



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

December 18, 2024

**Project Name**

Tilden Station

**Docket # 7****Request**

CD-CPC-2024-00156

**Applicant**

Daniel Snead  
Wallace Design Collectives

**Owner**

Martin City Venture, LLC

Location 1 E. 135<sup>th</sup> Street  
Area About 28 Acres  
Zoning District M3-5  
Council District 6<sup>th</sup>  
County Jackson  
School District Grandview

**Surrounding Land Uses**

North: zoned B2-2, US Postal Services and KC Running Co.  
South: zoned M3-5, mixed industrial uses.  
East: zoned M1-5/ M3-5, commercial/ industrial uses.  
West: zoned m3-5, mixed industrial uses.

**Land Use Plan**

The Martin City Area Plan recommends Commercial/ Industrial land use for the subject property. The request conforms to this recommendation.

**Major Street Plan**

The City's Major Street Plan classifies E. 135<sup>th</sup> Street as an Activity Street with 2 lanes in each directions.

**APPROVAL PROCESS****SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a rezoning from District M3-5 to District UR (Urban Redevelopment), and approval of a development plan which also serves as a preliminary plat allowing for a mix of uses that includes residential, office, and manufacturing, on 3 lots, on about 28 acres.

**PROJECT TIMELINE**

The application for the subject request was filed on 10/13/2024. Scheduling deviations from 2024 Cycle #12.1 have occurred.  
- Further discussion with the EDC regarding proposed UR boundary.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The subject property lies within Center Planning and Development Council. Notice of the public hearing was sent to the neighborhood association and surrounding properties within 300 feet.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on November 26, 2024. A summary of the meeting is attached to the staff report, see Attachment #3."

**EXISTING CONDITIONS**

The 28-acre project site is home to the Martin City Sports Complex. The remainder of the parcel which used to be a golf driving range is currently undeveloped. There is a regulated stream along the southerly property line. Surrounding land uses include existing mixed commercial uses along E. 135<sup>th</sup> Street. The rest of the parcel is surrounded by a mix of industrial uses.

**CONTROLLING + RELATED CASES**

None

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #7 Recommendation – Approval subject to conditions.



**PLAN ANALYSIS**

**\*indicates adjustment/deviation requested**

<b>Standards</b>	<b>Applies</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-140)	YES	NO	To be reviewed with Project Plan.
Parking and Loading Standards (88-420)*	YES	NO	To be reviewed with Project Plan.
Landscape and Screening Standards (88-425)	Yes	NO	To be reviewed with Project Plan
Outdoor Lighting Standards (88-430)	YES	NO	To be reviewed with Project Plan
Sign Standards (88-445)	YES	NO	To be reviewed with Project Plan
Pedestrian Standards (88-450)	Yes	NO	To be reviewed with Project Plan

**SPECIFIC REVIEW CRITERIA**

**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**  
The proposed development plan complies with all standards of the Zoning and Development Code as well as the Maring City Area Plan. (OA)
- B. The proposed use must be allowed in the district in which it is located;**  
Proposed uses will be allowed by the proposed UR and M3-5 Zoning Districts. (OA)
- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**  
Proposed vehicular ingress and egress to and from the site allows for safe and efficient movement subject to staff corrections and conditions. (OA)
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**  
The proposed plan shows on site pedestrian circulation connecting to the public right of way. (OA)
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**  
There is existing public infrastructure serving the site from the perimeter. Additional utilities and infrastructure will be brought to City Standards subject to staff corrections and conditions. (OA)
- F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**  
The developer did not submit a typical building elevation with material descriptions and elevation details. This will require approval of a Project Plan by the City Plan Commission prior to issuance of Building Permit. (OA)
- G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**  
The proposed uses are very similar to those of the surrounding property except for the proposed multifamily residential. Special attention should be paid to screening of this use from the surrounding commercial/ industrial uses. This will require approval of a Project Plan by the City Plan Commission prior to issuance of Building Permit. (OA)

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

The proposed site plan provides an efficient layout for the proposed uses subject to the further review of a Project Plan by the City Plan Commission prior to issuance of Building Permit.. (OA)

**I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

There are limited trees on this site as it was a driving range. There are existing along the stream buffer which will be preserved. (OA)

**ATTACHMENTS**

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommend **APPROVAL subject to conditions** as stated in the conditions report.

Respectfully Submitted,



Olofu Agbaji  
Planner



## Plan Conditions

Report Date: December 13, 2024

Case Number: CD-CPC-2024-00156

Project: Tilden Station

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

1. That the applicant must submit application, gain approval, and record a Final Plat prior to issuance of any Certificate of Occupancy.

*Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / [Olofu.Agbaji@kcmo.org](mailto:Olofu.Agbaji@kcmo.org) with questions.*

2. That the developer resolve all outstanding corrections prior to ordinance request.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
4. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. The developer shall secure approval of a project plan from the City Plan Commission prior to building permit.
7. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy.
8. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.

*Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / [Joseph.Ragsdale@kcmo.org](mailto:Joseph.Ragsdale@kcmo.org) with questions.*

9. Standpipes shall be installed in compliance with NFPA 14. (IFC-2018 § 905.1)
10. 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)
11. 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)
12. Fire lane signage shall be provided on fire access drives. (IFC-2018 § 503.3)
13. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
14. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
15. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
16. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
17. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

*Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.*

18. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
19. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

*Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.*

20. Consider adding reinforcement to the exterior doors of the multi-family units for safety - Items such as steel braces to reinforce wooden door frames or metal door frames have been proven to lower the risk of crimes.
21. Consider all units in the multi-family area to have 180-degree eye viewers which will allow a person to view outside their apartment prior to opening the door.

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

22. 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 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
23. 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.*

24. 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
25. 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.

*Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / sam.akula@kcmo.org with questions.*

26.

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

27. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
28. 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.
29. 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.
30. 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.

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

31. The developer shall dedicate additional right of way [and provide easements], if required, for E. 135th Street as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

32. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
33. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis 816-513-0423  
North of River contact - David Gilyard 816-513-4772
34. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>
35. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.

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

36. The proposed site grading within the existing water main easement shall be reviewed and approved by the KC Water Director or their representative. The site design engineer shall submit a plan and profile with the actual 24" transmission main shown at field located elevations and the proposed and existing grades shown. This grading approval shall be completed prior to any plat recording or building permit issuance.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

37. The developer shall provide a Covenant to Maintain Private Storm Sewer Main acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
38. The internal storm and sanitary sewers shall be private utility mains located within private storm drainage and private sanitary sewer easements and be covered by a Covenant to Maintain Private Storm and Sanitary Sewer Mains acceptable to KC Water.
39. 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.
40. 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.
41. The developer shall provide a Covenant to Maintain Private Sanitary Sewer Main acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
42. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.
43. 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.
44. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
45. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
46. The developer must secure permits to extend private 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.

*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

47. 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.
48. 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.
49. 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.
50. 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.
51. 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.
52. The developer shall provide private storm drainage and sanitary sewer easements for any private mains prior to the issuance of any building permits.



Tilden Station

Public Engagement Meeting Notes

November 26, 2024 at 7:00pm

Trailside Center at 9901 Holmes Rd, Kansas City, MO 64131

The Center Planning and Development Council (neighborhood association umbrella organization) co-president, Joe Nastasi, introduced and provided a summary of the City's requirement for public meetings for certain project types and introduced the project team for the prepared presentation.

Michael Knight, developer, introduced the project location and explained that the proposed rezoning and subdivision were based on the proposed uses. Furthermore, there is an executed development agreement in place with the City for this development to include retail, commercial and residential uses. He explained that this was a high-level conceptual plan at this time and that the project team would be back with detailed plans as they work through the City's approval process.

A meeting attendee asked what the existing surrounding uses were and the previous use of the site.

Michael noted this was the previous Martin City Golf Center location and the surrounding uses included a concrete batch plant, mixed industrial uses, and the post office is directly across the street. The floodplain is located on the south side of the site and stormwater runoff flows to the south side of the site. Michael also gave a brief history on the acquisition of the property.

Josh Lipscomb, civil engineer, presented the surrounding area photos included in the presentation, including the proposed entrance to the development which is located at the northeast corner of the site.

Michael explained the proposed uses based on the lots: the larger lot, Lot 1, would include a 4-story apartment complex with up to 250 apartments served by elevator, plus Class A amenities including pools, indoor and outdoor fitness spaces, club house and more outdoor space. Lot 2, located closest to East 135<sup>th</sup> will be developed as retail/commercial and they have been approached by drive-thru coffee, car wash, oil change companies. This portion of the site can be split to create up to 3 lots. The third lot, located on the west side of the site, could be retail, commercial, athletic type or storage uses.

Michael further explained the proposed site layout pointing out the entrance, emergency entrance, detention, outdoor space areas and the proposed turning lanes. He provided the audience with the project team's contact information if anyone had questions after the meeting.

Michael replied to an audience question regarding the current use of the site and he noted it has been vacant for a long time but has recently heard people have been hunting on it and also there may have been unhoused people camping out on it.

A member of the audience asked for the construction timeline. Michael expects 7-9 months City review process followed by 16 months of construction. He plans to begin construction during the summer of 2025.

Michael clarified that the 250 apartment units would be a mix of 1 bed, 2 bed, and studio units with rents comparable to the surrounding area, based on an audience question. Other audience members added they would love to see patio villas and retirement homes in this area of town.

There were further questions about the use of the southern portion of the site, to which Michael and Daniel Snead explained would be stormwater areas and the floodplain area. Daniel explained there is no construction permitted in the 100-year floodplain and that the city also requires a 75-foot stream buffer in which only certain improvements are permitted. An audience member asked for clarification on why detention ponds are required with the floodplain so close. The development team explained the city requires the ponds to slow down the water coming from the increased impervious area due to development.

There were questions about the existing on-street parking and what would happen to that with the proposed turn lane. The team clarified that the turn lane is required to avoid any traffic back up and the on-street parking would be removed.

One audience member asked if this would include low-income housing. Michael explained the target audience for this development is the commuter work-force looking for a value option with lots of amenities. The audience member noted they did not want to see Section 8 housing and thought the city required it. Michael clarified that his development agreement with the city does not require Section 8 housing and that it was executed prior to the city's requirement for this type of housing.

He further explained the exterior building materials would include stone, brick, metal and that the project would only include surface parking and not a parking garage. The units would include stainless steel appliances and the project would have an outdoor kitchen as an amenity.

An audience member requested locations of previous projects from the developer, which include downtown Kansas City and St. Louis.

There was some discussion about bringing dirt to the site for grading and further discussion on other projects and vacant sites near the project site.

The project presentation concluded at 7:24pm with Michael again sharing the team information.



# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case # CD-CPC-2024-00156

Meeting Date: 11/26/2024

Meeting Location: TRAILSIDE CENTER  
9901 HOLMES RD, KC, MO 64131

Meeting Time (include start and end time): 7:00<sub>pm</sub> → 7:30<sub>pm</sub>

Additional Comments (optional):

## Meeting Sign-In Sheet

### Project Name and Address

TILDEN STATION

1 E 135<sup>TH</sup> STREET

Name	Address	Phone	Email
JOSH LIPSCOMB	10614 W 97 <sup>TH</sup> ST OP, KS 66217	913-963-3017	JOSH.LIPSCOMB C WALLACE DESIGN
Rick Chambers	11310 WORNALL	816-862-2254	RCHAMBERS@ SOUTHKCHAMBERS.COM
Wanda Shufman	center planning Board member		
Vickie Wolgest		913-522-9943	manager@mathincity.org
George Savill		816-935-5985	
Nick Mosakowski	13611 Holmes Rd KCMO	816-942-8900	office@revelkc.com
Brad Zieder	200 E 135 <sup>TH</sup> ST.	816-529-5860	
Tom Wyrsch	9815 Cherry	816-898-7444	KC OUTREACH @ gmail.com

## Meeting Sign-In Sheet

### Project Name and Address

TILDEN STATION

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1 E 135<sup>TH</sup> STREET

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Name	Address	Phone	Email
KELLY WEST	101 W 112TH		Kewest46@gmail.com
Mary West	101 W. 112th		west.mary@yahoo.com
LARRY COOPER	12120 WALNUT ST		
Ann Scroggins	2220 E. Renbidge		
PAUL SCROGGINS	2220 E. Renbidge		
Michael Knuff	1 E 135th St		
Michael Britton	3 E 126th St		
Eddie M.	11212 Holmer		Expressstop@a.net
Moe Muslet	11212 Holmer RD		Moe@Kcfarmfresh.com
MARY NESTEL	34 E 108th TURKUM		

