

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00031

REPLAT OF TRACT 1 OF LOT 5, ZONA ROSA 2ND PLAT



December 17, 2025

Docket # C2

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 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.

Overview

The applicant seeks to gain approval of a Final Plat in District B3-3 (commercial) on about 13 acres generally located at the northwest corner of Northwest 86th Street and Northwest Prairie View Road.

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-2025-00147- A request to approve a preliminary plat in Districts B3-3 and R-2.5, creating a mixed used multi-tenant building, on about 0.5 acres generally located on the west side of N. Winter Avenue, between NW 87th Street on the north and NW 86th Place on the south, 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 # C2 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 13 acres generally located at the northwest corner of Northwest 86th Street and Northwest Prairie View Road to allow for the creation of two lots for the purposes of a commercial development. This subdivision was approved in Case No. CD-CPC-2025-00147 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. 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-2025-00031

Project: REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND

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-2025-00031.

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.

CHECK PLOT

2025-12-02

FINAL PLAT

REPLAT OF TRACT 1 OF CERTIFICATE OF
SURVEY OF LOT 5, ZONA ROSA 2ND PLAT
NW Barry Road and Interstate Highway 29
Section 12, Township 51 North, Range 34 West
Kansas City, Platte County, Missouri

Recorded as: Plat Reserved for County Recording Stamp

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DATE: Dec 02 2025 11:35am XREFS: V XFINAI PI AT BNDY 02503850

MISSOURI DEPARTMENT OF NATURAL RESOURCES (MO DNR) MONUMENT PL-16
 STATE PLANE NORTH: 340835.733 (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

NOT TO SCALE

MISSOURI STATE HIGHWAY 152
 Zona Rosa 5th Plat
 Zona Rosa 2nd Plat
 NW 1/4
 N Congress
 NW Barry Road
 Thistle Hill
 Thistle Hill
 NE 1/4
 Thistle Hill
 Thistle Hill
 NW 1/4
 N Congress
 SUBJECT TRACT
 SW 1/4
 SE 1/4
 Interstate Highway 29

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" x 24" 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
- M.G.E. 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

NOTICE

I HEREBY CERTIFY: THAT THIS REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND 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.

SURVEYORS CERTIFICATION:

THIS REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY, LOT 5, ZONA ROSA 2ND PLAT WAS EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

SCALE: 1"=50'

DEVELOPER AND OWNER:

**FINAL PLA
Replat of Tract 1 of Certificate of Subdivision
Lot 5, Zona Rosa 2nd Plat
W Barry Road and Interstate Highway
Section 12, Township 51 North, Range
Kansas City, Platte County, Missouri**

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DEVELOPER AND OWNER:

MONARCHS SUB LLC
c/o SIXTH STREET PARTNERS
2100 McKinney Avenue, Suite 1500
Dallas, Texas 75201
ATTN: SCOTT ZIGLER, GENERAL MANAGER

SON, MO CLS 366
RICK ETHAN WARD P.L.S. 2005000071
WARD@OLSSON.COM

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11-08-2025

**SHEET
1 OF 2**

