OF BEGINNING, said Tract containing 378,508 square feet or 8.6893 acres.

GENERAL NOTES

- Basis of Bearings: North 86° 35' 02" West along the South line of STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION, referenced to the Missouri State Plane Coordinate System, West Zone (NAD83).
- This survey is based on field work completed on or before the date shown in the title block or the following plats:
 - The plat of "STATE LINE STATION - UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION" recorded October 20, 2009 and filed as Instrument Number 2009E0105720 in Book 1129, Page 8.
 - The plat of "BI-STATE BUSINESS PARK, THIRD PLAT" recorded January 17, 2019 and filed as Instrument Number 19E0003846 in Book 1181, Page 1.
- This Tract contains 378,508 square feet or 8.6893 acres.
- Accuracy standard of this survey: Type Urban.
- This property appears to lie within Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) OR Flood Zone "D" (Areas in which flood hazards are undetermined, but possible), as shown on the JACKSON COUNTY, MISSOURI AND INCORPORATED AREAS Flood Insurance Rate Map (F.I.R.M.).

- This Tract contains 378,508 square feet or 8.6893 acres.
- Accuracy standard of this survey: Type Urban.

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Map Number: 29095C0388G
Panel No: 388 of 625
Map Revised Date: January 20, 2017

- Closure Summary
Precision: 1 part in 37339.028"
Error Distance: 0.067'
Error Direction: North 77° 02' 19" West
Perimeter: 2483.12'

SURVEYOR'S NOTES

- Lack of right of access for ingress and egress to the Highway now known as relocated Route 150 from the subject properties, taken and condemned by the City of Kansas City, Missouri in case no. 16CV97-24749 in the circuit court of Jackson County, Missouri at Kansas City, notice of which is provided by the Instrument recorded March 11, 1999 as Document Number 1999K0013541, as assigned to the State of Missouri by the Instrument recorded December 24, 2002 as Document Number 2002K0085051.

LEGEND

○

Found Survey Monument

⊙

Center Line

R=

Radius

L=

Arc Length

CB

Chord Bearing

CD

Chord Distance

R/W

Right-of-Way

(M)

Monumented

(P)

Platted

BK.

Book

PG.

Page

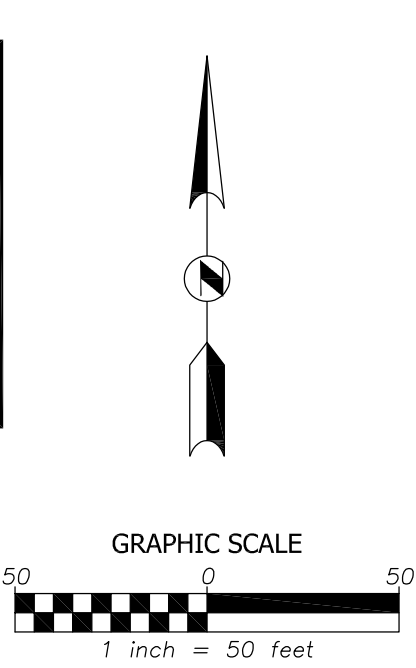
INS.

Instrument Number

Not To Scale

////

Limits of No Access



PLAT DEDICATION

I, the undersigned proprietor of the tract of land described on this document have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as "STATE LINE STATION - UNIT 4".

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.

STORM WATER DETENTION DEDICATION

Tract A shall serve as the detention facility for all of the Lots on STATE LINE UNIT 4. The extent and direction of which are shown on the accompanying plat, is hereby dedicated to the City of Kansas City, Jackson County, Missouri, and their successors and assigns.
MAINTENANCE OF TRACT: Tract A is to be used for a storm water 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, recorded simultaneously with this plat

VACATIONS

LOT LINE: The South line of Lot 2, also being the North line of Lot 3 STATE LINE STATION UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION, recorded as Instrument Number 09E0105720, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

BUILDING SETBACK: Two 20 feet building setback lines created by plat STATE LINE STATION UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION, recorded as Instrument Number 2009E0105720, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

PARKING SETBACK: Two 10 feet building setback lines created by plat STATE LINE STATION UNIT 3 AND A REPLAT OF TRACT A & TRACT C STATE LINE STATION, recorded as Instrument Number 09E0105720, as shown on the accompanying plat, is hereby vacated by agreement with the City of Kansas City.

EXECUTION

IN TESTIMONY WHEREOF: the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 2024.

By: _____
Trident Kansas City, LLC
Title: _____

ACKNOWLEDGEMENT

STATE OF
COUNTY OF }

On this ____ day of _____, 2024, before me, a Notary Public, personally appeared _____, of Trident Kansas City, LLC, to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date last above written.

Notary Public: _____

CITY APPROVAL

CITY PLAN COMMISSION PUBLIC WORKS

Approved Date: _____
Case Number: _____
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__.

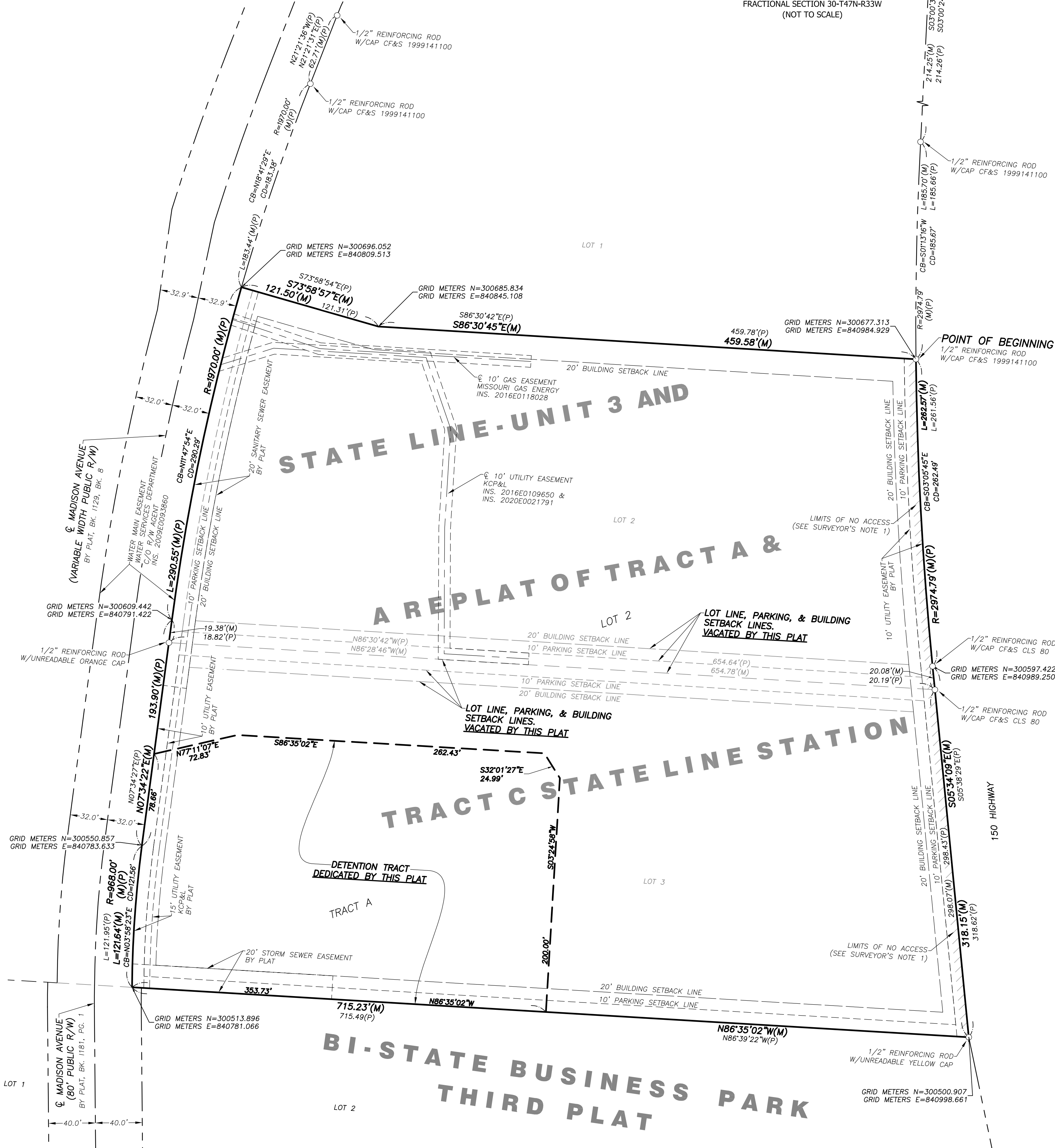
Mayor
Quinton Lucas
City Clerk
Marilyn Sanders

SURVEYOR'S STATEMENT

This survey was executed in accordance with the Missouri STANDARDS FOR PROPERTY BOUNDARY SURVEYS as set forth in Chapter 16 of the Rules of Department of Insurance, Financial Institutions and Professional Registration, Division 2030 - Missouri Board for Professional Land Surveyors. (See Title Block for date, seal and signature.)

BHC, MO CLS 2006009875-F
Joseph H. McLaughlin, PLS - 2012018392

Final Plat of:
STATE LINE STATION - UNIT 4
A REPLAT OF LOT 2 AND LOT 3,
STATE LINE STATION - UNIT 3 AND
A REPLAT OF TRACT A & TRACT C STATE LINE STATION
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



Client:

Project:

SLAGGIE ARCHITECTS
4600 MADISON AVENUE
SUITE 350
KANSAS CITY, MO 64112

Final Plat of:
STATE LINE STATION - UNIT 4
A REPLAT OF LOT 2 AND LOT 3
STATE LINE STATION - UNIT 3 AND
A REPLAT OF TRACT A & TRACT C STATE LINE STATION
IN THE CITY OF KANSAS CITY, JACKSON CO., MO

Project No: 043470

Field Crew: ZL/BB

Field Date: 2024/08/12

Drawn By: GJW

Issue Date: 2025/01/21

Sheet: 1 OF 1

Checked

Drawn

Rev.

Date

Description

JHM

GJW

1

12/04/2024

ADDRESSED COMMENTS FROM CFD-STAFF REVIEW