

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00032

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



KANSAS CITY
Planning & Dev

December 17, 2025

Docket # C1

Request

Final Plat

Applicant

Jacob Hodson
Olsson

Owner

Scott Zigler
Trademark Property Company

Site Information

Location	8640 N Dixon Ave
Area	13 Acres
Zoning	B3-3
Council District	1 st
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.

Approval Process



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. Dixon Avenue on the west, approved October 5, 2025.

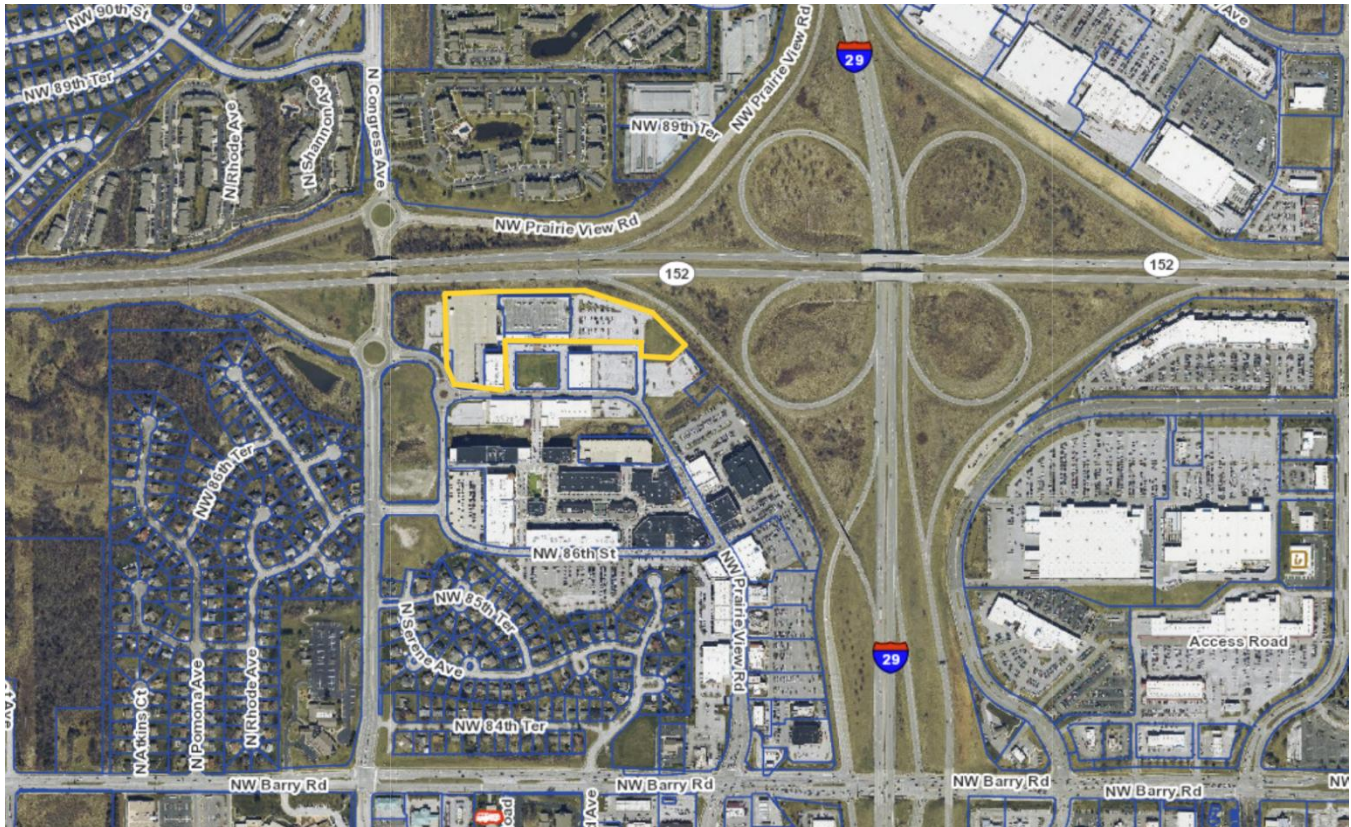
Project Timeline

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

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

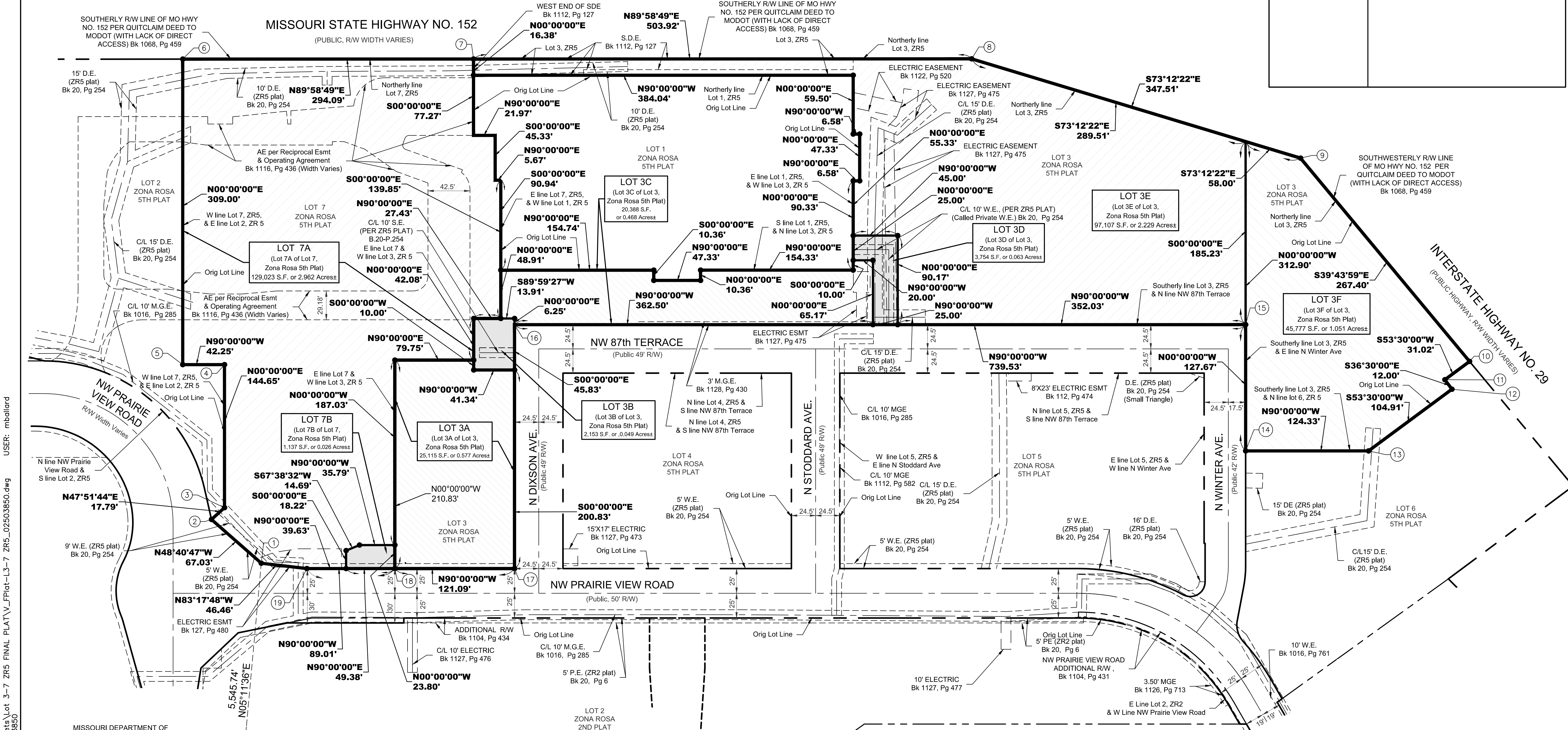
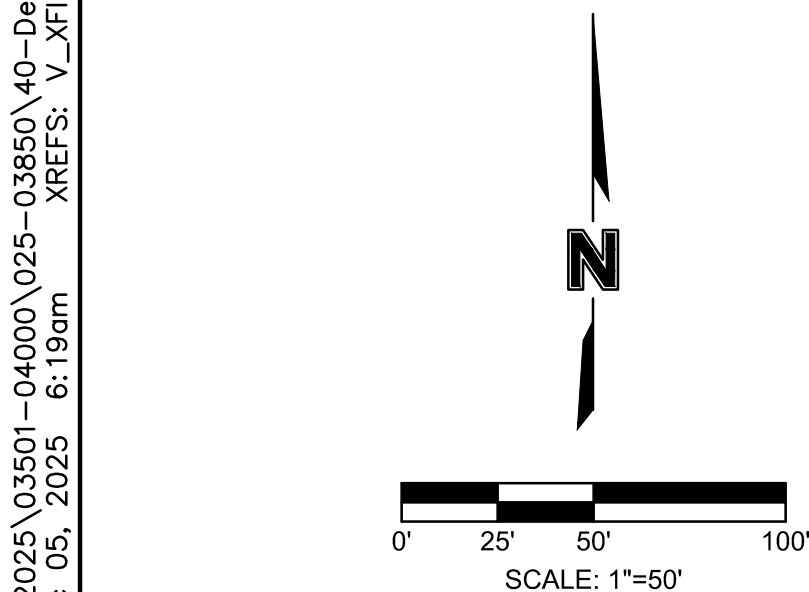
1. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated 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.

DWG: F:\2025\03501-04000\025-03850\40-Design\Survey\SRVY Sheets\Lot 3-7 ZR5 FINAL PLAT.V_FPlot-L3-7 ZR5_02503850.dwg
DATE: Dec 05, 2025 6:19pm
USER: mballard
XREFS: V_FINAL PLAT_BNDY_02503850

MISSOURI DEPARTMENT OF NATURAL RESOURCES (MO DNR) MONUMENT PL-16
STATE PLANE NORTH: 340635.733 (Meters)
STATE PLANE EAST: 835478.304 (Meters)
GROUND NORTH: 1.118,225.233 (Feet)
GROUND EAST: 2.741,065.066 (Feet)
GRID FACTOR: 0.9998992



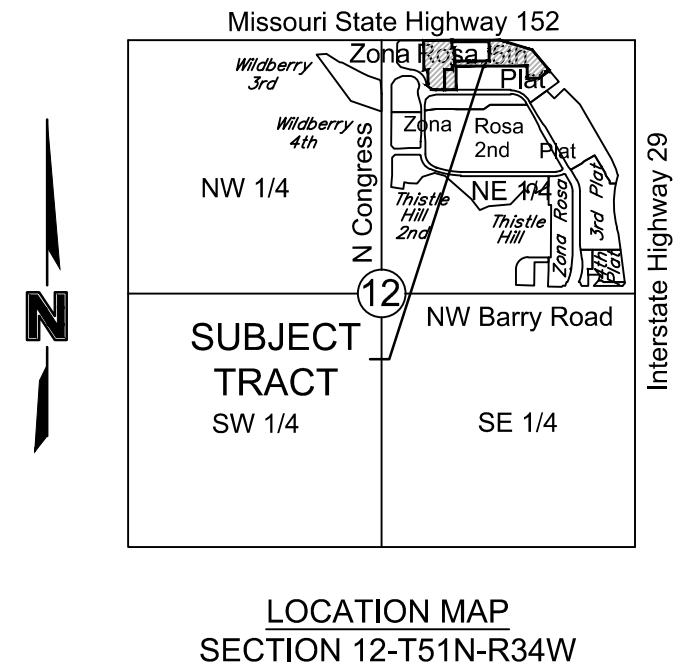
MISSOURI STATE PLANE COORDINATES:

NOTE: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT PL-16 WITH A COMBINED GRID FACTOR OF 0.9998992. COORDINATES ARE IN METERS

STATE PLANE COORDINATE TABLE			
Point Number	Grid Northing	Grid Easting	
1	342519.676	835631.078	
2	342533.165	835615.734	
3	342536.802	835619.755	
4	342580.891	835619.755	
5	342580.891	835606.878	
6	342675.069	835606.878	
7	342675.100	835696.513	
8	342675.153	835850.098	
9	342644.551	835951.497	
10	342581.875	836003.593	

STATE PLANE COORDINATE TABLE			
Point Number	Grid Northing	Grid Easting	
11	342576.252	835995.994	
12	342573.312	835998.169	
13	342554.292	835972.465	
14	342554.292	835934.572	
15	342593.202	835934.572	
16	342593.202	835709.175	
17	342518.023	835709.175	
18	342518.023	835672.270	
19	342518.023	835645.141	

LEGEND	
	FOUND MONUMENT AS NOTED
	SET 5/8"x24" REBAR W / LC-366 CAP SECTION CORNER AS NOTED
U.E.	UTILITY EASEMENT
E.E.	POWER/ELECTRIC EASEMENT
S.E.	SANITARY SEWER EASEMENT
D.E.	STORM DRAINAGE EASEMENT
S.D.E.	SURFACE DRAINAGE EASEMENT
W.E.	WATER EASEMENT
P.E.	PEDESTRIAN ACCESS EASEMENT
W.E.	WATER EASEMENT
MGE	MISSOURI GAS ENERGY
KCPL	KANSAS CITY POWER & LIGHT
ZR2	ZONA ROSA 2ND PLAT
ZR3	ZONA ROSA 3RD PLAT
ZR5	ZONA ROSA 5TH PLAT
KCMO	KANSAS CITY, MISSOURI
R	RADIUS
Δ	ARC DISTANCE
D or Δ	DELTA / CENTRAL ANGLE



DEVELOPER AND OWNER:

MONARCHS SUB LLC
c/o SIXTH STREET PARTNERS
2100 MCKINNEY AVENUE, SUITE 1500
DALLAS, TEXAS 75201
ATTN: SCOTT ZIGLER, GENERAL MANAGER

SURVEYORS CERTIFICATION:

THIS REPLAT OF LOT 3 AND LOT 7, ZONA ROSA 5TH PLAT WAS EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE REPLAT OF LOT 3 AND LOT 7, ZONA ROSA 5TH PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION 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, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OLSSON, MO CLS 366
PATRICK ETHAN WARD P.L.S. 2005000071
PWARD@OLSSON.COM

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

drawn by: Bal
surveyed by: KP-GJ
checked by: Bal-MJB-PEW
approved by: PEW
QA/QC by: MJB
project no.: 025-03850
file: V-FPlot-L3-7 ZR5_02503850
date: 11-08-2025

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

Recorded as:
Plat

Reserved for County Recording Stamp

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1688
www.olsson.com

DWG: F:\2025\03501-04000\025-03850\40-Design\Survey\SRVY_Sheets\Lot_3-7_ZRS_FINAL_PLAT\V_FPlat-L3-7_ZRS_02503850.dwg
DATE: Dec 05, 2025 6:19am
USER: mballard
XREFS: V_FINAL_PLAT_BNDY_02503850

PROPERTY DESCRIPTION:

ALL OF LOT 3 AND LOT 7, ZONA ROSA 5TH PLAT, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, CONTAINING 323,454 SQUARE FEET OR 7.425 ACRES MORE OR LESS, INCLUDING 323,454 SQUARE FEET OR 7.425 ACRES MORE OR LESS OF REPLATTED AREA.

SURVEYORS NOTES:

1. PROPERTY REFERENCED HEREIN HAS BEEN TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S, COMMITMENT NO. NCS-1275557-KCTY, DATED SEPTEMBER 02, 2025 AT 8:00 A.M. ALL OF THE EASEMENTS AS REFERENCED IN THIS COMMITMENT THAT CROSS THE SUBJECT PROPERTY HAVE BEEN SHOWN AND LABELED HEREIN.

NOTE: THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION. DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS, IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BASIS OF BEARINGS: HELD THE NORTH LINE OF LOT 3, ZONA ROSA 5TH PLAT, ALSO BEING THE SOUTH LINE OF MISSOURI STATE HIGHWAY NO. 152 AS HAVING A BEARING OF NORTH 89°58'49" EAST (MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE). THESE BEARINGS MATCH THE RECORDED PLAT OF ZONA ROSA 5TH PLAT, RECORDED NOVEMBER 27, 2007, AS DOCUMENT NO. 18222, IN BOOK 20, AT PAGE 254 IN THE OFFICE OF THE RECORDER OF DEEDS OF PLATTE COUNTY, MISSOURI, ALL BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 52 NORTH, RANGE 34 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN KANSAS CITY, PLATTE COUNTY, MISSOURI.

3. THE RECORD DESCRIPTION OF THE PROPERTY AS REFERENCED HEREIN FORMS A MATHEMATICALLY CLOSED FIGURE.

4. THERE ARE NO GAPS OR GORES BETWEEN THE SUBJECT PROPERTY AND ITS ADJOINING PROPERTIES.

5. LOT 3, ZONA ROSA 5TH PLAT IS UNDER THE OWNERSHIP OF MONARCHS SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY. LOT 7 IS AN EXISTING PARKING GARAGE AND IS UNDER THE OWNERSHIP OF PLATTE COUNTY, MISSOURI SOUTH TRANSPORTATION DEVELOPMENT DISTRICT I, A MISSOURI TRANSPORTATION DEVELOPMENT DISTRICT FORMED UNDER THE MISSOURI TRANSPORTATION DEVELOPMENT ACT.

6. THE OVERALL SUBJECT PROPERTY ADJOINS MISSOURI STATE HIGHWAY NO. 152 (NO DIRECT ACCESS) ON THE NORTHERLY AND NORTHEASTERLY SIDE, INTERSTATE HIGHWAY NO. 29 (NO DIRECT ACCESS) ON PART OF THE NORTHEASTERLY SIDE, NW 87TH TERRACE ON PART OF THE SOUTH SIDE, N WINTER AVENUE ON PART OF THE EAST SIDE, N DIXON AVENUE ON A PART OF JOG ON THE EASTERLY SIDE AND NW PRAIRIE VIEW ROAD ON PART OF THE SOUTHERLY SIDE. ALL OF THESE STREETS OR HIGHWAY ARE PUBLIC RIGHT-OF-WAYS AND HAVE DIRECT ACCESS EXCEPT FOR MISSOURI STATE HIGHWAY NO. 152 AND INTERSTATE HIGHWAY NO. 29.

7. THE TERM "PLAT" REFERS TO ZONA ROSA 5TH PLAT (REFERENCED HEREIN AS ZR5) RECORDED NOVEMBER 27, 2007, AS DOCUMENT NO. 18222, IN BOOK 20, AT PAGE 254.

8. PLAT AND LOT AREAS ARE AS FOLLOWS:

LOT 3A - CONTAINS 25,115 S.F. OR 0.577 ACRES MORE OR LESS.
LOT 3B - CONTAINS 2,153 S.F. OR 0.049 ACRES MORE OR LESS.
LOT 3C - CONTAINS 20,388 S.F. OR 0.468 ACRES MORE OR LESS.
LOT 3D - CONTAINS 2,754 S.F. OR 0.063 ACRES MORE OR LESS.
LOT 3E - CONTAINS 97,107 S.F. OR 2.229 ACRES MORE OR LESS.
LOT 3F - CONTAINS 45,777 S.F. OR 1.051 ACRES MORE OR LESS

LOT 7A - CONTAINS 129,023 S.F. OR 2.962 ACRES MORE OR LESS.
LOT 7B - CONTAINS 1,137 S.F. OR 0.026 ACRES MORE OR LESS.

LOT 3 TOTAL - CONTAINS 193,294 S.F. OR 4.437 ACRES MORE OR LESS.
LOT 7 TOTAL - CONTAINS 130,160 S.F. OR 2.988 ACRES MORE OR LESS.
LOT 3 AND LOT 7 TOTAL - CONTAINS 323,454 S.F. OR 7.425 ACRES MORE OR LESS.

LOT 3C, LOT 3E AND LOT 7B:

LOTS 3B, 3D AND 7B WERE CREATED DUE TO ISSUES WITH EXITING WATERLINES ON THE SITE. EACH PROPERTY MUST HAVE DIRECT ACCESS TO WATER LINES EITHER THROUGH ITS OWN PROPERTY OR BY ADJOINING STREET RIGHT-OF WAY. THERE ARE THREE CASES WHERE THE EXISTING WATER LINES CROSS ADJOINING PROPERTIES BEFORE ENTERING EACH PROPERTY. THIS CREATED THE NEED FOR THE FOLLOWING LOTS TO BE CREATED.

LOT 3B

LOT 3B IS CURRENTLY SITUATED ON PART OF LOT 3, ZONA ROSA 5TH PLAT AND CONTAINS EXISTING WATER LINES THAT SUPPLY LOT 7, ZONA ROSA 5TH PLAT.

LOT 3D

LOT 3D IS CURRENTLY SITUATED ON PART OF LOT 3, ZONA ROSA 5TH PLAT AND CONTAINS EXISTING WATER LINES THAT SUPPLY LOT 1, ZONA ROSA 5TH PLAT.

LOT 7B

LOT 7B IS CURRENTLY SITUATED ON PART OF LOT 7, ZONA ROSA 5TH PLAT AND CONTAINS EXISTING WATER LINES THAT SUPPLY LOT 3, ZONA ROSA 5TH PLAT.

PLAT AND LOT AREA SUMMARY		
Lot 3A	25,115 S.F.	0.577 Acres±
Lot 3B	2,153 S.F.	0.049 Acres±
Lot 3C	20,388 S.F.	0.468 Acres±
Lot 3D	2,754 S.F.	0.063 Acres±
Lot 3E	97,107 S.F.	2.229 Acres±
Lot 3F	45,777 S.F.	1.051 Acres±
Lot 7A	129,023 S.F.	2.962 Acres±
Lot 7B	1,137 S.F.	0.026 Acres±
Lot 3 Total	193,294 S.F.	4.437 Acres±
Lot 7 Total	130,160 S.F.	2.988 Acres±
Lot 3 & 7	323,454 S.F.	7.425 Acres±

FINAL PLAT DATA		
LAND AREA	AREA	
Total Land Area	323,454 S.F.	7.425 Acres±
Land Area for Proposed & Existing Right-of-Way	0 S.F.	0 Acres±
Net Land Area	323,454 S.F.	7.425 Acres±
PLAT AREA	COUNT	
Number of Lots	8 Lots	
Number of Tracts	0 Tracts	

PLAT DEDICATION:

THE UNDERSIGNED OWNERS 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 AND PLAT SHALL HEREAFTER BE KNOWN AS:

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

RIGHT OF ENTRANCE: THE SUBDIVISION OF ZONA ROSA 5TH PLAT GRANTED THE RIGHT OF INGRESS AND EGRESS AND TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY. THE RIGHT WAS 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 UNITED STATES POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS. RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO MISSOURI STATE HIGHWAY NO. 152 OR TO INTERSTATE HIGHWAY NO. 29 FROM ANY LOT IS PERMITTED.

CROSS ACCESS: THE RIGHT OF INGRESS AND EGRESS BETWEEN ALL LOTS ESTABLISHED BY THE PLAT OF ZONA ROSA 5TH PLAT WAS GRANTED BY THE PLAT. THE RIGHT OF INGRESS AND EGRESS TO AND FROM NW PRAIRIE VIEW ROAD ACROSS THE LOTS ESTABLISHED BY THIS PLAT WAS GRANTED BY THE PLAT. THE RIGHT OF INGRESS AND EGRESS TO AND FROM ANY NEW STREET RIGHT OF WAY THAT WAS DEDICATED WITH THE PLAT, ACROSS THE LOTS ESTABLISHED BY THE PLAT WAS ALSO GRANTED BY THE PLAT OF SAID ZONA ROSA 5TH PLAT

AVIATION AND NOISE DISCLOSURE: AVIATION AND NOISE EASEMENTS OVER THE ZONA ROSA 5TH PLAT PROPERTY WAS GRANTED BY DOCUMENT NO. 6872, IN BOOK 1102, AT PAGE 967

BUILDING HEIGHT RESTRICTION: THE FOLLOWING LANGUAGE WAS TAKEN FROM THE PLAT OF ZONA ROSA 5TH PLAT. THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHT BUILDING HEIGHT RESTRICTION: ZONE MAP, DOCUMENT NO. 138-27, DATED MARCH 1982 AND IS WITHIN THE TRANSITIONAL SURFACE AND ILS APPROACH SURFACE. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED ELEVATION 1100 TO 1140 (USGS DATUM).

STREET DEDICATION: THE FOLLOWING LANGUAGE WAS TAKEN FROM THE PLAT OF ZONA ROSA 5TH PLAT. STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT OF WAY ARE HEREBY DEDICATED. THE STREET LIGHTS LOCATED WITHIN THIS PLAT SHALL BE MAINTAINED BY THE OWNERS OF THE STREET LIGHT MAINTENANCE: LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE AGREEMENT TO MAINTAIN DECORATIVE LIGHTS IN PUBLIC RIGHT-OF-WAY BEING RECORDED SIMULTANEOUSLY WITH THIS PLAT.

NOTE: THERE ARE NO ADDITIONAL PUBLIC OR PRIVATE STREET RIGHT-OFWAY BEING DEDICATED WITH THIS REPLAT.

FLOODPLAIN: ACCORDING TO THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NUMBER 29095C0043G, DATED JANUARY 20, 2017, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE X.

ZONING: ACCORDING TO THE CITY OF KANSAS CITY, MISSOURI ONLINE WEBSITE, THE SUBJECT PROPERTY IS ZONED B3.3/R2.5. B 3.3 IS COMMUNITY BUSINESS B3.3 AND R 2.5 IS RESIDENTIAL 2.5.

OWNERSHIP OF LOT 7, ZONA ROSA 5TH PLAT

IN WITNESS WHEREOF:

PLATTE COUNTY, MISSOURI SOUTH TRANSPORTATION DEVELOPMENT DISTRICT I, A MISSOURI TRANSPORTATION DEVELOPMENT DISTRICT FORMED UNDER THE MISSOURI TRANSPORTATION DEVELOPMENT ACT, OWNER OF ALL OF LOT 7, ZONA ROSA 5TH PLAT, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, HAS HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2025.

PLATTE COUNTY, MISSOURI SOUTH TRANSPORTATION DEVELOPMENT DISTRICT I, A MISSOURI TRANSPORTATION DEVELOPMENT DISTRICT FORMED UNDER THE MISSOURI TRANSPORTATION DEVELOPMENT ACT

BY: _____

PRINT NAME AND TITLE

STATE OF _____

COUNTY OF _____

SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ AS _____ OF PLATTE COUNTY, MISSOURI SOUTH TRANSPORTATION DEVELOPMENT DISTRICT I, A MISSOURI TRANSPORTATION DEVELOPMENT DISTRICT FORMED UNDER THE MISSOURI TRANSPORTATION DEVELOPMENT ACT AND KNOWS TO ME TO THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID PLATTE COUNTY, MISSOURI SOUTH TRANSPORTATION DEVELOPMENT DISTRICT I, AS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERSHIP OF LOT 3, ZONA ROSA 5TH PLAT

IN WITNESS WHEREOF:

MONARCHS SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF ALL OF LOT 3, ZONA ROSA 5TH PLAT, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI, HAS HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 2025.

MONARCHS SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME AND TITLE

STATE OF _____

SS:

COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME _____ AS _____ OF MONARCHS SUB, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND KNOWN TO ME TO THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY AS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY PLAN COMMISSION:

APPROVAL DATE: _____

CASE NUMBER: _____

PUBLIC WORKS:

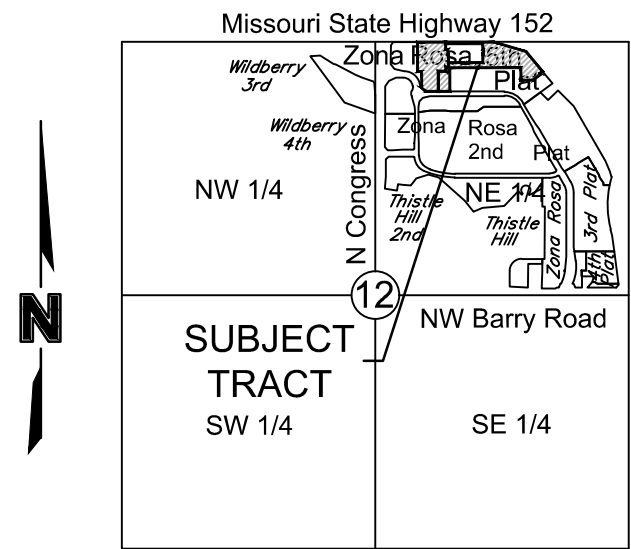
MICHAEL J. SHAW
DIRECTOR OF PUBLIC WORKS

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. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____.

MAYOR
QUINTON LUCAS

CITY CLERK
MARILYN SANDERS



LOCATION MAP
SECTION 12-T51N-R34W

DEVELOPER AND OWNER:

MONARCHS SUB LLC
c/o SIXTH STREET PARTNERS
2100 MCKINNEY AVENUE, SUITE 1500
DALLAS, TEXAS 75201
ATTN: SCOTT ZIGLER, GENERAL MANAGER

SURVEYORS CERTIFICATION:

THIS REPLAT OF LOT 3 AND LOT 7, ZONA ROSA 5TH PLAT WAS EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE REPLAT OF LOT 3 AND LOT 7, ZONA ROSA 5TH PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION 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, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

OLSSON, MO CLS 366
PATRICK ETHAN WARD P.L.S. 2005000071
PWARD@OLSSON.COM

olsson

Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592
1301 Burlington Street
North Kansas City, MO 64116
TEL 816.361.1177
FAX 816.361.1688
www.olsson.com

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

REVISIONS

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

drawn by: _____ Bal
surveyed by: _____ KP-GJ
checked by: _____ Bal-MJB-PEW
approved by: _____ PEW
QA/QC by: _____ MJB
project no.: _____ 025-03850
file: V-FPlat-L3-7_ZRS_02503850
date: 11-08-2025

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