



# CITY PLAN COMMISSION STAFF REPORT

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

May 21, 2025

**Project Name**  
Fareway Meat Market Final Plat

**Docket #C2**

**Request**  
CLD-FnPlat-2025-00006  
Final Plat

**Applicant**  
Dann Finn  
Phelps Engineering

**Owner**  
Mark DeYoung  
Fareway Stores Inc

**Location** 1307 W 79th St  
**Area** About 1.7 acres  
**Zoning** B1-1  
**Council District** 6<sup>th</sup>  
**County** Jackson  
**School District** Kansas City

## Surrounding Land Uses

**North:** Residential, Zoned R-5  
**South:** Residential, Zoned R-6  
**East:** Residential, Zoned R-6  
**West:** Commercial, Zoned B1-1

## Land Use Plan

The Country Club/Waldo Area Plan recommends Commercial Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

## Major Street Plan

Ward Parkway is identified on the City's Major Street Plan as a Parkway with 4 lanes. West 79<sup>th</sup> St is identified on the City's Major Street Plan as a Local Link with 2 lanes.

## APPROVAL PROCESS



## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District B1-1 (Commercial) on about 1.7 acres generally located at the southeast corner of West 79th Street and Ward Parkway, allowing for the creation of two lots for a commercial development.

## PROJECT TIMELINE

The application for the subject request was filed on March 13, 2025. Scheduling deviations from 2025 Cycle 5.1 have occurred due to the Preliminary Plat review.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats therefore notice is not sent.

## REQUIRED PUBLIC ENGAGEMENT

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

## EXISTING CONDITIONS

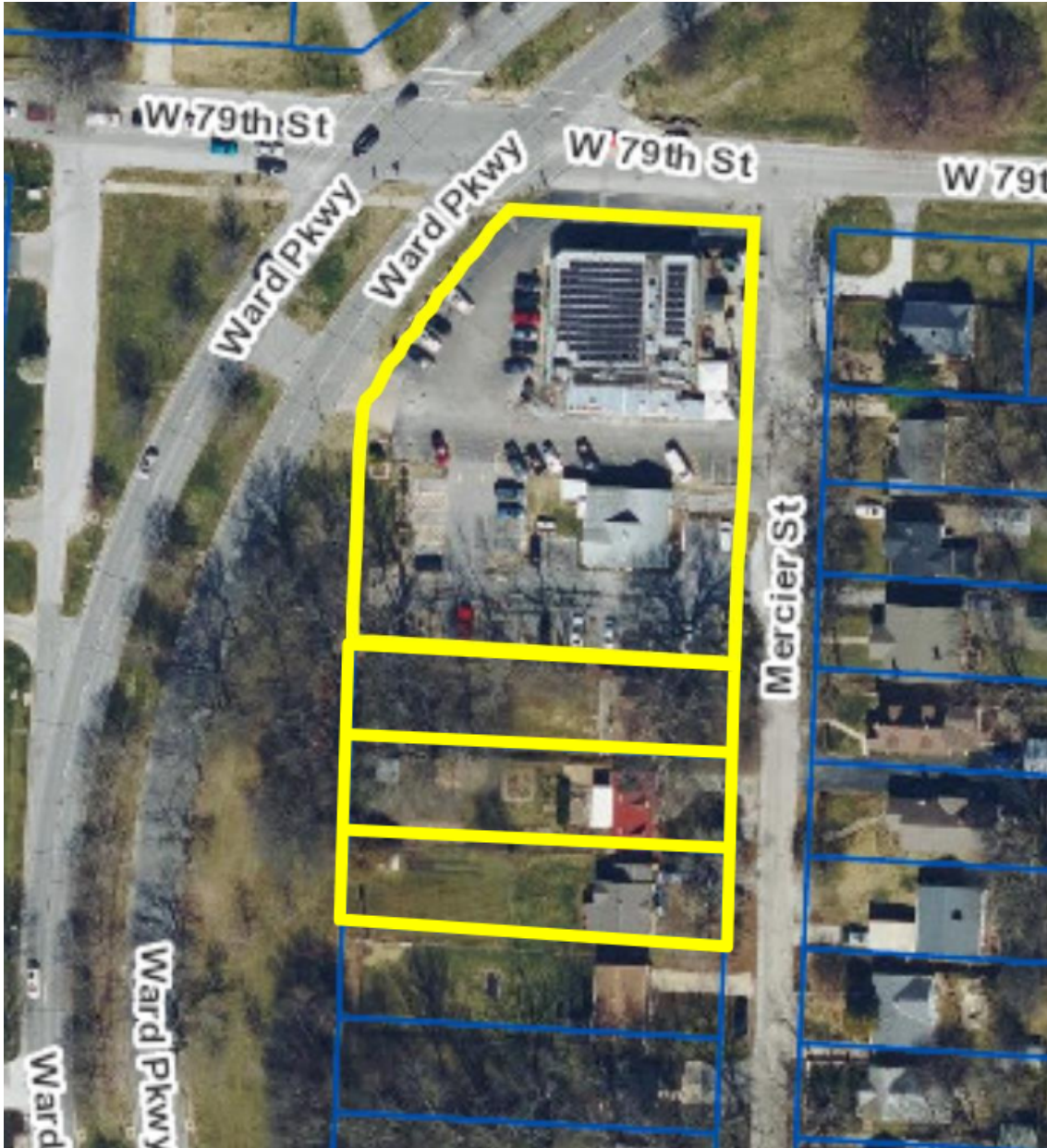
The subject site is currently developed with the existing Fareway Meat Market and several homes, all of which will be demolished. There is no associated regulated stream with the subject site.

## CONTROLLING CASE

**Case No. CD-CPC-2025-00041**– On May 7, 2025, the City Plan commission recommended approval of a request to approve a major amendment to a previously approved Development Plan, which also acts as a Preliminary Plat, for Fareway Meat Market on about 1.7 acres generally located at 1307 W 79th St. This Final Plat cannot be heard by City Council until Council has approved the Preliminary Plat.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

**VICINITY MAP****PLAT REVIEW**

The request is to consider approval of a Final Plat in District B1-1 (Commercial) on about 1.7 acres generally located at the southeast corner of West 79th Street and Ward Parkway, allowing for the creation of two lots for a commercial development. This use will be approved in Case No. CD-CPC-2025-00041 which will serve as the Preliminary Plat. The Preliminary Plat proposes to develop two lots for two separate commercial buildings, including a reconstructed Fareway Meat Market. The plan does not propose to construct any new streets or dedicate any right-of-way.

The Preliminary Plat and Development Plan were heard by the City Plan Commission on May 7, 2025 and as of the publication of this staff report an ordinance request has been submitted. No official date for City Council has been determined. The Preliminary Plat must be approved by City Council prior to this Final Plat being presented to Council for final approval. If any revisions are required to the Preliminary Plat by City Council, this application must be revised and re-reviewed. 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.

**PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	No deviations are requested from the Lot and Building Standards.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	This Final Plat is in conformance with the Boulevard and Parkway Standards.
Parkland Dedication (88-408)	No		

**APPROVAL CRITERIA**

**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. Applicants 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: May 13, 2025

Case Number: CLD-FnPlat-2025-00006

Project: Fareway Meat Market

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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 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-2025-00006.
2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
3. 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.

*Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / [virginia.tharpe@kcmo.org](mailto:virginia.tharpe@kcmo.org) with questions.*

4. 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.

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

5. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
6. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
7. 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.
8. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans for \_\_\_\_\_ and to a tie-in point with the existing sidewalks at \_\_\_\_\_ and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
9. 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.
10. 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.
11. The developer shall submit construction plans in compliance with adopted standards for the Ward Parkway median crossing and associated street improvements, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.

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

12. 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 Philip Taylor at / philip.taylor@kcmo.org with questions.*

13. The developer shall provide private storm drainage easements for any private mains prior to issuance of any building permits.
14. 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.
15. 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, by making application under said code for a Minor Subdivision and submitting and recording a Lot Consolidation Plat or replatting the property in accordance therewith.
16. 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.
17. 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.
18. 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 and include said document(s) within the public improvement applications submitted for permitting.
19. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.
20. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by KC Water, prior to recording the plat. Storm detention areas that serve more than one lot must be platted in a separate detention tract.
21. The developer must secure permits to connect to public 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.
22. 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.



