



# CITY PLAN COMMISSION STAFF REPORT

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

October 17, 2023

**Project Name**  
Staley Corners East Second Plat

**Docket #** C1

**Request**  
CLD-FnPlat-2023-00024  
Final Plat

**Applicant**  
Matthew Raveill

**Owner**  
James Owens  
Staley Corners LLC

Location	3725 NE 92 <sup>nd</sup> Street
Area	About 4.8 acres
Zoning	B2-2 and R-1.5
Council District	1 <sup>st</sup>
County	Clay
School District	North Kansas City 250

## Surrounding Land Uses

**North:** Residential, zoned R-1.5  
**South:** Residential, zoned R-7.5  
**East:** Residential, zoned R-1.5  
**West:** Commercial, zoned B2-2

## Major Street Plan

NE Barry Road is identified as a thoroughfare on the City's Major Street Plan. N Indiana Avenue is listed as a local link on the City's Major Street Plan.

## Land Use Plan

The Gashland/Nashua Area Plan recommends mixed use neighborhood for the land use.

## APPROVAL PROCESS

Staff  
Review

City Plan  
Commission

City Council

## PROJECT TIMELINE

The application for the subject request was filed on 8/28/2023. Scheduling deviations from 2023 Cycle R have occurred.

- The applicant had outstanding corrections related to the development plan.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## EXISTING CONDITIONS

The subject property is located within the Staley Corners East development.

## SUMMARY OF REQUEST + KEY POINTS

A request to approve a final plat in district B2-2 and R-1.5 on about 4.8 acres generally located at NE Barry Road and N Indiana Avenue allowing for the creation of two lots and two tracts.

## CONTROLLING + RELATED CASES

**(Ord. No. 230320)** Councilmember Heather Hall Amending Committee Substitute for Ordinance No. 200182, passed on March 5, 2020, by repealing Conditions 3, 4, 6 and 33 contained in Section B of the Ordinance, which required the developer to install a traffic signal at the intersection of N.E. Barry Road and N. Indiana Avenue, make other related intersection improvements, and install a southbound right turn lane to westbound Highway 152 on ramp prior to the issuance of a certificate of occupancy for Phase 1 of Staley Corners East; and amending Committee Substitute for Ordinance No. 200183, passed on March 26, 2020, by repealing Condition 4 contained in Section B of the Ordinance to remove the requirement for the construction of a second northbound left turn lane on N. Indiana Avenue at its intersection with N.E. Barry Road.

**CD-CPC-2019-00025 and CD-CPC-2019-00026** – Rezoning about 27.15 acres from district B2-2 to district R-1.5 and district B2-2 generally located on the northeast corner of NE Barry Road and N. Indiana Avenue, and approving a development plan which also serves as a preliminary plat to allow for construction of multi-family residential, residential, fuel sales, and office/retail flex buildings **(Ord. No. 200182)**.

## PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

C1

APPROVAL WITH CONDITIONS

## PLAN REVIEW

A request to approve a final plat in district B2-2 and R-1.5 on about 4.8 acres generally located at NE Barry Road and N Indiana Avenue allowing for the creation of two lots and two tracts. This Final Plat is in conformance with the Preliminary Plat.

## ATTACHMENTS

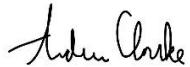
1. Conditions Report
2. Applicants Submittal

## PROFESSIONAL STAFF RECOMMENDATION

The requested Final Plat is in conformance with the controlling plan.

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

Respectfully Submitted,



Andrew Clarke, AICP  
Planner



## Plan Conditions

**KANSAS CITY**

**Planning & Dev**

Report Date: October 10, 2023

Case Number: CLD-FnPlat-2023-00024

Project: Staley Corners East Second Plat

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

1. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
2. 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 prior to Certificate of Occupancy.
3. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date.
4. That upon submittal for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
5. That prior to final approval the applicant upload Paid Tax Receipts for the most recent applicable year.

*Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.*

6. No space serving to satisfy a parkland dedication requirement is approved with this plat.
7. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval by the Parks & Recreation Department's Forestry Division prior to recording final plat.

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

8. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
9. The developer must 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
10. The developer must grant BMP Easement to the City as required by the Land Development Division and KC Water, prior to recording the plat or issuance of any building permits.
11. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any storm water detention area tracts, prior to recording the plat.

