



# CITY PLAN COMMISSION STAFF REPORT

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

July 2, 2025

**Project Name**  
9640 North Indiana Avenue Plat

**Docket #C6**

**Request**  
CLD-FnPlat-2025-00008  
Final Plat

**Applicant**  
John Young  
J & J Survey, LLC.

**Owner**  
Mike Silvio

Location 9640 N Indiana Ave  
Area About 10 Acres  
Zoning R-80  
Council District 1st  
County Clay  
School District North Kansas City

### Surrounding Land Uses

**North:** Undeveloped, zoned R-80  
**South:** Undeveloped, zoned R-80  
**East:** Residential, zoned R-80  
**West:** Undeveloped, zoned R-80

### Land Use Plan

The Gashland/Nashua Area Plan recommends residential low density for this location. The Final Plat aligns with this designation. See Plat Review for more information.

### Major Street Plan

North Indiana Avenue 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 R-80 (Residential) on about 10 acres generally located at 9640 North Indiana Avenue creating 2 residential lots.

### PROJECT TIMELINE

The application for the subject request was filed on April 2, 2025. Scheduling deviations from 2025 Cycle 5.2 have occurred due to the need for additional documents from the applicant.

### NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public 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 a single lot with a primary residential structure and accessory structures. There is a regulated stream on the western portion of the lot.

### CONTROLLING + RELATED CASES

Case No. CD-CPC-2024-00179 – A preliminary plat approved on March 25, 2025 by the Development Review Committee, for the creation of two residential lots, on about 10 acres generally located at 9640 North Indiana Avenue.

### PROFESSIONAL STAFF RECOMMENDATION

Docket #C6 Recommendation: **Approval, Subject to Conditions**

**Vicinity Map –****PLAT REVIEW**

The request is to consider approval of a Final Plat in District R-80 (Residential) on about 10 acres generally located at 9640 North Indiana Avenue creating two (2) lots to allow for residential development. The lots are not eligible for Minor Subdivision Type 2 (88-535-05), as the lots exceed the lot depth to lot width ratio of 3:1 when over one acre, therefore requiring the preliminary plat and final plat review process. This use was approved by Case No. CD-CPC-2024-00179, which served as the preliminary plat. The Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

**PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	

**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,



Justin Smith  
 Planner



## Plan Conditions

Report Date: June 25, 2025

Case Number: CLD-FnPlat-2025-00008

Project: 9640 North Indiana Avenue Plat

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*Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / [justin.smith@kcmo.org](mailto:justin.smith@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-2025-00008.
2. That the applicant records a cross-access easement and place the book and page number on the final plat prior to recording.
3. That all structures on lot 1 be moved or demolished prior to recording of the final plat.
4. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
5. 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.
6. That all corrections be resolved prior to ordinance request.

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / [richard.sanchez@kcmo.org](mailto:richard.sanchez@kcmo.org) with questions.*

7. Please provide amount due. For 1 Detached Residential Dwelling Unit, the fee equates to \$445.45. An invoice has been assessed under CLD-FnPlat-2025-00008 and is available to pay via CompassKC. Fee shall be paid prior to release of the plat.

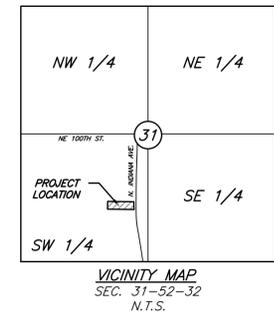
*Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / [virginia.tharpe@kcmo.org](mailto:virginia.tharpe@kcmo.org) with questions.*

8. 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.

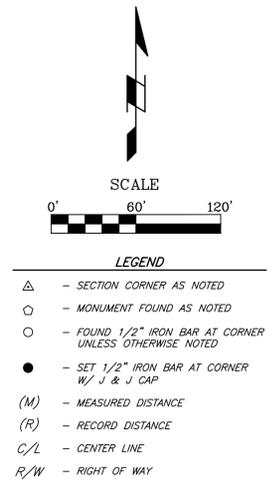
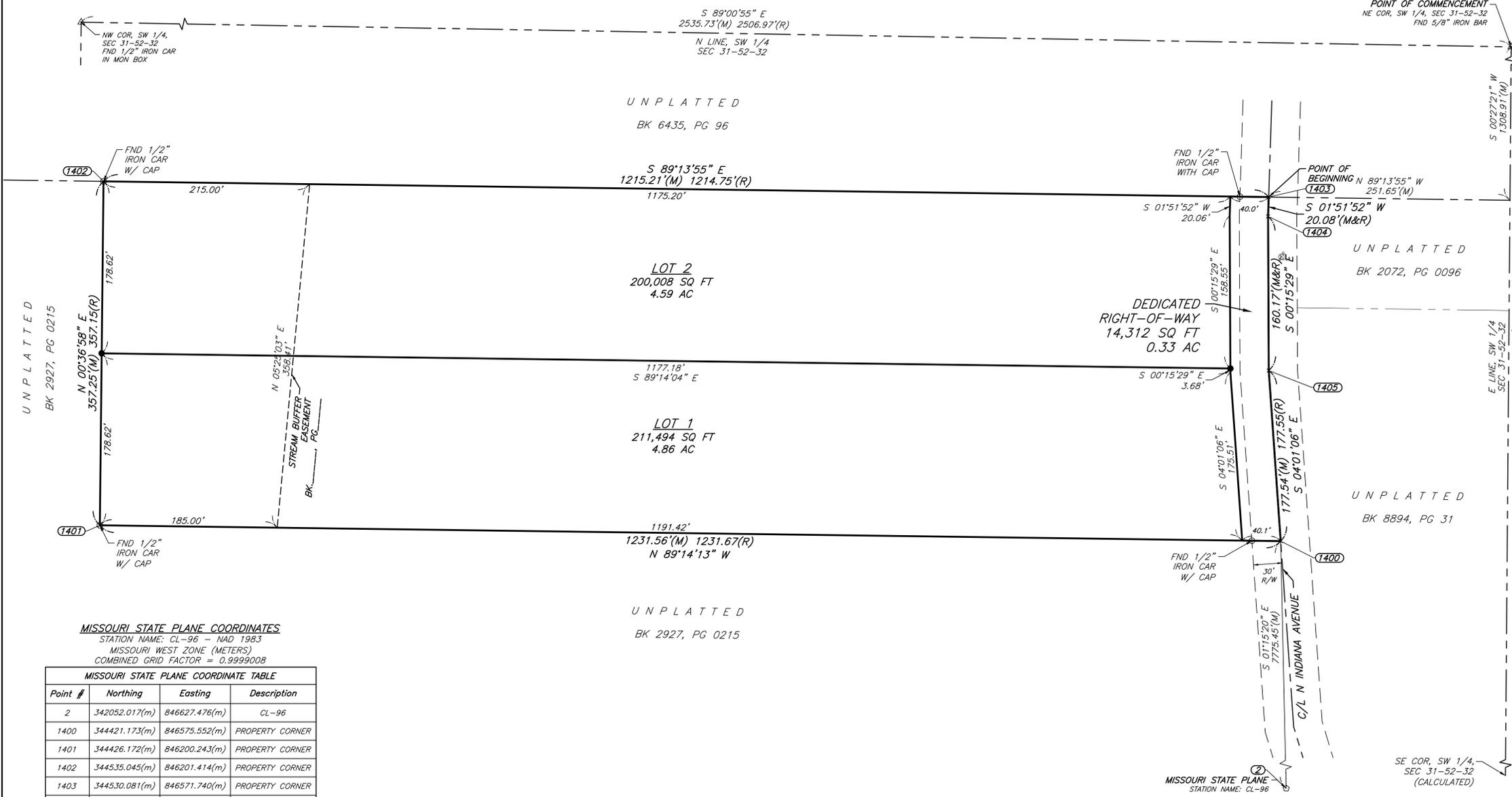
*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

9. 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.
10. The developer shall dedicate additional right of way [and provide easements] for N Indiana Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.
11. 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.
12. 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.
13. 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.

**FINAL PLAT**  
**9640 INDIANA AVENUE**  
 SW 1/4, SECTION 31, TOWNSHIP 52 NORTH, RANGE 32 WEST  
 KANSAS CITY, CLAY COUNTY, MISSOURI



**CERTIFICATION:**  
 I hereby certify that this drawing is based on an actual field survey conducted on the 1st day of October, 2024, 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.



**MISSOURI STATE PLANE COORDINATES**

STATION NAME: CL-96 - NAD 1983  
 MISSOURI WEST ZONE (METERS)  
 COMBINED GRID FACTOR = 0.9999008

Point #	Northing	Easting	Description
2	342052.017(m)	846627.476(m)	CL-96
1400	344421.173(m)	846575.552(m)	PROPERTY CORNER
1401	344426.172(m)	846200.243(m)	PROPERTY CORNER
1402	344535.045(m)	846201.414(m)	PROPERTY CORNER
1403	344530.081(m)	846571.740(m)	PROPERTY CORNER
1404	344523.965(m)	846571.540(m)	PROPERTY CORNER
1405	344475.150(m)	846571.760(m)	PROPERTY CORNER

**PROPERTY DESCRIPTION:**  
 A Tract in part of the Southwest Quarter of Section 31, Township 52 North, Range 32 West, Kansas City, Clay County, Missouri, being more particularly described as follows, surveyed and described on October 16, 2024 by John B. Young PLS-2006016647:  
 Commencing at the Northeast Corner of said Southwest Quarter; Thence South 00°27'21" West along East Line of said Southwest Quarter, 1308.91 feet; Thence North 89°13'55" West, 251.65 feet to the Point of Beginning; Thence South 01°51'52" West, 20.08 feet; Thence South 00°15'29" East, 160.17 feet; Thence South 04°01'06" East, 177.54 feet; Thence North 89°14'13" West, 1231.56 feet; Thence North 00°36'58" East, 357.25 feet; Thence South 89°13'55" East, 1215.21 feet to the Point of Beginning. Contains 435,814 square feet or 10.01 acres more or less.

**PLAT DEDICATION:**  
 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:  
**"9640 INDIANA AVENUE"**

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

**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 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.

**PAYMENT IN LIEU OF PARKLAND:**  
 The developer elects to pay the City of Kansas City, Missouri, a sum of \$445.45 in lieu of required parkland dedicating for 1 additional detached dwelling unit pursuant to Section 88-408-C of the Zoning and Development Code.

**IN TESTIMONY WHEREOF:**  
 Paul M. Silvio, a single person, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Paul M. Silvio \_\_\_\_\_ Owner

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, a Notary Public in and for said County and State, came Paul M. Silvio, owner, to me personally known who being by me duly sworn, acknowledged said instrument to be the free act and deed of this property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public \_\_\_\_\_  
 My Commission Expires : \_\_\_\_\_

**CITY PLAN COMMISSION**  
 Approved: \_\_\_\_\_

**COUNCIL**

This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. \_\_\_\_\_ duly authenticated as passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY PLAN COMMISSION		PUBLIC WORKS	
Mayor Quinton Lucas	City Clerk Marilyn Sanders	Director of Public Works Michael J. Shaw	
<b>COUNTY RECORDING INFORMATION</b>		Reserved for County Recording Stamp	
Plat Dedication: 9640 INDIANA AVENUE	Private Open Space Dedication: N/A	Recorded As:	Plat

**CLIENT:**  
 Pro Roofing KC LLC  
 Project Contact: Mike Silvio  
 Email: msilvio@proroofingkc.com

**PROPERTY ADDRESS:**  
 9640 North Indiana Avenue  
 Kansas City, Missouri 64156

- GENERAL SURVEY NOTES:**
1. REFERENCED: Survey for Cheryl Hazlett, prepared by M&M Land Surveying Service, Inc., recorded in Field Book 93 at Page 133 in the Recorder of Deeds Office in Clay County, Missouri.
  2. Deed of record is recorded in Instrument No. 2024004050, Book 9698, Page 24, dated 02/29/2024 in the Recorder of Deeds Office, Clay County, Missouri.
  3. Basis of bearings was established by Missouri State of Plane Coordinate system by GPS observation.
  4. The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map (FIRM) 29095C0068G, effective January 20, 2017.
  5. Subject property is currently zoned R-80 (Residential)

Location: S:\24.354 - 9640 N Indiana Ave\DRAWINGS\2025.06.19-FPLAT REV\24.354-FPLAT.dwg-Jun 23, 2025-10:53am

**J & J SURVEY LLC**

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

John B. Young PLS-2006016647  
 Date 6-23-25

INITIAL SUBMITTAL	10-21-24	01-09-25	06-23-25
ADD STREAM BUFFER EASEMENT			
CITY COMMENTS			

SHEET 1 OF 1