CITY PLAN COMMISSION STAFF REPORT



CLD-FnPlat-2025-00026

Hill Creek Commons September 17, 2025

Docket # C1

Request

Final Plat

Applicant

Nelson Willoughby Olsson

Owner

Andrew Malzer Next Chapter Neighborhoods

Site Information

Location 9600 NW Old

Stagecoach Rd

Area 54 Acres
Zoning R-7.5
Council District 1st
County Platte
School District Platte County

Surrounding Land Uses

North: Residential, MPD

South: Highway 152 ROW, AG-R

East: Residential, R-6 West: Commercial, B3-3

Land Use Plan

The KCIA Area Plan recommends Residential Medium Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Old Stagecoach Road is identified as a Local Link in this location and North Line Creek Parkway is identified as a Parkway in this location on the Major Street Plan.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District R-7.5 (Residential) on about 54 acres generally located at the southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road, creating 3 lots and 8 tracts for a multi-unit residential development.

Existing Conditions

The subject site is currently undeveloped. Northwest 90th Street currently terminates at the western side of the site. There is no associated regulated stream with 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

CD-CPC-2024-00164 - Ordinance 250046, approved a 283-unit residential development plan and rezoned the site to District R-7.5 (residential) on about 56 acres generally located at N. Line Creek Parkway and NW Old Stagecoach Road, approved January 30, 2025.

Project Timeline

The application for the subject request was filed on July 21, 2025. Scheduling deviations have occurred due to required revisions by the applicant.

Professional Staff Recommendation

Docket #C1 Approval Subject to Conditions



VICINITY MAP



PLAT REVIEW

The request is for approval of a Final Plat in District R-7.5 on approximately 54 acres, generally located at the southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road. The plat creates three lots and eight tracts to accommodate a multi-unit residential development, consisting of 283 units.

This use was previously approved under Case No. CD-CPC-2024-00164, which served as the Preliminary Plat. The approved preliminary plat established a residential development of single-unit detached homes designed as a for-rent product, with the Development Plan allowing multiple homes per lot.

The Final Plat also proposes the construction and dedication of Northwest 90th Street, extending it from its current terminus west to connect with Line Creek Parkway. All other streets within the development will be private.

The proposed Final Plat conforms to the approved Preliminary Plat and complies with the lot and building standards of Section 88-110 of the Zoning and Development Code.



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	The proposed Final Plat is in conformance with the standards of the Zoning and Development Code and the controlling Development Plan.
Boulevard & Parkway Standards (88-323)	Yes	The Development Plan and subsequent Final Plat conform to the required standards.
Parkland Dedication (88- 408)	Yes, Subject to Conditions	Applicant is dedicating parkland with this final plat, which will be satisfied upon recording.

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, 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.

City Plan Commission Staff Report Docket #C1, Hill Creek Commons Final Plat September 17, 2025



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: September 11, 2025

Case Number: CLD-FnPlat-2025-00026

Project: Hill Creek Commons

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 submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
- 2. That prior to recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
- 3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
- 4. 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-2025-00026.
- 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 prior to issuance of the Certificate of Occupancy for each lot within the plat 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

7. Controlling plan conditions and corrections shall apply

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at /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.
- 9. 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.

- 10. 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.
- 11. 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.
- 12. 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.

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

- 13. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
- 14. 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.
- 15. 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.
- 16. 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.
- 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 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.

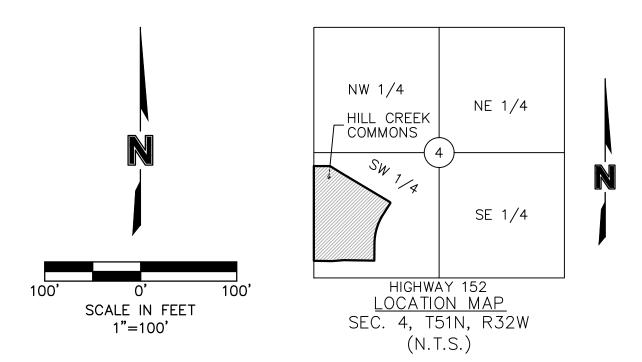
Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

- 19. 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.
- 20. KC Water public utility easements shall be exclusive and should not overlap the general utility easements.
- 21. 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.
- 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.
- 23. Any utilities located within private streets shall be private utility mains located within private utility easements and Covered by Covenants to Maintain Private Utility Mains.
- 24. The developer shall provide Covenants to Maintain Private Utility Mains acceptable to KC Water for any private utility mains located within private streets prior to the issuance of any building permits.
- 25. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
- 26. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
- 27. The developer must secure permits to extend sanitary and 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.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@kcmo.org with questions.

- 28. The developer must submit covenants, conditions and restrictions to KC Water 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 stormwater detention area tracts, prior to recording the plat.
- 29. The developer must grant a BMP and/or Surface Drainage Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
- 30. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.
- 31. The developer shall provide private utility easements for any private utility mains prior to issuance of any building permits.
- 32. 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.

54.36 ACRES MORE OR LESS.



SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

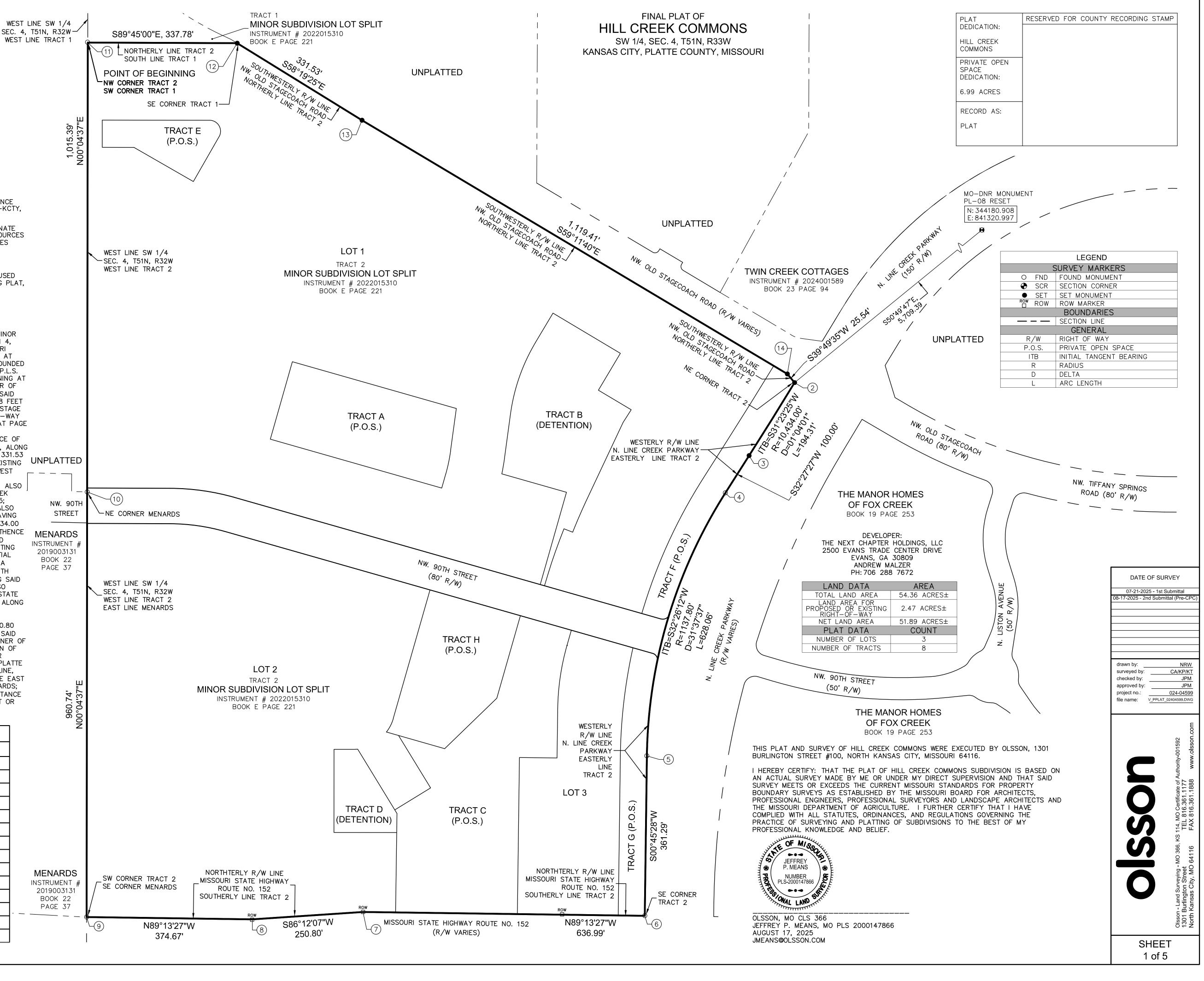
HILL CREEK COMMONS

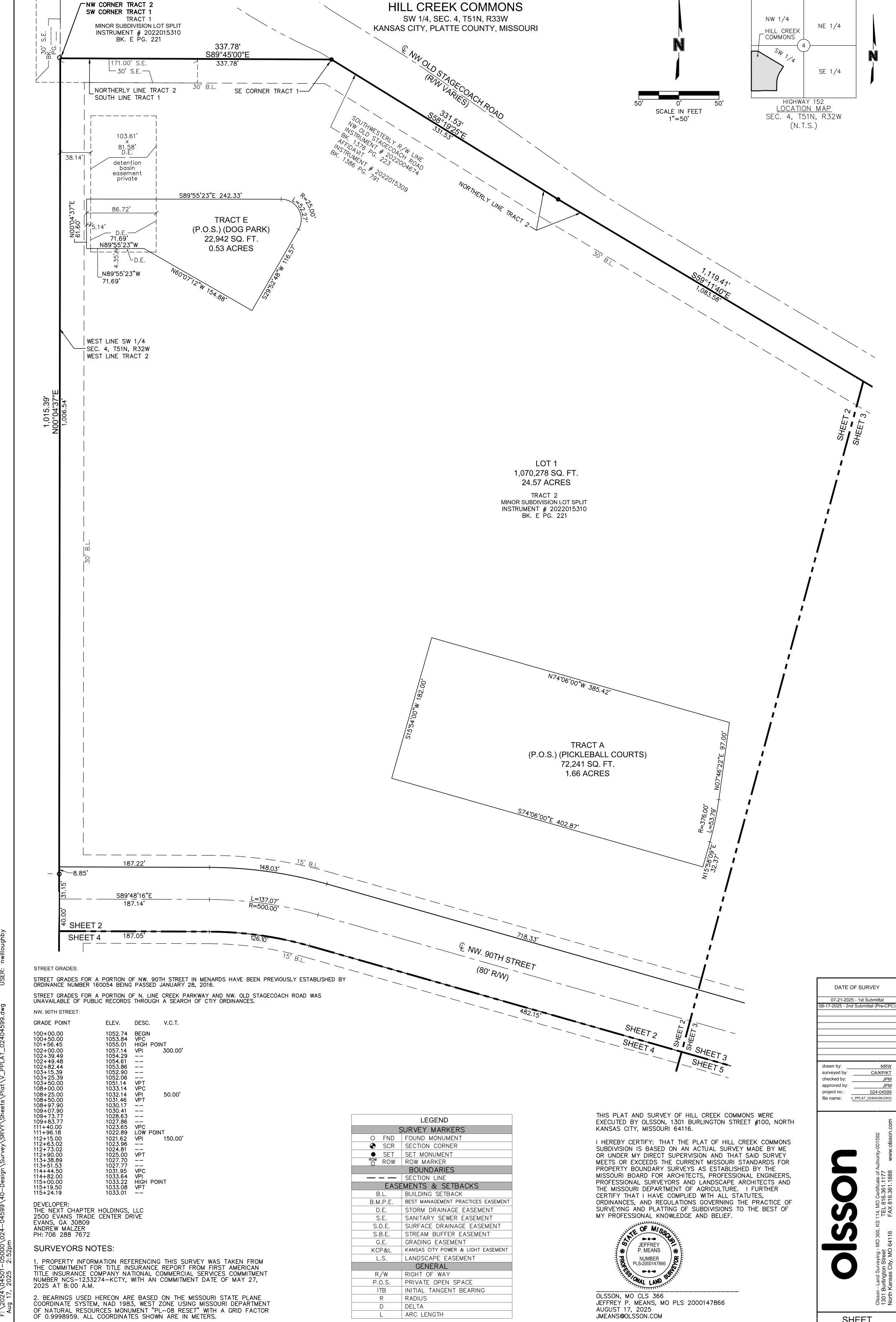
PROPERTY DESCRIPTION

ALL OF TRACT 2, OF TRACT 1 AND TRACT 2, MINOR SUBDIVISION LOT SPLIT, A MINOR SUBDIVISION IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST IN KANSAS CITY, PLATTE COUNTY, MISSOURI RECORDED NOVEMBER 16, 2022 AS INSTRUMENT NUMBER 2022015310 IN BOOK E AT PAGE 221 IN THE OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS, P.L.S. 2000147866 UNDER THE AUTHORITY OF OLSSON C.L.S. 366, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE SOUTH 89°45'00" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 2, ALSO BEING THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 337.78 FEET TO A POINT ON THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF NW OLD STAGE COACH ROAD, AS ESTABLISHED BY CONVEYANCE OF PERMANENT ROAD RIGHT-OF-WAY RECORDED APRIL 4, 2022 AS INSTRUMENT NUMBER 2022004674 IN BOOK 1376 AT PAGE 223 AND SURVEYOR'S AFFIDAVIT RECORDED NOVEMBER 16, 2022 AS INSTRUMENT NUMBER 2022015309 IN BOOK 1386 AT PAGE 791 EACH RECORDED IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE SOUTH 5819'25" EAST, ALONG SAID NORTHERLY LINE AND SAID EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE, 331.53 FEET; THENCE 59"11'40" EAST, ALONG SAID NORTHERLY LINE AND ALONG SAID EXISTING UNPLATTED SOUTHWESTERLY RIGHT-OF-WAY LINE, 1,119.41 FEET; THENCE SOUTH 39°49'35" WEST ALONG SAID NORTHERLY LINE AND ALONG SAID EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE, 25.54 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2, ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF N. LINE CREEK PARKWAY ESTABLISHED BY REPORT OF COMMISSIONERS CASE NUMBER 93CC00935 THENCE SOUTHWESTERLY ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, ALSO BEING THE EASTERLY LINE OF SAID TRACT 2, ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 31°23'25" WEST, WITH A RADIUS OF 10,434.00 FEET, A CENTRAL ANGLE OF 01°04'01", AND AN ARC DISTANCE OF 194.31 FEET; THENCE MENARDS SOUTH 32°27'26" WEST, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, 100.00 FEET; THENCE SOUTHERLY, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, HAVING AN INITIAL TANGENT BEARING OF SOUTH 32°26'12" WEST, WITH A RADIUS OF 1,137.80 FEET, A CENTRAL ANGLE OF 31°37'37", AND ARC DISTANCE OF 628.06 FEET; THENCE SOUTH 00°45'28" WEST ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, 361.29 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2, ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE NO. 152, AS NOW ESTABLISHED; THENCE NORTH 89°13'27" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT 2 AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 636.99 FEET; THENCE SOUTH 86"12"07" WEST, ALONG SAID SOUTHERLY LINE AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 250.80 FEET; THENCE NORTH 89"13"27" WEST, ALONG SAID SOUTHERLY LINE AND ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 374.67 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE SOUTHEAST CORNER OF MENARDS, A SUBDIVISION OF LAND IN SAID KANSAS CITY RECORDED MARCH 29, 2019 AS INSTRUMENT NUMBER 2019003131 IN BOOK 22 AT PAGE 37 IN SAID OFFICE OF RECORDER OF DEEDS, PLATTE COUNTY, MISSOURI; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°04'37" EAST ALONG THE WEST LINE OF SAID TRACT 2, ALSO BEING THE EAST LINE OF SAID MENARDS, 960.74 FEET TO THE NORTHEAST CORNER OF SAID MENARDS; THENCE NORTH 00°04'37" EAST, ALONG SAID WEST LINE OF SAID TRACT 2, A DISTANCE

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Point Number	Grid Northing	Grid Easting
1	344180.908	841320.997
2	343081.796	839971.929
3	343031.532	839940.613
4	343005.815	839924.256
5	342824.713	839870.187
6	342714.608	839868.731
7	342717.237	839674.605
8	342712.174	839598.334
9	342713.720	839484.153
10	343006.537	839484.546
11	343316.010	839484.961
12	343315.561	839587.911
13	343262.500	839673.903
14	343087.775	839966.943

OF 1,015 FEET TO THE POINT OF BEGINNING. CONTAINING 2,368,178 SQUARE FEET OR





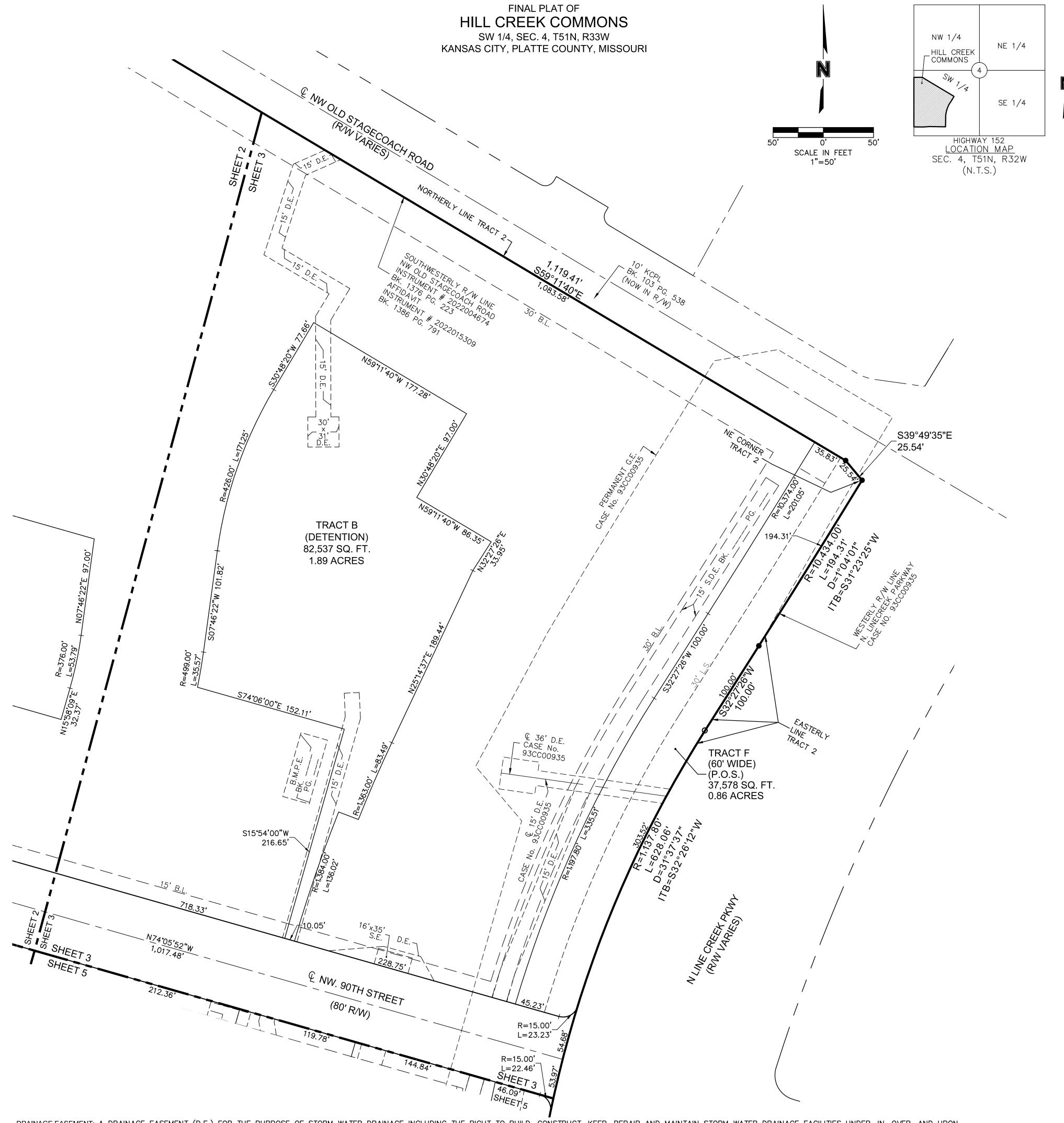
FINAL PLAT OF

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POINT OF BEGINNING

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SHEET 2 of 5



DRAINAGE EASEMENT: A DRAINAGE EASEMENT (D.E.) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER EASEMENT: 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. BY THE GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES, OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

WATER MAIN EASEMENT: A WATER MAIN EASEMENT (W.E.) FOR THE OPERATION AND MOVEMENT OF A WORKING FORCE, IN CONNECTION WITH THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, WATER MAIN EASEMENT: 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 CICTY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO GO UPON THE ABOVE DESCRIBED TRACTS OF LAND, FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, AND REPAIRING THE WATER MAIN IMPROVEMENTS AND APPURTENANCES THERETO, AND SHALL UPON COMPLETION OF SUCH CONSTRUCTION, MAINTENANCE OR REPAIR, CAUSE THE LAND 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 COVER OVER THE WATER LINE WILL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES. THIS EASEMENT SHALL NOT BE CONSTRUCT OR 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 ADDOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY ADDOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY ADDOINING PROPERTY OR FROM THE CITY. THE CITY IN EXCENTING THE PROPERTY OF THE PROP

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 BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

FLOODPLAIN: ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 29095C0063G, MAP REVISED JANUARY 20, 2017 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BUILDING HEIGHT (KCI): 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. 040342 OR AS AMENDED OR REVISED BY FUTURE ORDINANCES.

AVIATION AND NOISE EASEMENT: AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY INSTRUMENT NO. _____ IN BOOK _____ AT PAGE _____.

UNDESIRABLE NOISE LEVELS: THE AREA DESCRIBED HEREIN LIES ADJACENT TO MISSOURI STATE HIGHWAY ROUTE NO. 152 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.

DEVELOPER: THE NEXT CHAPTER HOLDINGS, LLC 2500 EVANS TRADE CENTER DRIVE EVANS, GA 30809 ANDREW MALZER PH: 706 288 7672

SURVEYORS NOTES:

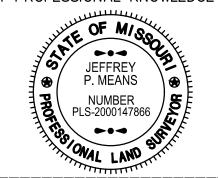
1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

LEGEND		
SURVEY MARKERS		
O FND	FOUND MONUMENT	
♣ SCR	SECTION CORNER	
● SET	SET MONUMENT	
ROW ROW	ROW MARKER	
BOUNDARIES		
	SECTION LINE	
EASE	EASEMENTS & SETBACKS	
B.L.	BUILDING SETBACK	
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT	
D.E.	STORM DRAINAGE EASEMENT	
S.E.	SANITARY SEWER EASEMENT	
S.D.E.	SURFACE DRAINAGE EASEMENT	
S.B.E.	STREAM BUFFER EASEMENT	
G.E.	GRADING EASEMENT	
KCP&L	KANSAS CITY POWER & LIGHT EASEMENT	
L.S.	LANDSCAPE EASEMENT	
	GENERAL	
R/W	RIGHT OF WAY	
P.O.S.	PRIVATE OPEN SPACE	
ITB	INITIAL TANGENT BEARING	
R	RADIUS	
D	DELTA	
L	ARC LENGTH	

THIS PLAT AND SURVEY OF HILL CREEK COMMONS WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

I HEREBY CERTIFY: THAT THE PLAT OF HILL CREEK COMMONS SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION 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, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



OLSSON, MO CLS 366 JEFFREY P. MEANS, MO PLS 2000147866 AUGUST 17, 2025 JMEANS@OLSSON.COM

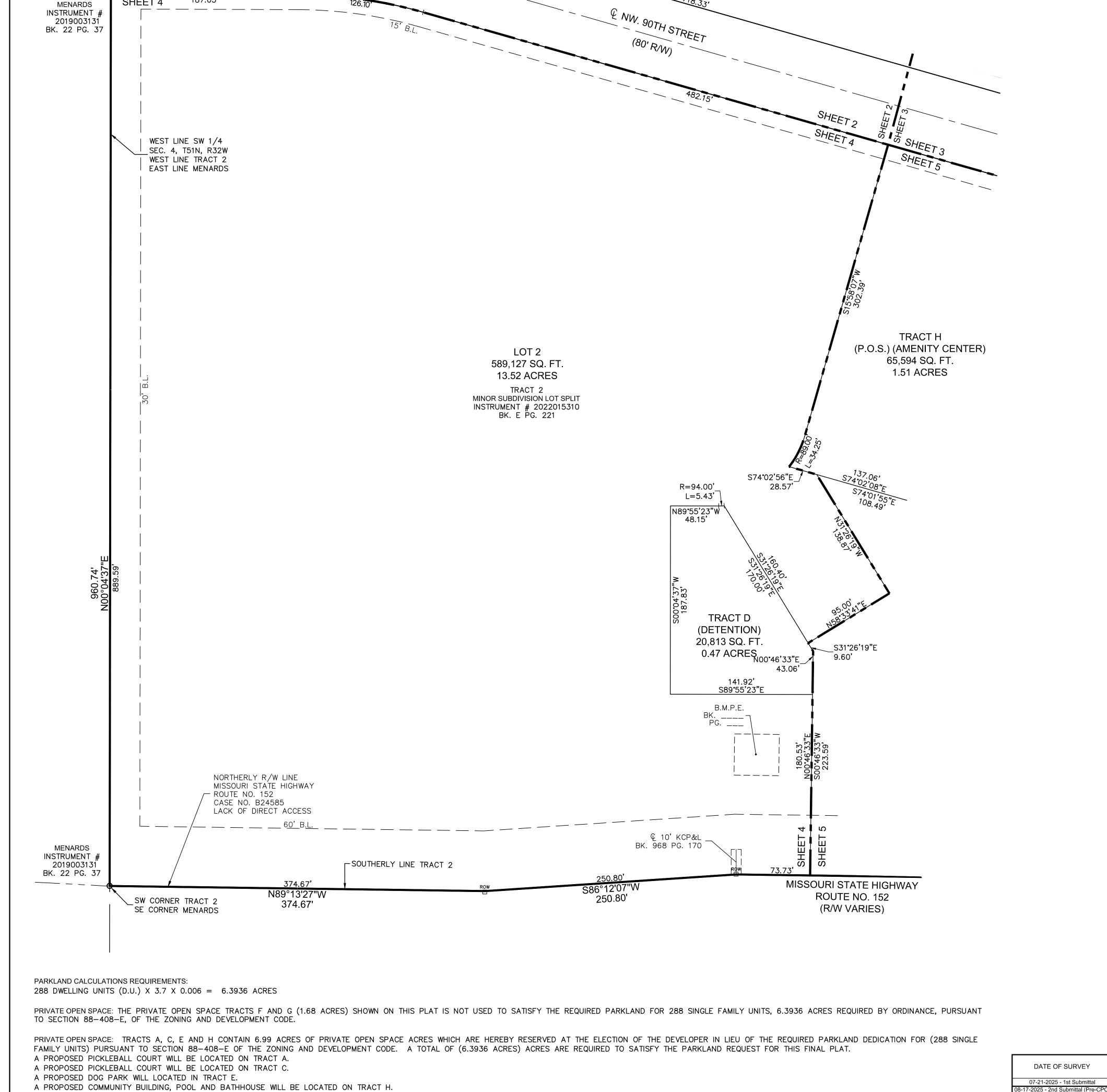
DATE OF SURVEY
07-21-2025 - 1st Submittal
08-17-2025 - 2nd Submittal (Pre-CPC)

drawn by:	NRW
surveyed by:	CA/KP/KT
checked by:	JPM
approved by:	JPM
project no.:	024-04599
file name:	V_PPLAT_02404599.DWG
	·

MO Certifica - 816.361. X 816.361.

SHEET

3 of 5



FINAL PLAT OF

HILL CREEK COMMONS

SW 1/4, SEC. 4, T51N, R33W

KANSAS CITY, PLATTE COUNTY, MISSOURI

DEVELOPER: THE NEXT CHAPTER HOLDINGS, LLC 2500 EVANS TRADE CENTER DRIVE EVANS, GA 30809 ANDREW MALZER PH: 706 288 7672

SURVEYORS NOTES:

HILL CREEK COMMONS

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

P.O.S. (PRIVATE OPEN SPACE) USED FOR PARKLAND DEDICATION

No. Units Required

6.3936

187.22'

S89'48'16"E

187.14

187.05[']

ℚ NW. 90TH

(R/W VARIES

(ORD. 160054)

MENARDS

INSTRUMENT #

[₹] SHEET 2

SHEET 4

STREET

148.03'

L=137.07' R=500.00'

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.

SURVEY MARKERS		
O FND FOUND MONUMENT		
SCR SECTION CORNER		
● SET SET MONUMENT		
ROW ROW MARKER		
BOUNDARIES		
— — SECTION LINE		
EASEMENTS & SETBACKS		
B.L. BUILDING SETBACK		
B.M.P.E. BEST MANAGEMENT PRACTICES EASEMENT		
D.E. STORM DRAINAGE EASEMENT		
S.E. SANITARY SEWER EASEMENT		
S.D.E. SURFACE DRAINAGE EASEMENT		
S.B.E. STREAM BUFFER EASEMENT		
G.E. GRADING EASEMENT		
KCP&L KANSAS CITY POWER & LIGHT EASEMENT		
L.S. LANDSCAPE EASEMENT		
GENERAL		
R/W RIGHT OF WAY		
P.O.S. PRIVATE OPEN SPACE		
ITB INITIAL TANGENT BEARING		
R RADIUS		
D DELTA		
L ARC LENGTH		

LEGEND

MAINTENANCE OF TRACTS: TRACT B (1.89 ACRES) AND TRACT D (0.47 ACRES) IS TO BE USED FOR DETENTION TRACT AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT

MAINTENANCE OF TRACTS: TRACTS A, C, E, F AND G (8.67 ACRES) ARE TO BE USED FOR PRIVATE OPEN SPACE, AND ALL TRACTS 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 HILL CREEK COMMONS, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

Net 0.5964

PURSUANT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND RESTRICTIONS, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

Provided

THIS PLAT AND SURVEY OF HILL CREEK COMMONS WERE EXECUTED BY OLSSON, 1301 BURLINGTON STREET #100, NORTH KANSAS CITY, MISSOURI 64116.

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OLSSON, MO CLS 366 JEFFREY P. MEANS, MO PLS 2000147866 AUGUST 17, 2025 JMEANS@OLSSON.COM

drawn by: surveyed by: checked by: approved by: project no.: file name: V_PPLAT	NR' CA/KP/k JP 024-0459
checked by: approved by: project no.:	CA/KP/k JP JP 024-0459
approved by:	JP 024-0459
project no.:	024-0459
file name: V_PPLAT	_02404599.DV
	MO Certificate of Authority-001592 L 816.361.1177

NW 1/4

SCALE IN FEET

1"=50'

HILL CREEK COMMONS

Sw 1/4

HIGHWAY 152 LOCATION MAP

SEC. 4, T51N, R32W

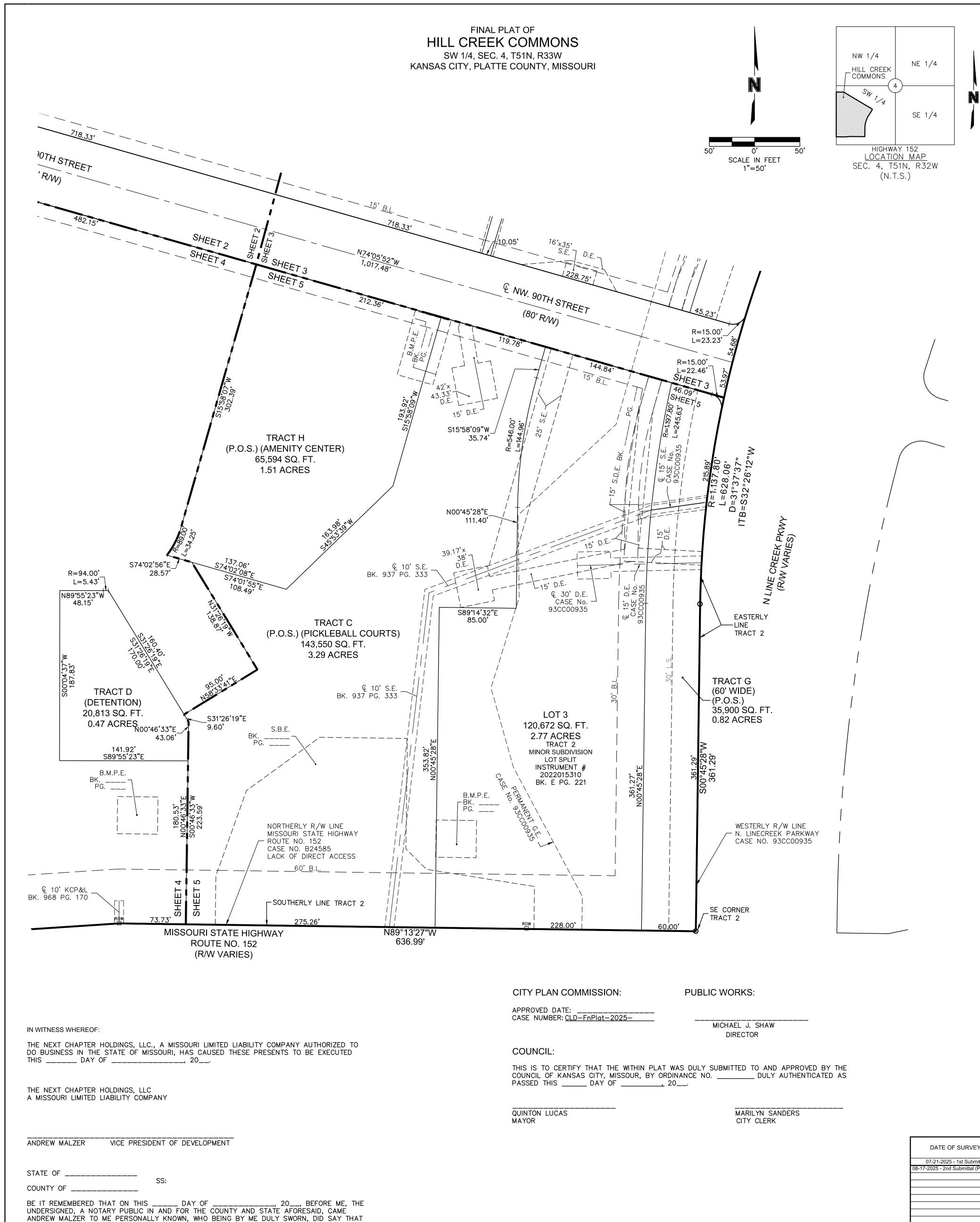
(N.T.S.)

NE 1/4

SE 1/4

SHEET

4 of 5



CITY SEAL

S	SURVEY MARKERS	
O FND	FOUND MONUMENT	
SCR	SECTION CORNER	
SET	SET MONUMENT	
ROW ROW	ROW MARKER	
	BOUNDARIES	
	SECTION LINE	
EASEMENTS & SETBACKS		
B.L.	BUILDING SETBACK	
B.M.P.E.	BEST MANAGEMENT PRACTICES EASEMENT	
D.E.	STORM DRAINAGE EASEMENT	
S.E.	SANITARY SEWER EASEMENT	
S.D.E.	SURFACE DRAINAGE EASEMENT	
S.B.E.	STREAM BUFFER EASEMENT	
G.E.	GRADING EASEMENT	
KCP&L	KANSAS CITY POWER & LIGHT EASEMENT	
L.S.	LANDSCAPE EASEMENT	
	GENERAL	
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ITB	INITIAL TANGENT BEARING	
R	RADIUS	

DELTA

ARC LENGTH

LEGEND

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OLSSON, MO CLS 366 JEFFREY P. MEANS, MO PLS 2000147866 AUGUST 17, 2025 JMEANS@OLSSON.COM

DATE OF SURVEY 07-21-2025 - 1st Submittal 08-17-2025 - 2nd Submittal (Pre-CPC

surveyed by: CA/KP/KT JPM project no.: 024-04599 file name: V_PPLAT_02404599.DWG

SHEET

5 of 5

DEVELOPER: THE NEXT CHAPTER HOLDINGS, LLC 2500 EVANS TRADE CENTER DRIVE EVANS, GA 30809 ANDREW MALZER PH: 706 288 7672 SURVEYORS NOTES:

IN WITNESS WHEREOF:

MY COMMISSION EXPIRES: ______

ABOVE WRITTEN.

NOTARY PUBLIC

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES COMMITMENT NUMBER NCS-1233274-KCTY, WITH AN COMMITMENT DATE OF MAY 27, 2025 AT 8:00 A.M.

HE IS VICE PRESIDENT OF DEVELOPMENT OF THE NEXT CHAPTER HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST

LIMITED LIABILITY COMPANY AND THAT SAID ANDREW MALZER ACKNOWLEDGED SAID

INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE USING MISSOURI DEPARTMENT OF NATURAL RESOURCES MONUMENT "PL-08 RESET" WITH A GRID FACTOR OF 0.9998959. ALL COORDINATES SHOWN ARE IN METERS.