

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00067

Highland Plaza West Lot 2

July 15, 2026

Docket #2

Request

Development Plan (non-residential)

Applicant

Rachelle Biondo
Rouse Frets

Owner

Amber Meadows, Inc

Site Information

Location	9840 N Cedar Ave
Area	2.6 Acres
Zoning	B2-2
Council District	1 st
County	Clay
School District	Liberty

Surrounding Land Uses

North: Commercial, B2-2
South: Commercial, B2-2
East: Commercial, residential, B2-2, R-7.5
West: Residential R-2.5

KC Spirit Playbook Alignment

CD-CPC-2026-00067, medium alignment

Land Use Plan

The Shoal Creek Area Plan recommends Mixed Use Community for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

N Cedar Ave is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a development plan to allow multiple medical office buildings on one lot.

Existing Conditions

The site contains no buildings and is the last undeveloped lot in the Highland Plaza West commercial area.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on June 24, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

Case No. 6158-CP-7 - Ordinance No. 000889 Rezoning from District R-1a (one-family dwellings, medium density) and District CP-2 (local planned business center) to District CP-2, and approval of a preliminary development plan for a retail/ office development (Highland Park Business Center).

Project Timeline

The application was filed on May 21, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #2 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The proposed plan contains three medical office buildings on one lot. The three buildings will total approximately 17,650 square feet. A minimum of 70 parking spaces are required and 109 spaces will be provided, which is under the 141 maximum allowed spaces. All parking will be located to the rear (west) of the buildings and have an interior drive connection to the lot to the south.

Pedestrian sidewalks will be provided to the public right-of-way to connect into the sidewalk system in this commercial development area. Sidewalks will also be provided in the parking lot area towards building entrances.

Proposed landscape species include Red Oak, Honeylocust, Maple, Juniper, Redbud, and others. Proposed building materials include brick and EIFS.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	

Standards	Meets	Notes
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes, subject to conditions	
Outdoor Lighting (88-430)	Yes, subject to conditions	
Signs (88-445)	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	

SPECIFIC REVIEW CRITERIA

Development Plan, 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 applicable standards in the Zoning and Development Code.

"The proposed project is consistent with the future land use designation and surrounding development pattern. The site is identified as a Mixed Use Community area within the Shoal Creek Area Plan, which is intended to accommodate and promote a diverse mix of community-serving uses. In addition, the project is overparked, creating opportunities to incorporate additional permeable surfaces and enhanced landscaping throughout the site, thereby improving stormwater management and overall site aesthetics." -Alexis Berra, 1st District Planner, Community Planning Division

B. The proposed use must be allowed in the district in which it is located.

Medical office is the proposed use, which is allowed in the B2 zoning district. The plan also allows for administrative office and retail uses, which are permitted in the B2 zoning district.

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.

Vehicular ingress and egress are adequate to serve the site. There is one access from N Cedar Avenue and interior connection from the subject site to the adjacent lot to the south.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

Two short-term bicycle parking spaces will be provided per the Code. The plan shows a sidewalk along N Cedar Avenue and connections to the side on the eastern side of the proposed drive. There are also sidewalks within the parking areas for safe pedestrian circulation.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan was reviewed and approved subject to standard conditions from Water Services.

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 location and orientation of the proposed buildings are an improvement from existing commercial buildings in the surrounding area. All parking is located to the rear of the buildings, creating an enhanced street frontage across the street from existing detached (single-family) houses. Building materials, including earth-tone brick and EIFS are compatible with surrounding buildings.

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.

Landscaping and screening are expected to be adequate for the site and comply with the Code. Street trees will be provided along N Cedar Avenue and other landscaping will be installed within islands in the parking lot.

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 amount of impervious surface is typical for this type of commercial development.

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 no existing trees on the subject site.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials

4. Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner



Plan Conditions

Report Date: July 08, 2026

Case Number: CD-CPC-2026-00067

Project: Highland Plaza West Lot 2

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.
2. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
4. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
5. 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

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

6. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).
7. 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)
8. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
10. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).
11. 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)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1
13. 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 Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
14. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

16. 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)
17. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
18. A Knox Box shall be provided near the main entrance to the building (IFC-2018 § 506.1).
19. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

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

20. 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.
21. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
22. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
23. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage of N Cedar Ave and to a tie-in point with the existing sidewalks. In addition, the developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
24. 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 Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

25. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
<https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf>
26. 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

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

27. The developer shall submit water main extension plans to install two new fire hydrants along N Cedar Ave per the utility plan sheet. The plans shall be prepared by a Missouri PE and submitted through CompassKC for review, acceptance and contracts. The plans shall follow KC Water Rules and Regulations for Water main extensions and Relocations. The plans shall be under contract (permit) prior to final plat recording or building permit issuance whichever occurs first. Additional information is available online at:
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

28. The developer shall provide acceptable easement and secure permits to relocate sewers out from under proposed buildings and structures, etc. Any existing public lines located under proposed structures must be abandoned in place or removed and easement vacated, or relocated and new easements shall be provided; as required by KC Water prior to recording the plat or issuance of a building permit, whichever occurs first. Easements shall be per the KC Water Matrix easement.
29. The developer shall secure permits to extend public 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. Easements shall be per the KC Water Matrix easement.

30. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
31. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
32. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer or outside the plat and include said document(s) within the public improvement applications submitted for permitting. Off site improvements will require Performance and Maintenance Bonds to be posted for permitting if determined to be necessary by the Director of KC Water.
33. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water prior to recording the plat or 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.
34. All Agreement and Easement documents shall be submitted using IB159 to an Infrastructure Review Application on CompassKC for review and approval by KC Water prior to issuance of any permits.

Highland Plaza West 2nd Plat - Lot 2

Major Amendment to Approved Development Plan

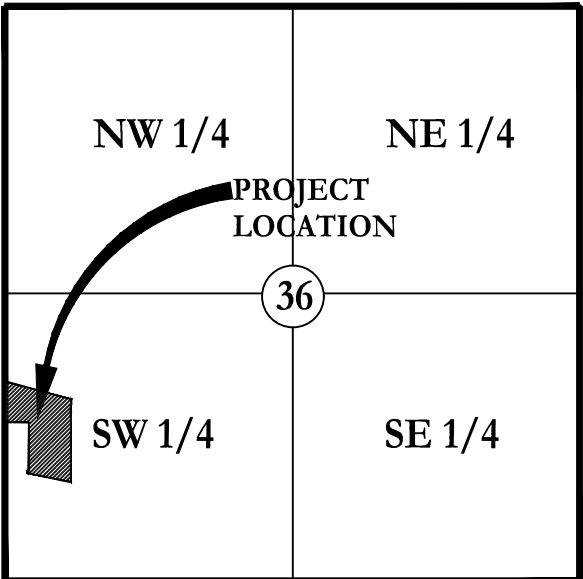
a commercial development at
9840 N Cedar Ave
City of Kansas City, Clay County, Missouri

LEGAL DESCRIPTION :

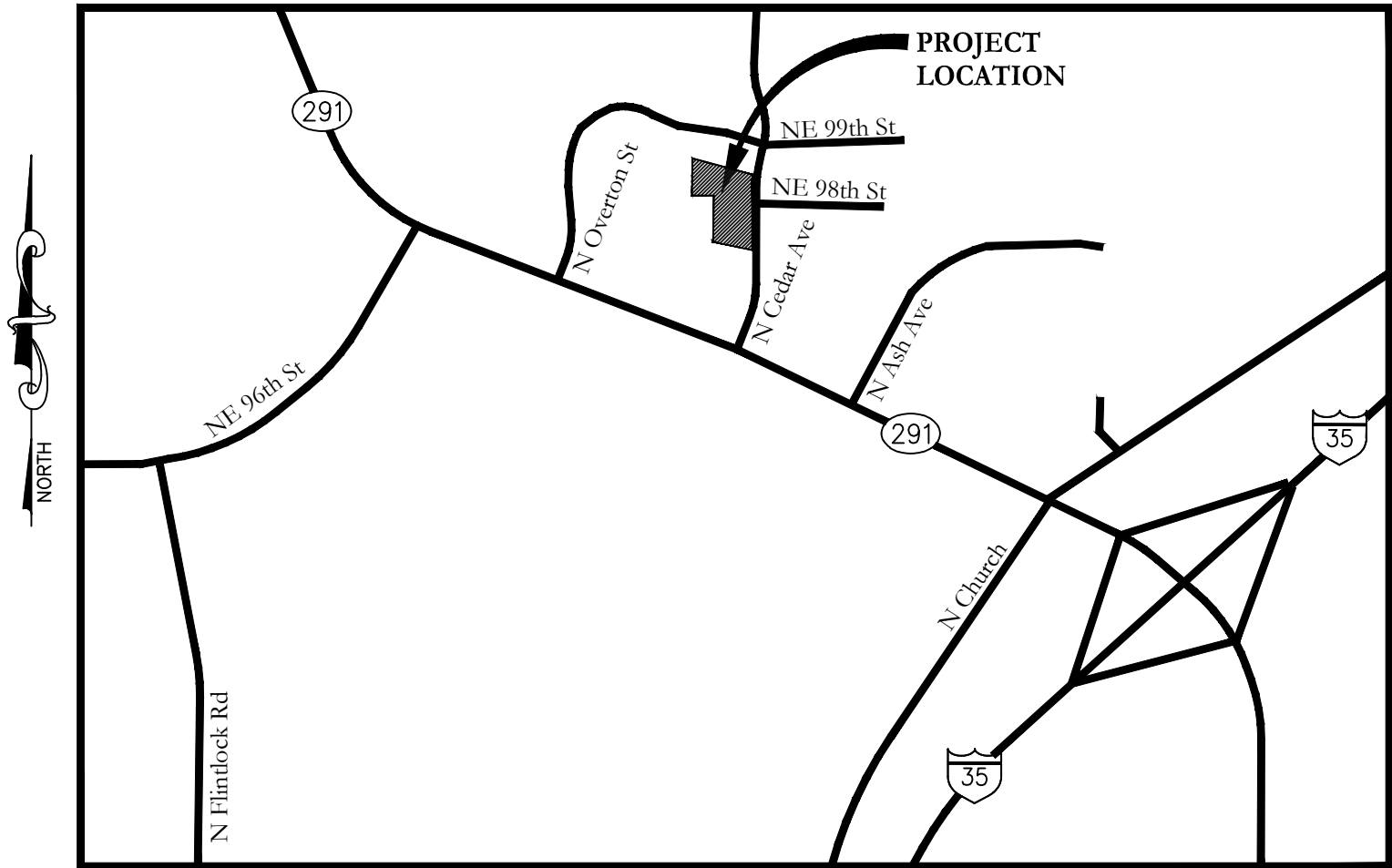
Lot 2, HIGHLAND PLAZA WEST 2ND PLAT, LOTS 1 & 2

OWNER / DEVELOPER

AMBER MEADOWS, INC
244 WEST MILL STREET, SUITE 101
LIBERTY, MO 64068
CONTACT: TIM HARRIS
PHONE: (816) 781-3322
Email: TIM@STARDEVCORP.COM



VICINITY MAP
SEC. 36-52-32
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

Sheet List Table

NO	TITLE
1	COVER
2	EXISTING CONDITIONS
3	SURROUNDING AREA CONTEXT
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
L1	LANDSCAPE

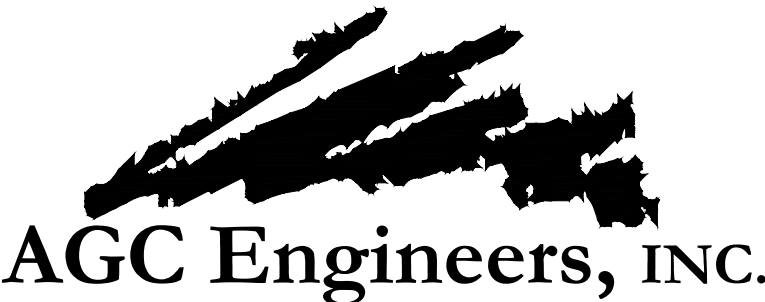
MEIER LANDSCAPE ARCHITECTURE RESPONSIBILITY FOR SHT L1.
BC ENGINEERS HAS SOLE RESPONSIBILITY FOR SHT PH1.
WARMAN ARCHITECTS HAS SOLE RESPONSIBILITY FOR SHT A201-A203

CONTACTS

ENGINEERING

ENGINEERING PRIMARY 781-4200
Art Akin, PE

ENGINEERING ALTERNATE 781-4200
Ronald L. Cowger, PE



405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

www.agcengineers.com



BY	REVISION	DATE
RC	FOR REVIEW	5-25-26

OWNER/DEVELOPER
AMBER MEADOWS, INC.
244 WEST WAL STREET
LIBERTY MO 64068



VICINITY MAP

SECTION 36-52-32
KANSAS CITY, CLAY COUNTY, MISSOURI
1"=2640'

STATE PLANE TABLE IN METERS
GRID FACTOR=0.9999007
FROM MOIST STATION 100
ADJ DATE 2003

STATION	NORTHING	EASTING
HALL	344775.849	857262.380
1	344639.988	853673.816
2	344638.190	853682.321
3	344638.010	853698.874
4	344629.314	853591.957
5	344620.203	853584.144
6	344614.565	853587.300
7	344615.090	853587.108
8	344547.187	85377.943
9	34457.666	853678.051
10	34459.543	853618.481
11	34452.481	853607.716
12	34454.877	853610.362
13	344531.820	853611.478
14	344533.012	853612.017

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH PLASTIC CAP SCALED TO 1/8" DIA. 1/4" DIA. MEASURED DISTANCE
- RECORD DISTANCE
- ACCESS EASEMENT
- BUILDING LINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- SANITARY EASEMENT
- PARKING SETBACK LINE

LAND DATA	AREA
TOTAL LAND AREA	4.14 ACRES OR 180338 SQUARE FEET, +/-
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY	0.09 SQUARE FEET, MORE OR LESS
NET LAND AREA	4.14 ACRES OR 180338 SQUARE FEET, +/-
PLAT DATA	COUNT
NUMBER OF LOTS	2
NUMBER OF TRACTS	0



STREET GRADES

NORTH CEDAR AVENUE ORDINANCE 957377 OCTOBER 12, 1995.
AMBER MEADOWS FIRST PLAT.

NORTHEAST 90TH STREET ORDINANCE 991254 SEPTEMBER 30, 1999.
AMBER LAKES FIRST PLAT.

SURVEYOR'S NOTES:

1. PLAT IS BASED ON THE COMMERCIAL INFORMATIONAL REPORT FROM THOMSON-ASPEN TITLE, LLC, FILE NO. 239399, DATED NOVEMBER 5, 2024.
2. BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON MISSOURI STATE PLANE COORDINATES 1983 - AND NAVD 1988 FROM MOIST STATION HALL N=344775.849M E=857262.380M ZL=955.68 FEET (NAVD 1988) GRID FACTOR=0.9999007 DATE OF ADJUSTMENT=2003.
3. UTILITIES: THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.
4. TYPE URBAN.
5. SURVEY PERFORMED IN THE FIELD AUGUST 3, 2023.
6. THIS PLAT IS LOCATED IN ZONE (UNSHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY-2000, NUMBER 2908500095 EFFECTIVE DATE JANUARY 20, 2017.
7. CONTAINS 4.14 ACRES, MORE OR LESS.

FINAL PLAT OF HIGHLAND PLAZA WEST 2ND PLAT, LOTS 1 & 2 A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI

PLAT DEDICATION:	RESERVED FOR COUNTY RECORDING STAMP
HIGHLAND PLAZA WEST 2ND PLAT	
PRIVATE OPEN SPACE DEDICATION	
0.00 ACRES	
RECORD AS:	
PLAT	

PLAT DESCRIPTION:

PART OF TRACT G, AMBER LAKES FIRST PLAT, A SUBDIVISION OF LAND IN KANSAS CITY, MISSOURI AND PART OF A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 52 NORTH, RANGE 32 WEST, IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 36, THENCE S00°01'22"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 678.57 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 90TH STREET AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S81°10'28"E, A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 0°40'00", THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 61.69 FEET, THENCE S87°02'37"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.95 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CENTRAL ANGLE OF 1°33'59", THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 183.41 FEET, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 108.78 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°55'20", THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 23.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH CEDAR AVENUE, THENCE S15°43'35"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2.10 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 805.00 FEET AND A CENTRAL ANGLE OF 15°47'18", THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE ARC OF THAT CURVE, A DISTANCE OF 221.83 FEET, THENCE S00°03'43"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 359.56 FEET TO THE NORTHEAST CORNER OF LOT 2, HIGHLAND PLAZA WEST, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE N78°01'12"W, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 28.32 FEET TO THE SOUTH LINE OF TRACT A OF SAID HIGHLAND PLAZA WEST, AT A POINT OF NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S85°54'08"E, A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 0°14'00", THENCE ALONG THE ARC OF THAT CURVE, BEING SAID SOUTH LINE OF TRACT A, A DISTANCE OF 13.02 FEET TO A POINT ON THE EAST LINE OF SAID TRACT A, THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 252.49 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET AND A CENTRAL ANGLE OF 90°00'38", THENCE ALONG THE ARC OF THAT CURVE, BEING SAID EAST LINE, A DISTANCE OF 5.14 FEET TO THE NORTH LINE OF SAID TRACT A, THENCE N82°02'10"W, ALONG SAID NORTH LINE, A DISTANCE OF 122.92 FEET TO THE NORTHWEST CORNER OF SAID TRACT A ON THE EAST LINE OF THE VILLAGE AT BARRINGTON WOODS, A SUBDIVISION OF LAND IN KANSAS CITY, CLAY COUNTY, MISSOURI, THENCE N00°51'22"E, ALONG SAID EAST LINE, A DISTANCE OF 351.05 FEET TO THE POINT OF BEGINNING, CONTAINING 4.14 ACRES, MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "HIGHLAND PLAZA WEST 2ND PLAT".

UTILITY EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PRE-INSTALLED TRANSFORMERS, SERVICES, PIPES, CABLES, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY WHATEVER OF THEIR EXISTENCE OR NATURE, SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, TREES, FENCES, OR PORTION THEREOF) PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERSILVERING, BUILDING, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

SANITARY EASEMENT:

A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI (THE CITY) IS HEREBY GRANTED TO THE CITY. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND CUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF. HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERSILVERING, BUILDING, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, SETBACK SETBACK SHALL BE 8.00 FEET. AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THEREOF.

LANDSCAPE BUFFER:

THIS BUFFER IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNER OR THE DEVELOPER. BUILDINGS OR STRUCTURES WITHIN THE BUFFER ARE PROHIBITED.

MAINTENANCE OF TRACTS:

TRACT A WITHIN HIGHLAND PLAZA WEST FIRST PLAT IS TO BE USED AS A 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 SERVING HIGHLAND PLAZA WEST 2ND PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY 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 SERVICE FOR THE DELIVERY OF MAIL. PROVIDED, HOWEVER, SUCH RIGHT OF ENTRANCE 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 U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

IN WITNESS WHEREOF, AMBER MEADOWS, INC., A MISSOURI CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2024.

AMBER MEADOWS, INC., A MISSOURI CORPORATION.

TIMOTHY D. HARRIS, PRESIDENT

STATE OF MISSOURI) S.S.

COUNTY OF CLAY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TIMOTHY D. HARRIS, PRESIDENT OF AMBER MEADOWS, INC., TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT THIS INSTRUMENT WAS EXECUTED ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIRMED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

CITY PLAN COMMISSION PUBLIC WORKS

APPROVED DATE: August 21, 2024

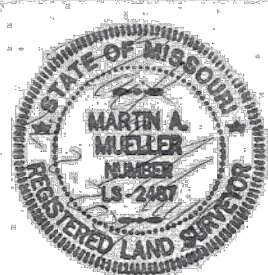
CASE NUMBER GLD-FinPlat-2024-00011

MICHAEL J. SHAW
DIRECTOR

COUNCIL
TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF THE CITY OF KANSAS CITY, MISSOURI, BY ORDINANCE NO. 240848 DULY AUTHENTICATED AS PASSED THIS 26TH DAY OF SEPTEMBER, 2024.

MAYOR
QUINTON LUCAS

CITY CLERK
MARLYN SANDERS



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT OF HIGHLAND PLAZA WEST 2ND PLAT, A SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE UNDERSIGNED FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

MARTIN MUELLER
2407

DWG. NO.

1

PROJECT 23022

FINAL PLAT HIGHLAND PLAZA WEST 2ND PLAT

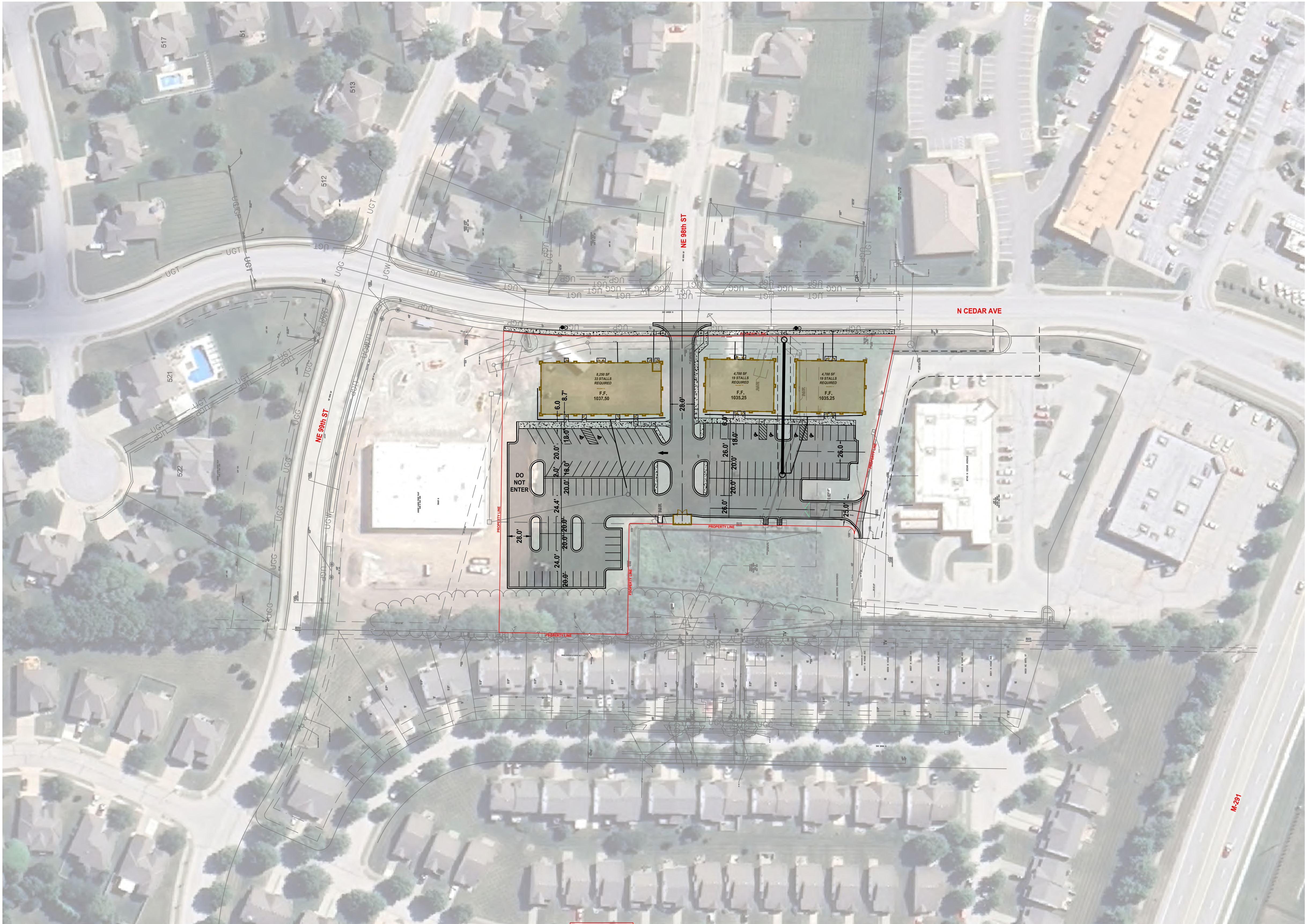
8788 N Ash Avenue • Kansas City, Missouri 64157
816-781-6182 • 816-781-0843 (FAX) • Corporate ID Number 2024000128



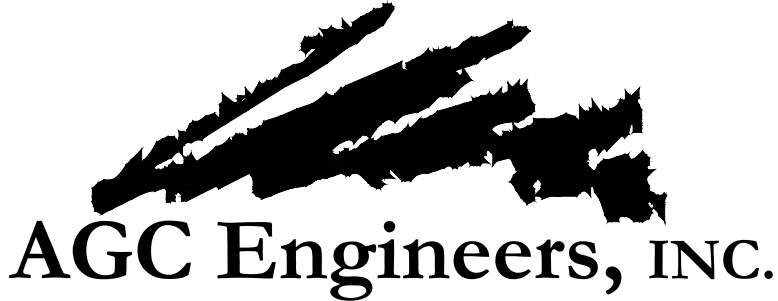
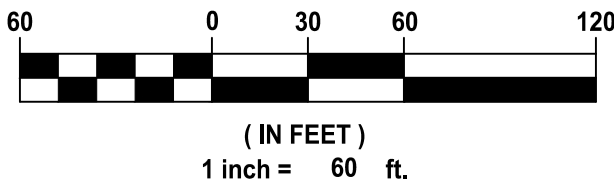
DATE	REVISIONS	SCALE	AS NOTED
		DRAWN: MTW	
		CHECKED: MAM	
		APPROVED: MAM	
		DATE: DECEMBER 2, 2024	
		ISSUED FOR: APPROVAL	

BY	REVISION	DATE
RC	FOR REVIEW	4-27-26

HIGHLAND PLAZA WEST 2ND PLAT
9840 N CEDAR AVE
KANSAS CITY, CLAY COUNTY, MISSOURI
Major Amendment to Approved Dev Plan
EXISTING CONDITIONS



BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26



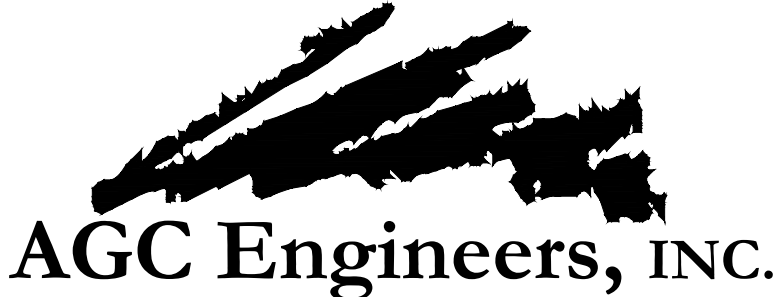
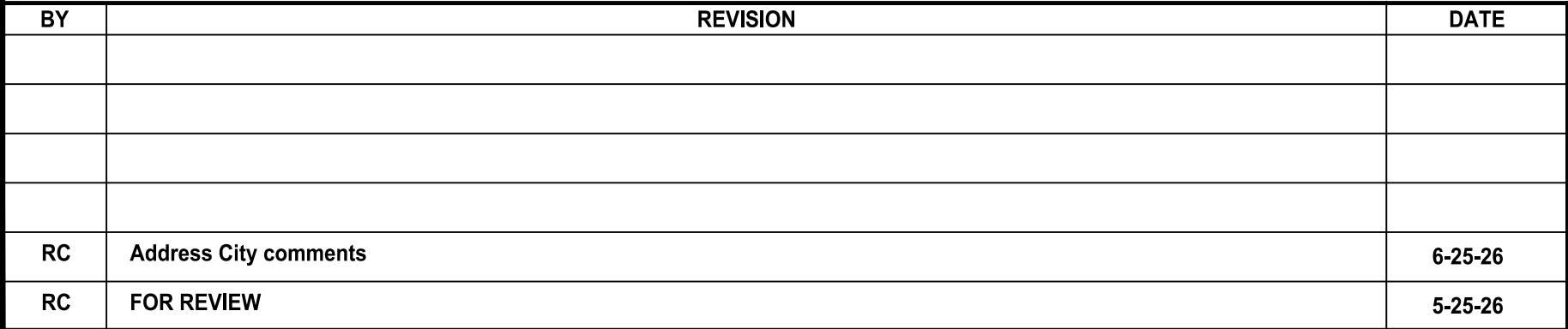
405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

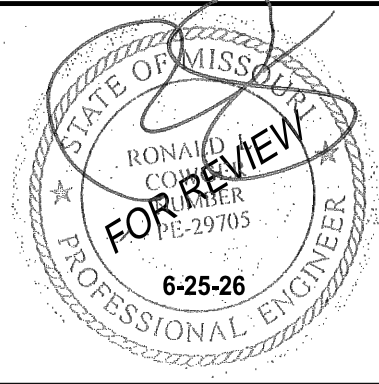
www.agcengineers.com



HIGHLAND PLAZA WEST 2ND PLAT 9840 N CEDAR AVE KANSAS CITY, CLAY COUNTY, MISSOURI	
Major Amendment to Approved Dev Plan SURROUNDING AREA CONTEXT	3



www.agcengineers.com



SITE PLAN

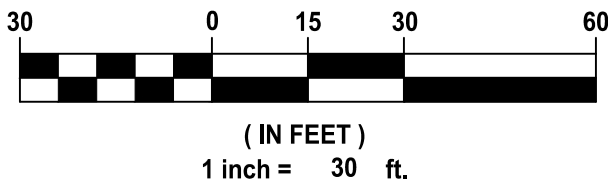


LEGEND:

— 1021 — EXISTING CONTOUR

— 1021 — PROPOSED CONTOUR

BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26

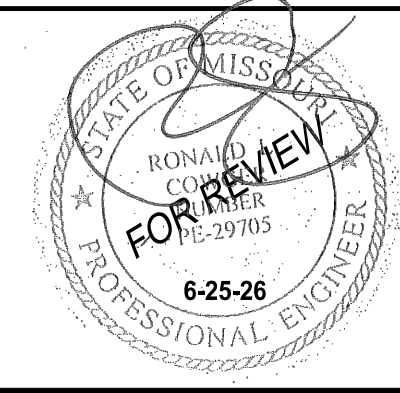


AGC Engineers, INC.

405 S. Leonard St., Suite D
Liberty, Missouri 64068

816.781.4200 ■
fax 792.3666

www.agcengineers.com



HIGHLAND PLAZA WEST 2ND PLAT 9840 N CEDAR AVE KANSAS CITY, CLAY COUNTY, MISSOURI	
Major Amendment to Approved Dev Plan GRADING PLAN	5



KEY LEGEND

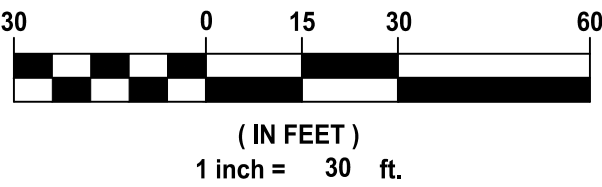
- A** DOMESTIC WATER ENTRY (RE: MEP)
- E** SANITARY SEWER ENTRY (RE: MEP)
- G** GAS ENTRY / METER (RE: MEP)
- K** ELECTRICAL ENTRY (RE: MEP)
- M** PVC DOWNSPOUT STORM LINE (MIN. 2% SLOPE)
- W** FIRE HYDRANT ASSEMBLY (separate plan submittal required to WSD)
- Z** PUBLIC STORM SEWER RELOCATION

LEGEND

PROPOSED UTILITIES

- MANHOLE
- SAN SANITARY SEWER
- STORM SEWER
- STORM STRUCTURES
- W WATER
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE

BY	REVISION	DATE
RC	Address City comments	6-25-26
RC	FOR REVIEW	5-25-26

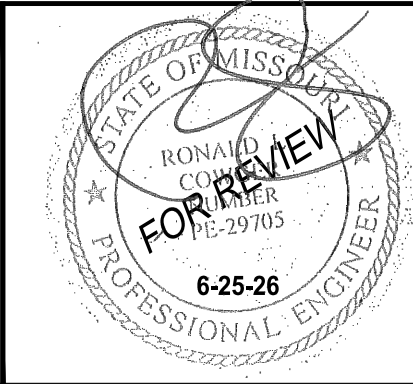


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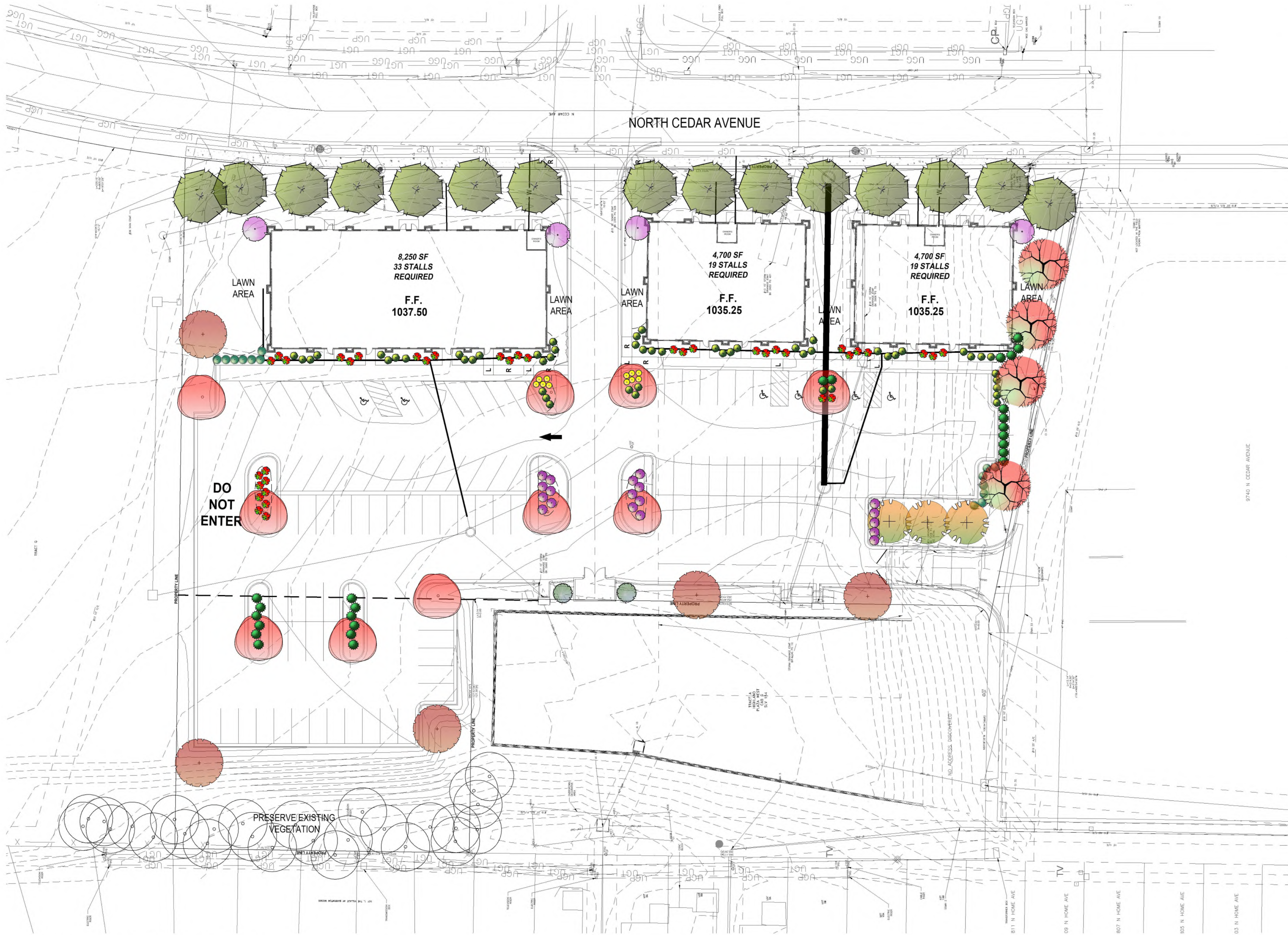


HIGHLAND PLAZA WEST 2ND PLAT
9840 N CEDAR AVE
KANSAS CITY, CLAY COUNTY, MISSOURI

Major Amendment to Approved Dev Plan

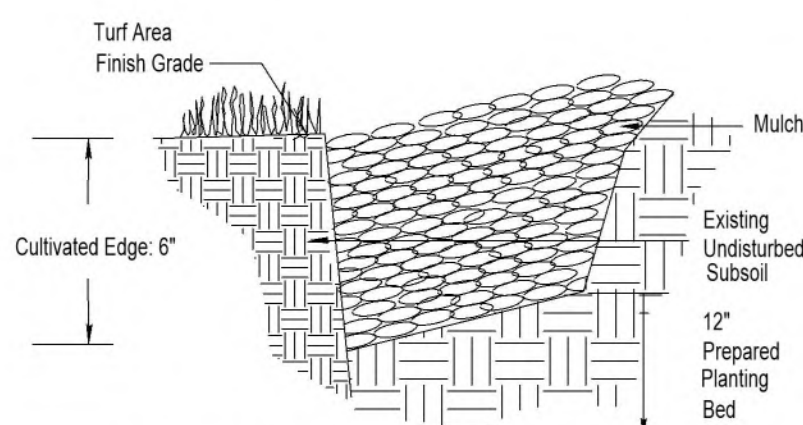
UTILITY PLAN

6



1 LANDSCAPE PLAN

SCALE: 1"=30'-0"



2 CULTIVATED EDGE DETAIL

SCALE: NTS

TREE PLANTING NOTES:

- 1) DO NOT HEAVILY PRUNE THE TREE. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, & BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS & LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
- 2) MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
- 3) SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE
- 4) APPLY 4"THK WOOD MULCH. DO NOT PLACE MULCH IN DIRECT CONTACT W/ TREE TRUNK
- 5) EACH TREE MUST BE PLANTED SUCH THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL
- 6) REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF ROOT BALL (REMOVE WIRE BASKETS)
- 7) PLACE ALL ROOT BALLS ON UN-EXCAVATED OR TAMPED SOIL, TYP

STAKING REQUIREMENTS:

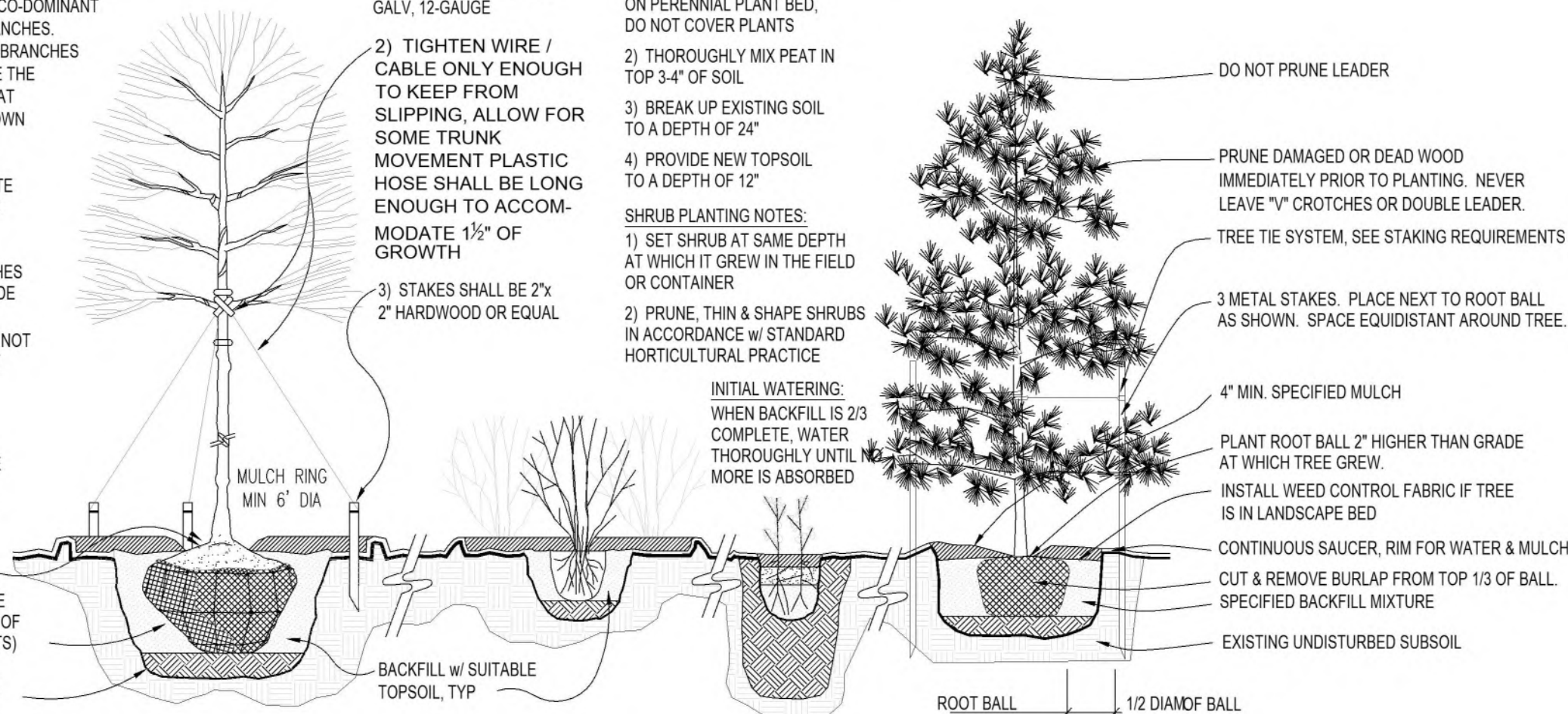
- 1) WIRE / CABLE SHALL BE GALV, 12-GAUGE
- 2) TIGHTEN WIRE / CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH
- 3) STAKES SHALL BE 2"x 2" HARDWOOD OR EQUAL

PERENNIAL PLANTING NOTES:

- 1) APPLY 2"THK BED OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS
 - 2) THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
 - 3) BREAK UP EXISTING SOIL TO A DEPTH OF 24"
 - 4) PROVIDE NEW TOPSOIL TO A DEPTH OF 12"
- ### SHRUB PLANTING NOTES:
- 1) SET SHRUB AT SAME DEPTH AT WHICH IT GREW IN THE FIELD OR CONTAINER
 - 2) PRUNE, THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE

INITIAL WATERING:

- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED



3 PLANTING INSTALLATION DETAILS

SCALE: NTS

Planting Notes

1. Location of all existing utilities needs to be done before commencing work.
2. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest coverage of ground plane. The following applies for individual plantings:
 - a. Creeping groundcover shall be a minimum of 6" from paving edge.
 - b. All trees shall be a minimum of 3' from paving edge.
 - c. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing.
 - d. All shrubs shall be a minimum of 2' from paved edge.
3. Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 4".
4. Note: If plants are not labeled - they are existing and shall remain.
5. In the event of work in or on a JCW sanitary main, any trees or plantings placed within the sewer easement may be removed without replacement or compensation there-of and shall be replaced by the property owner as required by the City
6. All landscaped areas in ROW shall be sodded and irrigated unless otherwise specified.

Materials:

1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
2. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

Installation:

1. All planting beds shall be amended with 1 cubic yard of peat moss per 1,000 square feet. Till peat moss into soil to a 6" depth. A 10-10-10 fertilizer shall be spread over all planting areas prior to planting, at a rate of 50 pounds per 2,000 square feet.
2. After plants have been installed, all planting beds shall be treated with Dacthal pre-emergent herbicide prior to mulch application.
3. Plant pit backfill for trees and shrubs shall be 50% peat or well composted manure and 50% topsoil.
4. Plant material shall be maintained and guaranteed for a period of one year after Owner's acceptance of finished job. All dead or damaged plant material shall be replaced at Landscape Contractor's expense.
6. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins.

Landscape Requirements/Calculations

88-425-LANDSCAPE SCHEDULE	Required	Proposed	Alt. Requested	Approved
88-425-03 Street Trees 30' o.c.	14	14		
N. Cedar Ave. 426 LF	14	14		
88-425-04 General (17,650 sf bldgs)	1 Tree/ 5000sf	4 Trees Provided		
88-425-05 Perimeter Vehicular Use Area Adjacent to streets				
Buffer Width	10' min.	Provided		
Trees	30' o.c.	Provided		
Shrub/Wall/Berm	Cont. Evergreen	Provided		
Adjacent to Residential Zones	n/a			
Buffer Width	n/a			
Shrub/Wall/Berm	n/a			
88-425-06 Interior Vehicular Use Area (109 TOTAL PARKING STALLS)	35sf per Pkg Stall	3,815+ Provided		
Buffer Width	n/a			
Trees	1 Per 5 Stalls	22 Provided		
Shrubs	1 Per Stall	109 Provided		
88-425-07 Parking Garage Screening	n/a			
88-425-08 Mech./Utility Equip. Screening	Provided			
88-425-09 Outdoor Use Screening	n/a			

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	5	Nyssa sylvatica	Black Tupelo			2"	6' min. clear., ground to canopy
	4	Quercus rubra	Northern Red Oak			2"	6' min. clear., ground to canopy
	15	Gleditsia triacanthos "Shademaster"	Shademaster Honeylocust			2"	6' min. clear., ground to canopy
	3	Platanus x acerifolia	London Plane Tree			2"	6' min. clear., ground to canopy
	10	Acer x frunctorum "Warrenred"	Pacific Sunset Maple			2"	6' min. clear., ground to canopy
EVERGREEN TREES							
	2	Juniperus chinensis "Keteleeri"	Keteleeri Juniper		5' ht.		symmetrical pyramidal form
ORNAMENTAL TREES							
	4	Cercis canadensis	Eastern Redbud			1.5"	
DECIDUOUS SHRUBS/GRASSES							
	11	Spiraea x bumalda "Goldflame"	Goldflame spirea		3 gal.		Plant @ 3' O.C.
	38	Hydrangea paniculata "Quick Fire"	Little Quick Fire Hydrangea		3 gal.		Plant @ 4' O.C.
	19	Syringa X "Penda"	Blooming Purple Lilac		5 gal.		Plant @ 5' O.C.
	14	Rhamnus lanceolata	Lanceolr Buckthorn		3 gal.		Plant @ 4' O.C.
EVERGREEN SHRUBS							
	25	Juniperus chinensis "Sea Green"	Sea Green Juniper		3 gal.		Plant @ 4' O.C.
	52	Juniperus chinensis "Gold Coast"	Gold Coast Juniper		3 gal.		Plant @ 4' O.C.
EXISTING TREES/SHRUBS TO BE PRESERVED							



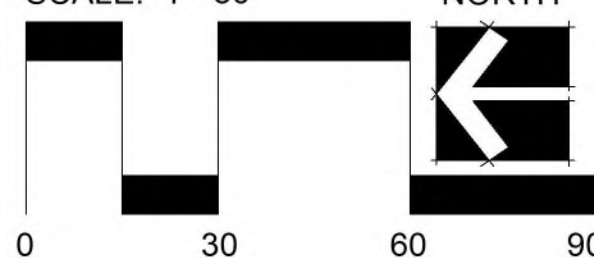
CLIENT

Highland Plaza West
9840 N. Cedar Ave.
Kansas City MO

PROJECT

Highland Plaza West
2nd Plat
9840 N. Cedar Ave.
Kansas City MO

SCALE: 1"=30'



Date: 6.19.2026
Project #: 1389
Landscape Plan

L1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.1 fc	2.7 fc	0.5 fc	5:4:1	2:2:1
Property Line	+	0.3 fc	1.0 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'

BC PROJECT #26369

SITE PHOTOMETRIC FOR:

HIGHLAND PLAZA WEST

9840 N. CEDAR AVE
KANSAS CITY, MO

ISSUE DATE

5/19/2020

REVISION

SHEET TITLE

SITE PHOTOMETRIC

PH1





SCALE: 1/8" = 1'-0"



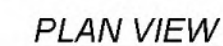
SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/4" = 1'-0"





SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



1735 SWIFT AVE.
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051



Missouri State Certificate of Authority #AKC 000743

KATHLEEN ANN WARMAN - ARCHITECT
MO # A-5819

**Highland Plaza West
Medical Office Buildings**
9840 N Cedar Ave
Kansas City, MO 64157

PRELIMINARY EXTERIOR ELEVATIONS
BUILDING C

Star Development Corp
244 W Mill St
Liberty, MO 64068

Liberty, MO 64068

[illegible]

DATE:	04-16-2026
DESIGNED BY:	KAW
DRAWN BY:	cdt
APPROVED BY:	KAW

SHEET NUMBER

A-203

JOB NUMBER

366 26

000-20

**ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.**

PATRICIA R. JENSEN
pjensen@rousepc.com
816.502.4723

June 1, 2026

VIA U.S. MAIL

To Adjacent Neighbors

**Re: Amber Meadows, Inc. / Highland Plaza West Public Engagement Meeting
Case No. CD-CPC-2026-00067**

Dear Property Owner:

We represent Amber Meadows, Inc. concerning property located at 9840 N. Cedar Avenue, Kansas City, Missouri. We submitted an application to the City Plan Commission for approval of a major amendment to an approved development plan. Approval of the application will allow for the development of a portion of the property for use as medical offices in three (3) buildings. A copy of the site plan is enclosed.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the Development Plan and discuss these plans with the developer's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

This public meeting will be held by Zoom conference call on Wednesday, June 24, 2026, at 6:00 p.m.

Join the Zoom Meeting at <https://zoom.us/join>. Call-in instructions are as follows:

Meeting ID: 828 4536 5793

Passcode: 251452

Or dial: (312) 626-6799

Any questions or concerns can be addressed to:

Name:	Patricia R. Jensen
Email:	pjensen@rousepc.com
Phone:	816-502-4723
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Amber Meadows, Inc.

Adjacent Neighbors
June 1, 2026

We anticipate the Application will be heard by the City Plan Commission on Wednesday, July 15, 2026.

Very truly yours,

A handwritten signature in blue ink, reading "Patricia R. Jensen". The signature is fluid and cursive, with the first name "Patricia" being the most prominent.

Patricia R. Jensen

PRJ:kab
Enclosure

cc: City Planning and Development, publicengagement@kcmo.org



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

[illegible]

From: Georganne Edwards <gedwards1947@yahoo.com>

Date: July 6, 2026 at 12:34:08 PM CDT

To: publicengagement@kcmo.gov

Subject: CD-CPC- 2026-00067

I am Georganne Edwards, 9824 N Home Ave, Kansas City MO 64157. I am President of Barrington Woods HOA and am representing residents on N Home Ave whose property adjoins the proposed development at 9840 N Cedar Ave.

The concern is the proposed Landscape Plan, specifically the west (back slope) of development site consisting of approximately 30 feet in depth from Barrington Woods property lines to proposed parking lot and current retention basin and the entire length of proposed development from Kiddie Academy to GoodWill. This area adjoins west facing townhomes on N Home Ave.

The proposed Landscape Plan states to preserve existing vegetation. This vegetation consists of scrub trees, brush, weeds and tall grasses. This is unsightly for the fourteen homeowners whose lots adjoin this vegetation where they view the overgrowth from their patios and windows. It is also unsightly for the east facing townhomes who must view it from their porches and for the many people who walk our tree lined street. The brush encroaches onto the adjoining lawns as there is no containment. Homeowners have reported ticks and undesirable wildlife.

Two years ago I contacted the company that manages the lot and requested this area to be cleaned up and mowed. They agreed to remove scrub trees and brush and then mow periodically. A large piece of equipment "chewed" off trees and brush leaving stumps and roots. Mowing was never done. Trees, brush and weeds quickly grew back.

I registered a complaint via 311 last year for overgrowth without success. If current Landscape Plan is approved there will never be action required by the city to control this undesirable growth.

I am requesting that existing vegetation be removed including stumps and roots from stated area and the area be seeded, kept free of weeds and mowed at least monthly during the growing season of April through November.

Thank you for the opportunity to voice this concern. We appreciate your consideration of the proposed resolution.

Barrington Woods HOA

Sent from my iPhone