

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00036

Indiana Commons



KANSAS CITY
Planning & Dev

February 4, 2026

Docket #C4

Request

Final Plat

Applicant

Matthew Raveill
Milburn Civil Engineering, LLC

Owner

John Conforti
Indiana North Development LLC

Site Information

Location	PIN: 293812
Area	2 Acres
Zoning	B2-2
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Residential, R-1.5
South: Commercial, B2-2
East: Residential, R-1.5
West: Commercial, R-1.5/B2-2

Land Use Plan

The Gashland Nashua Area Plan recommends Mixed Use Neighborhood for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

North Indiana Avenue is identified as a Local Link in this location.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District B2-2 (Commercial) on about 2 acres generally located at the northeast corner of Northeast 86th Terrace and North Indiana Avenue, creating 2 lots for the purposes of a commercial development.

Existing Conditions

The subject site is currently undeveloped. There is no associated regulated stream with the subject site.

Neighborhood

This site is located within the Essex Court Homeowners Association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2024-00143 - A request to approve a major amendment serving as a preliminary plat in proposed district B2-2 (commercial) to allow for a non-residential development on about 2.5 acres generally located at N. Indiana Avenue and NE Barry Road, approved December 19, 2024.

Project Timeline

The application for the subject request was filed on December 10, 2025. Scheduling deviations have occurred due to outstanding revisions needed.

Professional Staff Recommendation

Docket #C4 Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District B2-2 (Commercial) on about 2 acres generally located at the northeast corner of Northeast 86th Terrace and North Indiana Avenue, creating 2 lots for the purposes of a commercial development. This use was approved in Case No. CD-CPC-2024-00143 which served as the Preliminary Plat. The Preliminary Plat proposed to develop two commercial buildings on two lots with access from a private drive on the southern side of the site. The plan does not propose to construct any new public streets.

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. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	Proposed Final Plat is in conformance with the lot and building standards of Section 88-120 and the 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: January 29, 2026

Case Number: CLD-FnPlat-2025-00036

Project: Indiana Commons Final Plat

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 the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
2. 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-2025-00036.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

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.

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

5. 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 Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

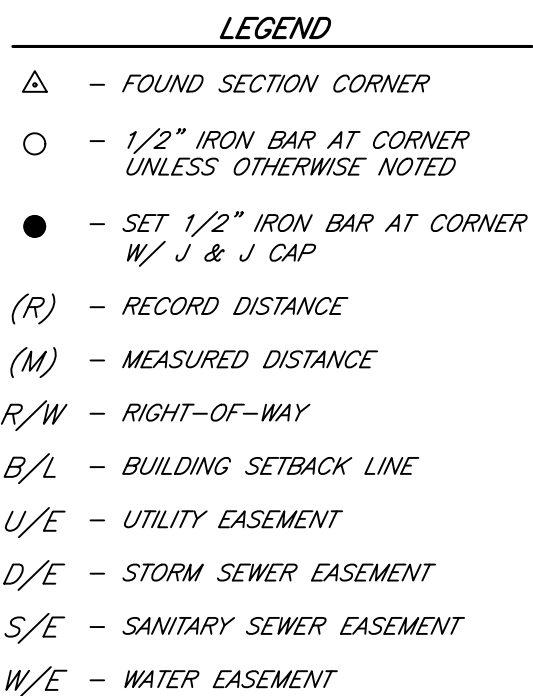
PROJECT LOCATION

NE BARRY RD

NW 1/4

NE 1/4

<i>Plot Dedication:</i>	
INDIANA COMMONS	
<i>Private Open Space Dedication:</i>	
N/A	
<i>Recorded As:</i>	
Plot	



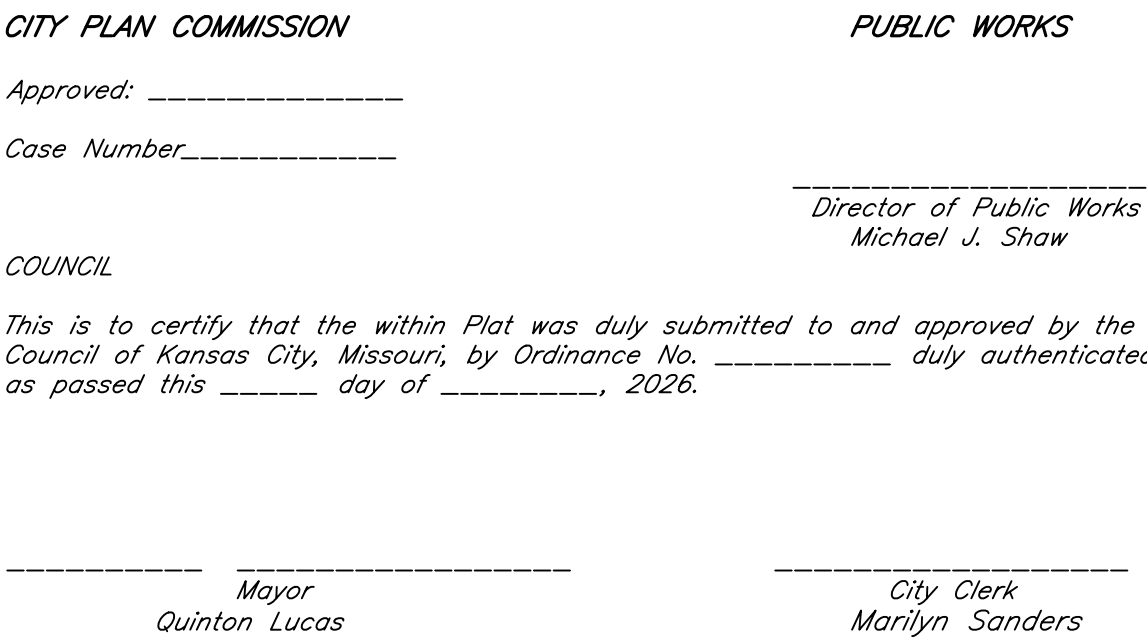
PROJECT ADDRESS:
8701 N. Indiana Avenue
Kansas City, Missouri 64152

NAD 1983, MISSOURI WEST ZONE (METER,
Reference Monument: CL-96
COMBINED SCALE FACTOR= 0.9999008

MISSOURI STATE PLANE COORDINATE TABLE			
Point #	Northing	Easting	Description
1	342052.017m	846627.476m	CL-96
500	342297.646m	846651.657m	PROPERTY CORNER
501	342436.922m	846653.227m	PROPERTY CORNER
502	342436.681m	846713.124m	PROPERTY CORNER
503	342334.794m	846712.713m	PROPERTY CORNER
504	342299.566m	846718.459m	PROPERTY CORNER
505	342297.646m	846712.804m	PROPERTY CORNER

- 1.) The plat of STALEY CORNERS EAST FIRST PLAT is recorded in Book J at Page 5.2 in the Recorder of Deeds Office in Clay County, Missouri.
- 2.) The plat of STALEY CORNERS EAST SECOND PLAT is recorded in Book J at Page 69.4 in the Recorder of Deeds Office in Clay County, Missouri.
- 3.) Title Report # 2699589, dated August 7, 2025 at 8:00 AM provided by Stewart Title Company, was provided by client.
- 4.) Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.

WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 29095C0068G, EFFECTIVE JANUARY 20, 2017, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS TRACT OF LAND LIES WITHIN ZONE X, WHICH IS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".



A Tract of land in the Northst Quarter of Section 7, Township 51 North, Range 32 West, in Kansas City, Clay County, Missouri; being more particularly described as follows, surveyed and described on November 18, 2025, by John B. Young, PLS—2006016647:

Beginning at the Southwest Corner of Tract B, STALEY CORNERS EAST FIRST PLAT, a subdivision in Kansas City, Clay County Missouri, thence South 89°46'09" East along the South line of said Tract B and Lots 27 and 28, said STALEY CORNERS EAST FIRST PLAT, 196.53 feet to the Northwest Corner of Tract C, said STALEY CORNERS EAST FIRST PLAT; Thence South 00°13'51" West along the West line of said Tract C, 334.31 feet; Thence on a curve to the left, continuing along said West line, tangent to the last described curve, having a radius of 355.00 feet and a central angle of 100°00'00", to the North line of Tract A, STALEY CORNERS EAST SECOND PLAT, a subdivision in Kansas City, Clay County Missouri; Thence South 71°14'32" West along said North line, 19.59 feet; Thence North 90°00'00" West continuing along said North line, 200.63 feet to the East Right-of-Way line of N Indiana Avenue, as now established; Thence North 00°38'45" East along said East Right-of-Way line, 457.02 feet to the Point of Beginning. Contains 91,292 square feet or 2.09 acres more or less.

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED
IN THE MANNER SHOWN ON THIS PLAT AND SAID PROPERTY SHALL HEREAFTER BE KNOWN AS:

"INDIANA COMMONS"

A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being, and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of locating, constructing, reconstructing, maintaining, operating and repairing water mains and appurtenances and shall upon completion of such construction, maintenance or repair, cause the land to be and to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth's surface over the water line shall be made without the written approval of the Director of Water Services. The easement shall be constructed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

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 OF KANSAS CITY, MISSOURI (THE CITY) FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

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 SERVICES FOR THE DELIVER OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS 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.

TRACT B (1.24 ACRES) WITHIN THE STALEY CORNERS EAST SECOND PLAT IS TO BE USED AS STORM WATER DETENTION FACILITIES 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 AND BMP FACILITIES, PLAT OF STALEY CORNERS EAST SECOND PLAT" PREVIOUSLY RECORDED WITH THE STALEY CORNERS EAST SECOND PLAT.

THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS 1 AND 2 ALONG THE ACCESS DRIVES OR THROUGH THE PARKING LOTS IS HEREBY GRANTED.

INDIANA NORTH DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 2026.

INDIANA NORTH DEVELOPMENT LLC,
A MISSOURI LIMITED LIABILITY COMPANY

ED LEWIS, MANAGING MEMBER

STATE OF)
) SS
COUNTY OF)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME ED LEWIS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF INDIANA NORTH DEVELOPMENT LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC AND THAT SAID ED LEWIS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LLC.

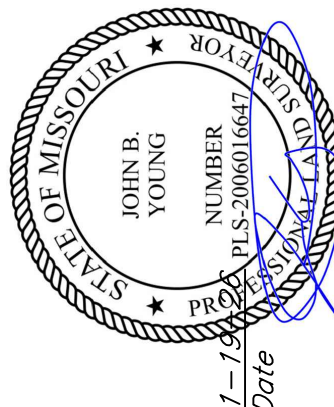
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATION:

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 12th day of November, 2025 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 and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



John B. Young PLS-2006016647

Location: S:\25.158 - Indiana Commons\DRAWINGS\2026.01.19-FPLAT REV1\25.158FPLAT.dwg

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 741-1017 • FAX (816) 741-1018

PHONE (816)741-1017 • FAX (816)741-1018

11-21-25

SUBMITTAL

INITIAL

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SHEET 1 OF 1