

# CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00002

Northland Christian Education System Final Plat

March 4, 2026

## Docket #C1

### Request

Final Plat

### Applicant

Shawn Duke  
Snyder & Associates, Inc.

### Owner

Tammie Eby  
Northland Christian Education  
System

### Site Information

Location	10500 N Trailblazer Dr.
Area	33 Acres
Zoning	R-7.5
Council District	1 <sup>st</sup>
County	Clay
School District	North Kansas City

### Surrounding Land Uses

North: R-80, Cemetery  
South: R-1.5, Undeveloped  
East: R-7.5, Highway  
West: R-7.5, Residential

### Land Use Plan

The Gashland/Nashua Area Plan recommends Residential Low Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

### Major Street Plan

No adjacent streets are identified on the Major Street Plan.

## Approval Process



### Overview

The applicant seeks approval of a Final Plat in District R-7.5 (Residential) on about 33 acres generally located at the southeast corner of Northwest 107th Street and North Trailblazer Drive, creating one lot for the purpose of a school.

### Existing Conditions

The subject site is currently developed with Northland Christian School, which consists of a school building, accessory parking, and a multi-use sports field. There is an associated regulated stream on the southeast corner of the subject site.

### Neighborhood

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

### Required Public Engagement

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

### Controlling Case

Case No. 6637-P-11 - Ordinance No. 160912 approved an amendment to a previously approved development plan, which serves as a preliminary plat, in lieu of a special use permit on about 35 acres to allow for a school, approved December 8, 2016.

### Project Timeline

The application for the subject request was filed on January 13, 2026. No scheduling deviations have occurred.

### Professional Staff Recommendation

Docket #C1 Approval Subject to Conditions



**PLAT ANALYSIS**

<b>Standards</b>	<b>Meets</b>	<b>Notes</b>
Lot and Building Standards (88-110)	Yes	Final Plat is in conformance with the approved Development Plan and 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: February 25, 2026

Case Number: CLD-FnPlat-2026-00002

Project: Northland Christian Education System Final 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. 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-2026-00002.
2. 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.
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. Fire hydrant distribution shall follow IFC-2018 Table C102.1
5. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
6. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
7. 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) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
8. 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)
9. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
10. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
11. 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)
12. The developer shall provide fire lane signage on fire access drives.

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

13. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
14. 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.
15. 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.
16. 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.

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

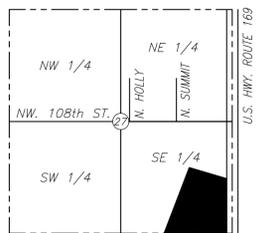
17. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
18. 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 (816) 513-0146 / philip.taylor@kcmo.org with questions.*

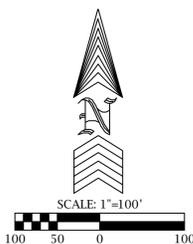
19. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
20. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.

# FINAL PLAT OF NORTHLAND CHRISTIAN EDUCATION SYSTEM

## A MAJOR SUBDIVISION IN Kansas City, Clay County, Missouri



Location Map  
Section 27-52-33  
(Not To Scale)



**LEGEND:**  
 U/E = Utility Easement  
 S/E = Sanitary Sewer Easement  
 L/E = Landscape Maintenance Easement  
 BMP ESMT. = Best Management Practices Easement  
 N.T.S. = Not To Scale  
 AC. = Acres  
 C = Centerline

△ Denotes Existing 1/2" Bar Capped LS#2074, unless otherwise noted  
 ▲ Denotes Set Permanent Reference Monument Capped LS#2016042019

- NOTES:**
- Bearing System is based on the Missouri State Plane Coordinate System.
  - Parent tract is recorded at the Clay County Recorder of Deeds office in Book 9623, Page 44.
  - This plat meets the accuracy requirements for an urban class of property.
  - Permanent reference monument and semi-permanent lot corners and curb chip at lot line projections will be placed upon completion of construction but in any event, within twelve months after the plat has been recorded.
  - The source of the description and easements as shown on this survey were derived from a title report issued by Stewart Title Company, Commitment No. 2671959, effective July 17, 2025 at 8:00AM.
  - Item No. 7 per Title Commitment No. 2671959, effective July 17, 2025 at 8:00AM, per Book 549, Page 477, this Tract does not have direct access to US Hwy 169.
  - The original location of the BMP easement described in Book 9576 at Page 81 was corrected via affidavit recorded in Book 10067 Page 144. Corrected location of the BMP easement is as shown.

**TRAVERSE TABLE G.P.S.**

Location	Bearing	Distance (Grid Meters)	Northing	Easting
PL-07			346583.688	840505.381
PL-07 Referencing PL-07A	N 89°37'57" E			
PL-07 To Point of Beginning	S 64°22'52" E	1872.57	345774.020	842193.860

**STATE PLANE COORDINATES BY G.P.S.**

**NOTE:**  
 The bearings and coordinates shown on this plat are based upon the Missouri State Plane Coordinate System, using a grid factor of 0.9998971. All coordinates are in meters.

Land Data	Area
Total Land Area	1,478,113.35± SF or 33.93± Acres
Land Area for Proposed and Existing Right of Way	46,763.47± SF or 1.07± Acres
Net Land Area	1,524,876.82± SF or 35.01± Acres
Plat Data	Count
Number of Lots	1
Number of Tracts	1

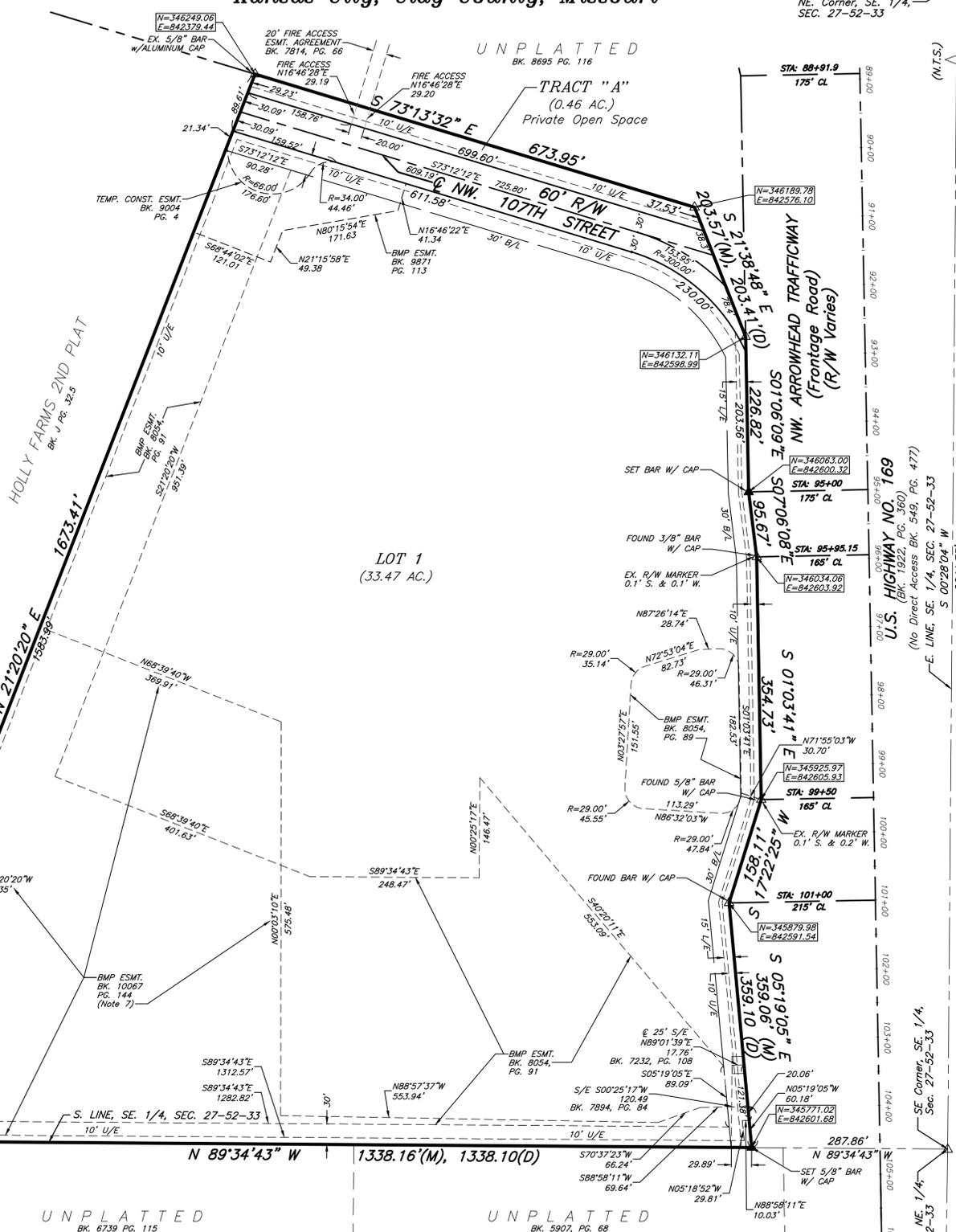
**POINT OF COMMENCEMENT**  
 SW Corner, SE 1/4,  
 Sec. 27-52-33  
 (N.T.S.)

**POINT OF BEGINNING**

I hereby state that the plat of NORTHLAND CHRISTIAN EDUCATION SYSTEM subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers and Land Surveyors. I further sign, seal and state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.



DATE: \_\_\_\_\_  
 ZACHARY A. BRINKER - LS 2016042019  
 CERTIFICATE OF AUTHORITY - LS 2013023732



**DESCRIPTION:**  
 A tract of land in the Southeast Quarter of Section 27, Township 52 North, Range 33 West in Kansas City, Clay County, Missouri, described as follows:  
 Commencing at the Southwest corner of said Southeast Quarter; thence South 89 degrees 34 minutes 43 seconds East along the South line of said Southeast Quarter, 1028.88 feet to the True Point of Beginning of the tract of land to be herein described; thence North 21 degrees 20 minutes 20 seconds East, 1673.41 feet; thence South 73 degrees 13 minutes 32 seconds East, 673.95 feet; thence South 21 degrees 38 minutes 48 seconds East, 203.57 feet to a point on the West right of way line of US Highway Route No. 169 as established by Document No. G43183 in Book 1922 at Page 360; thence Southerly along said Westery right of way line the following five courses; thence South 01 degree 06 minutes 09 seconds East, 226.82 feet; thence South 07 degrees 06 minutes 08 seconds East, 95.67 feet; thence South 01 degree 03 minutes 41 seconds East, 354.73 feet; thence South 17 degrees 22 minutes 25 seconds West, 158.11 feet; thence South 05 degrees 19 minutes 05 seconds East, 359.06 feet to a point on the South line of said Southeast Quarter; thence North 89 degrees 34 minutes 43 seconds West along said South line, 1338.16 feet to the Point of Beginning. Said tract of land contains 1,524,876.82 square feet or 35.01 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 "NORTHLAND CHRISTIAN EDUCATION SYSTEM".

**EASEMENT DEDICATION:** 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, pad mounted transformers, services pedestals, 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 virtue of their existence, do hereby covenant, consent, and agree that they 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 and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

**UNDESIRABLE NOISE LEVELS:** The area described herein lies adjacent to Missouri Highway No. 169 as such, such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

**STREET DEDICATION:** Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

**BUILDING LINES:** Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built within this line and the lot line nearest thereto.

**MAINTENANCE OF TRACTS:** Tract A is to be used for Private Open Space and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Covenant For Maintenance of Tract "A" recorded simultaneously with this plat.

**BUILDING HEIGHT (ACD):** The subject property is located within the Kansas City International Airport Heights Zone Map dated November 4, 1994. No structures, objects, or natural growth of terrain shall be erected, altered, or allowed to grow or be maintained to a height in excess of the height limit as established per Ordinance No. 104032 or as amended or revised by future ordinances.

**AVIATION AND NOISE EASEMENT:** An aviation and noise easement is hereby granted by Document No. 2017032944, in Book 8054, at Page 90.

**FLOODPLAIN:** The subject property is located in "Zone X" (areas of minimal flooding) according to the Clay County, Missouri Flood Insurance Rate Map (FRM), Map Number 29095C062G, Map Revised January 1, 2017.

**LANDSCAPE EASEMENT:** This easement is reserved for the planting of trees or shrubs by the owner or developer; buildings or structures (including fences and walls) within the easement are prohibited.

**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, pad mounted transformers, services pedestals, 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 virtue of their existence, do hereby covenant, consent, and agree that they 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 and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

**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 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.

**RESTRICTED ACCESS:** No direct vehicular access to Missouri Highway No. 169 from Lot 1 and Tract "A" is permitted.

**IN TESTIMONY WHEREOF:** NORTHLAND CHRISTIAN EDUCATION SYSTEM, a Missouri Not-for-Profit Corporation, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NORTHLAND CHRISTIAN EDUCATION SYSTEM, a Missouri Not-for-Profit Corporation

President \_\_\_\_\_ Secretary \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_ to me personally known who being by me duly sworn did say that \_\_\_\_\_ is President of the NORTHLAND CHRISTIAN EDUCATION SYSTEM, a Missouri non-profit corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the instrument was signed and sealed in behalf of said corporation by authority duly conferred upon \_\_\_\_\_ by its Board of Directors and \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

**IN TESTIMONY WHEREOF:** I have hereunto set my hand and affixed my notarial seal at my office in \_\_\_\_\_ County, Missouri, on the day and year last written.

My Commission Expires \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**CITY PLAN COMMISSION PUBLIC WORKS:**  
 Approved Date: \_\_\_\_\_  
 Case Number: CLD-EnPlat-2026-00002 DIRECTOR: Michael J. Shaw

**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\_\_\_\_.

MAYOR: Quinton Lucas CITY CLERK: Marilyn Sanders

<b>Plat Dedication:</b>	Reserved for County Recording Stamp
<b>NORTHLAND CHRISTIAN EDUCATION SYSTEM</b>	
<b>Private Open Space Dedication:</b>	
<b>Record As:</b>	
<b>PLAT</b>	
<b>FINAL PLAT OF NORTHLAND CHRISTIAN EDUCATION SYSTEM</b> Kansas City, Clay County, Missouri	
<b>Snyder &amp; Associates</b>	Developer: NORTHLAND CHRISTIAN EDUCATION SYSTEM 4214 NW. COOKINGHAM ROAD KANSAS CITY, MO 64164
<b>Snyder &amp; Associates</b> LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW. 72ND ST. ~ GLADSTONE, MO 64118 PH. (816) 436-0732 ~ FAX (816) 436-0767	<b>SHEET 1 OF 1</b>
Drawn By: BN   File Name: 125.0865.13.DXF   SEC: 27-52-33   Date: DECEMBER 12, 2025   Job No: 125.0865.13	REVISED PER CITY COMMENTS: FEBRUARY 10, 2026