

# CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00032

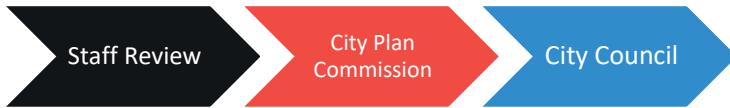
REPLAT OF LOT 3 AND LOT 7, ZONA ROSA 5TH PLAT



December 17, 2025

## Docket # C1

## Approval Process



### Request

Final Plat

### Applicant

Jacob Hodson  
Olsson

### Owner

Scott Zigler  
Trademark Property Company

### Site Information

Location	8640 N Dixson Ave
Area	13 Acres
Zoning	B3-3
Council District	1 <sup>st</sup>
County	Platte
School District	Park Hill

### Surrounding Land Uses

North: B3-3, Commercial  
South: B3-3, Commercial  
East: B3-3, Commercial  
West: B3-3, Commercial

### Land Use Plan

The Line Creek 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

No streets within or adjacent to this plat are identified on the Major Street Plan.

### Overview

The applicant seeks to gain approval of a Final Plat in District B3-3 (commercial) on about 7.4 acres generally located at northeast corner of Northwest Prairie View Road and North Congress Ave.

### Existing Conditions

The subject site is currently developed. It is within the existing Zona Rosa Development. There is a regulated stream that is adjacent to the subject site but not encompassed with this plat.

### 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-2025-00148- A request to approve a preliminary plat in Districts B3-3 and R-2.5, creating a mixed used multi-tenant building, on about 7.4 acres generally located on the north sides of NW Prairie View Road and NW 87th Terrace, between N. Winter Avenue on the east and N. Dixson Avenue on the west, approved October 5, 2025.

### Project Timeline

The application for the subject request was filed on November 8, 2025. No scheduling deviations have occurred.

### Professional Staff Recommendation

Docket # C1 Approval Subject to Conditions

## VICINITY MAP



## PLAT REVIEW

The request is to consider approval of a Final Plat in District B3-3 (commercial) on about 7.4 acres generally located at northeast corner of Northwest Prairie View Road and North Congress Ave to allow for the creation of two lots for the purposes of a commercial development. This subdivision was approved in Case No. CD-CPC-2025-00148 which served as the Preliminary Plat. The Preliminary Plat proposed to create a new lot separating an existing commercial building so that it can be further subdivided through a Condominium Plat in a separate application. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

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.

## PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	Proposed Final Plat is in conformance with the controlling Preliminary Plat.

## 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

Report Date: December 11, 2025

Case Number: CLD-FnPlat-2025-00032

Project: REPLAT OF LOT 3 AND LOT 7, ZONA ROSA 5TH PLAT

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*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 shall 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 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2025-00032.

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

4. Controlling plan conditions shall still be in effect.

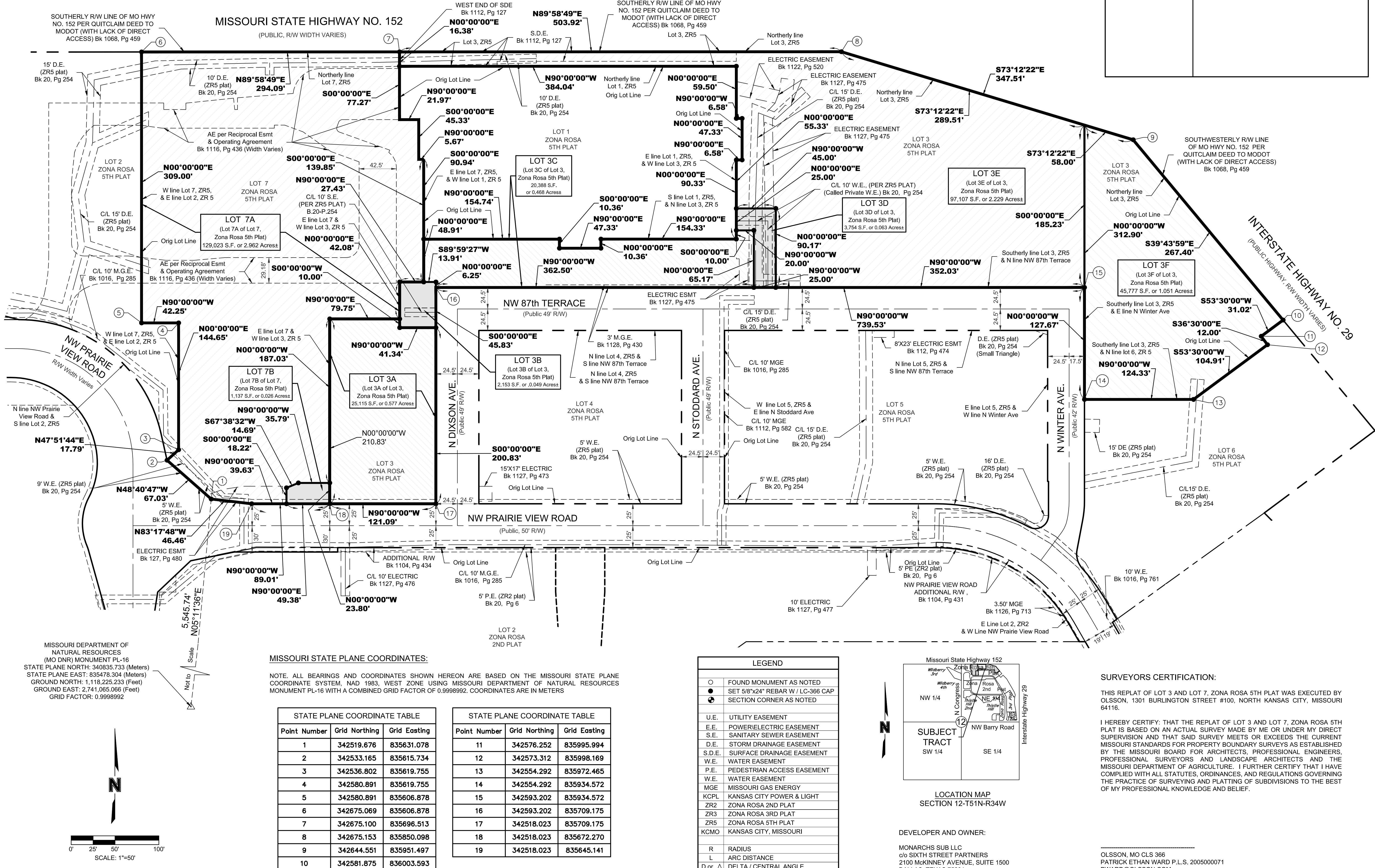
## FINAL PLAT

REPLAT OF LOT 3 AND LOT 7,

ZONA ROSA 5TH PLAT

NW Barry Road and Interstate Highway 29  
Section 12, Township 51 North, Range 34 West  
Kansas City, Platte County, MissouriRecorded as:  
Plat

Reserved for County Recording Stamp



**FINAL PLAT**  
Replat of Lot 3 and Lot 7, Zona Rosa 5th Plat  
NW Barry Road and Interstate Highway 29  
Section 12, Township 51 North, Range 34 West  
Kansas City, Platte County, Missouri

REV. NO.	DATE	REVISIONS DESCRIPTION
1	12-05-2025	Removed Building Details - Address comments

drawn by: Bal  
surveyed by: KP-JJ  
checked by: Bal-MJS-PEN  
approved by: PEW  
OA/CC by: MJS  
project no: 026-02860  
file: V-FPLatL3-7 ZRS 02503850  
date: 11-06-2025

