



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

January 15, 2025

Project Name

Kinsley Forest Commercial - 2nd Plat

Docket #C2

Request

CLD-FnPlat-2024-00033
Final Plat

Applicant

Andrea Lemken
Renaissance Infrastructure Consulting

Owner

Allen Peacock
TAURUS CD

Location

1101 NW Englewood Rd

Area

About 19 acres

Zoning

B3-2

Council District

2nd

County

Clay

School District

North Kansas City

Surrounding Land Uses

North: Residential, Zoned R-80

South: Residential, Zoned R-2.5

East: Undeveloped, Zoned B3-2

West: Residential, Zoned R-2.5

Land Use Plan

The Line Creek Valley Area Plan recommends Mixed Use Community Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Northwest Englewood Road is identified on City's Major Street Plan as a Boulevard at this location. North Mercier Drive and North Summit Street are not identified.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District B3-2 (Commercial) on about 19 acres generally located at the southwest corner and southeast corner of Northwest Englewood Road and North Mercier Drive to allow for the creation of a residential development with 2 lots and 3 tracts.

PROJECT TIMELINE

The application for the subject request was filed on October 18, 2024. Scheduling deviations from 2024 Cycle 11.2 have occurred. The applicant placed their application on hold to make revisions to the plat.

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

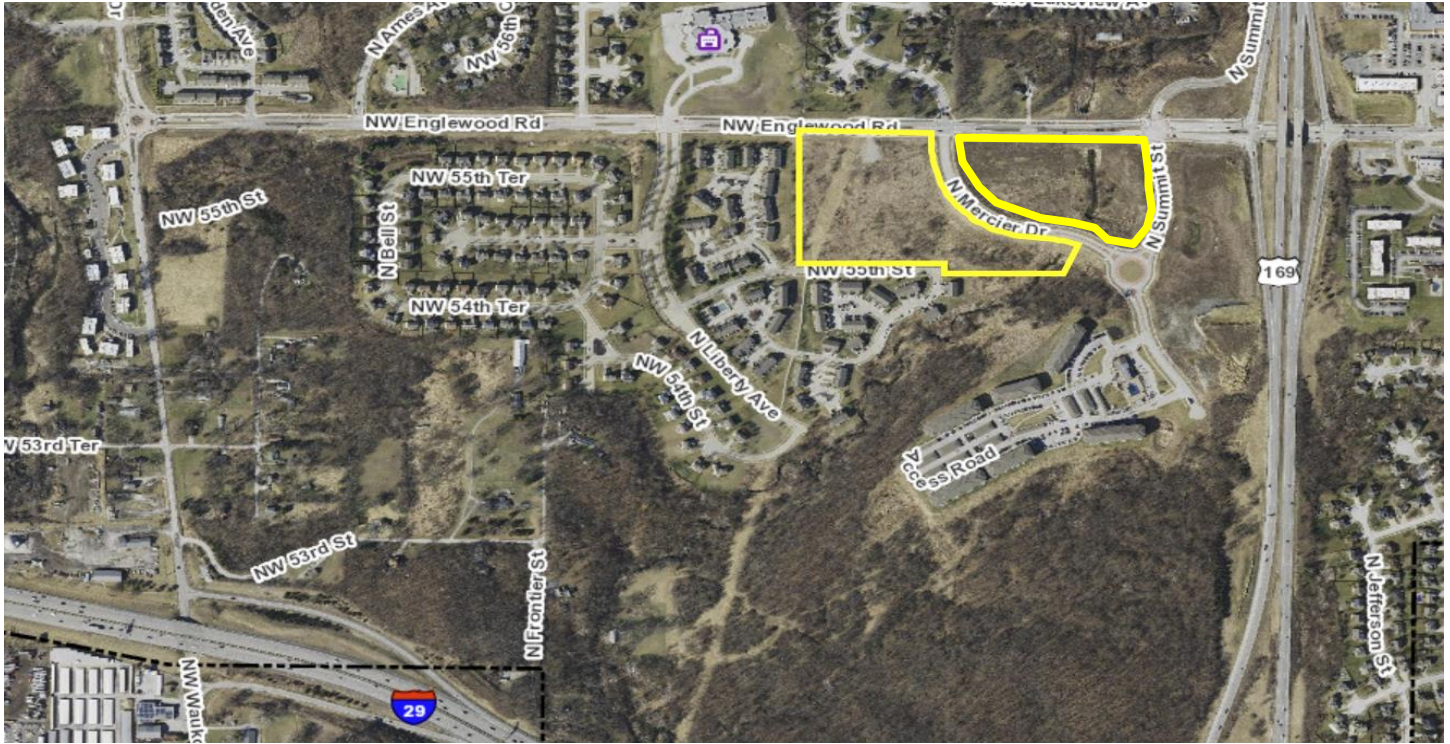
The subject site is currently undeveloped. It is within the existing Kinsley Forest Development. There is no associated regulated stream with the subject site. There are two existing public streets within the proposed Final Plat boundaries.

CONTROLLING CASE

Case No. CD-CPC-2024-00033 – Ordinance 240466, approved by City Council on June 13, 2024, approved a development plan which served as a preliminary plat to allow approximately 127 residential units in District B3-2 on about 19 acres generally located at the southwest and southeast corners of NW Englewood Road and N Mercier Drive.

PROFESSIONAL STAFF RECOMMENDATION

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

VICINITY MAP**RELEVANT CASES**

CD-CPC-2022-00044 – Ordinance 220420 - A request to approve a development plan and a preliminary plat for multi-family residential uses containing 304 units in District B3-2 on about 19.5 acres generally located at NW Englewood Road and N. Mercier Drive.

PLAT REVIEW

The request is for approval of a Final Plat in District B3-2, covering approximately 19 acres at the southwest and southeast corners of Northwest Englewood Road and North Mercier Drive. The plat creates two lots and three tracts for a residential development, approved under Case No. CD-CPC-2024-00033, which served as the Preliminary Plat. The Preliminary Plat outlined the development of 127 residential units across the two lots.

North Mercier and North Summit are existing public streets, while internal streets within the development will be private, except for NW 55th Street, which the applicant plans to extend and connect to North Mercier Drive. The Final Plat is consistent with the Preliminary Plat and meets the lot and building standards outlined in Section 88-120 of the Zoning and Development Code.

PLAT ANALYSIS

| Standards | Applies | Meets | More Information |
|---|---------|----------------------------|------------------|
| Lot and Building Standards (88-120) | Yes | Yes, Subject to Conditions | |
| Accessory or Use- Specific Standards (88-305 – 385) | No | | |
| Boulevard and Parkway Standards (88-323) | Yes | Yes | |
| Parkland Dedication (88-408) | Yes | Yes, Subject to Conditions | |

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 request 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,

A handwritten signature in black ink, appearing to read 'Matthew Barnes', with a stylized flourish at the end.

Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: January 09, 2025

Case Number: CLD-FnPlat-2024-00033

Project: Kinsley Forest Commercial - 2nd 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 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 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00033.
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 upload Paid Tax Receipts for the most recent applicable year.
4. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
5. 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.

Condition(s) by Fire Department. Contact Joseph Ragsdale at (816) 513-4643 / Joseph.Ragsdale@kcmo.org with questions.

6. Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
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. A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3) (No Grass Pavers Allowed)
9. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
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. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)

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

13. 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
14. 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.

15. 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.

16. 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.
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 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.
19. 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.
20. 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.
21. 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 Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

22. Include all water main easement depictions and water easement language as may be required once the water main extension plans are completed and approved. These plans shall be developed meeting KC Water Rules and Regulations for water main extensions.

FINAL PLAT

KINSLEY FOREST COMMERCIAL - 2ND PLAT

A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI

PROPERTY DESCRIPTION:

WEST TRACT

A tract of land located in the North Half of Section 34, Township 51 North, Range 33 West of the Fifth Principal Meridian, all in the City of Kansas City, County of Clay, State of Missouri, being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on September 13, 2024 as follows:

Beginning at the Southeast corner of Tract "D", KINSLEY FOREST ESTATES 1ST PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book G, Page 5 (Instrument No. 2005038134); thence North 00°21'17" East, along the West line of said Tract "D", 599.08 feet to the Northeast corner of said Tract "D", said corner also being on the South right-of-way of NW Englewood Road as established by a Special Warranty Deed recorded in the Clay County Recorder of Deeds' office in Book 8038, Page 191 (Instrument No 2017030202); thence, continuing North 00°21'17" East, along said South right-of-way, 25.12 feet; thence South 89°14'04" East, along said South right-of-way, 569.12 feet to the intersection of said South right-of-way and the West right-of-way of North Mercier Drive, as established by the KINSLEY FOREST APARTMENTS FIRST PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book H, Page 184.1 (Instrument No. 2017005295); thence, along the West right-of-way of North Mercier Drive the following four (4) courses; thence South 00°42'56" West, 41.14 feet; thence Southeasterly along a non-tangent curve to the left having an arc length of 644.30 feet, a radius of 440.00 feet, and a chord that bears South 41°12'24" East, 588.26 feet; thence South 83°07'33" East, 126.21 feet; thence Southeasterly along a non-tangent curve to the right having an arc length of 106.37 feet, a radius of 360.00 feet, and a chord that bears South 74°42'15" East, 105.98 feet to a Northerly corner of Lot 1 of said KINSLEY FOREST APARTMENTS FIRST PLAT; thence, departing said West right-of-way, South 23°47'05" West, along the West line of said Lot 1, 151.92 feet to the Northeast corner of Tract J, KINSLEY FOREST ESTATE SECOND PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book G, Page 30 (Instrument No. 2005060252); thence North 89°00'00" West, along the North line of said Tract J, 509.05 feet to the Southeast corner of NW 55th Street right-of-way; thence departing said North line, North 00°00'00" East, along the East right-of-way of NW 55th Street, 50.00 feet to the Northeast corner of NW 55th Street right-of-way; thence North 90°00'00" West, along the North right-of-way of NW 55th Street, 577.94 feet; thence Westerly along a tangent curve to the left having an arc length of 39.28 feet, a radius of 925.00 feet, and a chord that bears South 88°47'00" East, 39.28 feet to the Point of Beginning containing 495,597 square feet or 11.377 acres.

EAST TRACT

A tract of land located in the North Half of Section 34, Township 51 North, Range 33 West of the Fifth Principal Meridian, all in the City of Kansas City, County of Clay, State of Missouri, being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on September 13, 2024 as follows:

Commencing at the Southeast corner of Tract "D", KINSLEY FOREST ESTATES 1ST PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book G, Page 5 (Instrument No. 2005038134); thence North 00°21'17" East, along the West line of said Tract "D", 599.08 feet to the Northeast corner of said Tract "D", said corner also being on the South right-of-way of NW Englewood Road as established by a Special Warranty Deed recorded in the Clay County Recorder of Deeds' office in Book 8038, Page 191 (Instrument No 2017030202); thence, continuing North 00°21'17" East, along said South right-of-way, 25.12 feet; thence South 89°14'04" East, along said South right-of-way, 569.12 feet to the intersection of said South right-of-way and the West right-of-way of North Mercier Drive, as established by KINSLEY FOREST APARTMENTS 1ST PLAT, a subdivision in the City of Kansas City, County of Clay, State of Missouri and recorded in the Clay County Recorder of Deeds' office in Book H, Page 184.1 (Instrument No. 2017005295); thence South 89°13'39" East, 80.07 feet to the Point of Beginning, also being the intersection of said South right-of-way and the East line of North Mercier Drive, as established by said KINSLEY FOREST APARTMENTS 1ST PLAT.

From the Point of Beginning, along the South right-of-way of NW Englewood Road as established by a Special Warranty Deed recorded in the Clay County Recorder of Deeds' office in Book 8038, Page 191 (Instrument No 2017030202) the following eight (8) courses; thence South 89°14'04" East, 1.71 feet; thence Easterly along a non-tangent curve to the right having an arc length of 48.91 feet, a radius of 1949.00 feet, and a chord that bears South 88°30'18" East, 48.90 feet; thence South 87°47'10" East, 89.77 feet; thence Easterly along a tangent curve to the left having an arc length of 51.34 feet, a radius of 2051.00 feet, and a chord that bears South 88°30'11" East, 51.34 feet; thence South 89°13'13" East, 413.39 feet; thence Easterly along a tangent curve to the right having an arc length of 23.57 feet, a radius of 290.00 feet, and a chord that bears South 86°53'32" East, 23.56 feet to a reverse curve; thence Easterly along a tangent curve to the left having an arc length of 25.68 feet, a radius of 316.00 feet, and a chord that bears South 86°53'32" East, 25.67 feet; thence South 89°13'13" East, 141.61 feet to the intersection of said South right-of-way and the West right-of-way of North Summit Street, as established by a Special Warranty Deed recorded in the Clay County Recorder of Deeds' office in Book 8038, Page 190 (Instrument No 2017030201); thence, along the West right-of-way of North Summit Street the following four (4) courses; thence Southeasterly along a tangent curve to the right having an arc length of 23.43 feet, a radius of 15.00 feet, and a chord that bears South 44°28'17" East, 21.12 feet to a reverse curve; thence Southeasterly along a tangent curve to the left having an arc length of 102.27 feet, a radius of 540.00 feet, and a chord that bears South 05°08'55" East, 102.12 feet; thence South 10°34'28" East, 100.62 feet; thence Southerly along a non-tangent curve to the right having an arc length of 227.09 feet, a radius of 460.00 feet, and a chord that bears South 03°19'20" West, 224.79 feet to the Northeasterly right-of-way of North Mercier Drive, as established by said KINSLEY FOREST APARTMENTS 1ST PLAT; thence along the Westerly right-of-way of North Summit Street and the Northerly right-of-way of North Mercier Drive the following ten (10) courses; thence Southwesterly along a non-tangent curve to the right having an arc length of 6.60 feet, a radius of 460.00 feet, and a chord that bears South 17°20'57" West, 6.60 feet; thence Southwesterly along a non-tangent curve to the left having an arc length of 18.43 feet, a radius of 200.00 feet, and a chord that bears South 15°52'34" West, 18.43 feet; thence Southwesterly along a non-tangent curve to the right having an arc length of 84.10 feet, a radius of 75.00 feet, and a chord that bears South 45°38'19" West, 79.76 feet; thence Westerly along a non-tangent curve to the right having an arc length of 10.66 feet, a radius of 30.00 feet, and a chord that bears South 87°34'59" West, 10.61 feet; thence Northwesterly along a non-tangent curve to the right having an arc length of 66.60 feet, a radius of 280.00 feet, and a chord that bears North 74°59'48" West, 66.44 feet; thence Northwesterly along a non-tangent curve to the right having an arc length of 47.52 feet, a radius of 200.00 feet, and a chord that bears North 61°18'26" West, 47.41 feet; thence Northwesterly along a non-tangent curve to the left having an arc length of 219.81 feet, a radius of 440.00 feet, and a chord that bears North 68°50'30" West, 217.53 feet; North 83°07'42" West, 126.22 feet; thence Northwesterly along a non-tangent curve to the right having an arc length of 527.21 feet, a radius of 360.00 feet, and a chord that bears North 41°12'35" West, 481.34 feet; thence North 00°46'43" East, 40.99 feet to the Point of Beginning containing 331,784 square feet or 7.617 acres.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "KINSLEY FOREST COMMERCIAL - 2nd PLAT".

STREET DEDICATION:

Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so dedicated.

SANITARY SEWER EASEMENT: A Sanitary Sewer Easement (SS/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, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

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. 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 with the maintenance and use thereof.

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 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 constructing, 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 construed 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.

FLOOD PLAIN:

According to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0129G and 29095C0128G, effective January 20, 2017.The subject property is located in:

- OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain),
- OTHER FLOOD AREAS, ZONE X, Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER FLOOD AREAS IN ZONE AE. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

STREET GRADES: The Street Grades for NE 76th Street were previously established by Ordinance No. 961099 passed September 5, 1996.

RESTRICTIONS:

Tracts "B" and "C" are intended to be used as Stormwater Detention, Drainage and Public and Private Sanitary Sewer lines, and shall be owned and maintained by Taurus Investment Holdings, LLC.

PRIVATE OPEN SPACE:

Tract "A" is intended to be used as private open space for Parkland and shall be owned and maintained by Taurus Investment Holdings, LLC.

Tract "A" contains 2.454 private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 14 Semi-attached Units and 112 Multi-plex Units pursuant to Section 88-408-E of the Zoning and Development Code. A total of 1.60 acres are required to satisfy the parkland request for this final plat.

IN WITNESS WHEREOF:

Kinsley, LP, a Delaware limited partnership licensed to do business in the State of Missouri, has caused these presents to be executed this _____ day of _____, 2024.

Kinsley, LP, a Delaware limited partnership

Linda Kassof, Manager, General Partner

STATE OF _____

SS:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Linda Kassof to me personally known, who being by me duly sworn, did say that she is Manager, General Partner of Kinsley, LP a Delaware limited partnership, licensed to do business in the state of Missouri and that said instrument was signed in behalf of said limited partnership and that said Linda Kassof, acknowledged said instrument to be the free act and deed of said limited partnership.

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: _____

Notary Public

IN WITNESS WHEREOF:

Freestate Hospitality, Inc., has caused these presents to be executed this _____ day of _____, 2024.

Freestate Hospitality, Inc.

Kabir J. Bhakta, Owner

STATE OF _____

SS:

COUNTY OF _____

Be it remembered that on this _____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kabir J. Bhakta, to me personally known, who being by me duly sworn, did say that they are the owner of Freestate Hospitality, Inc. and that said Kabir J. Bhakta, acknowledged said instrument to be the free act and deed of said ownership.

IN WITNESS WHEREOF:

I have hereunto set my hand and affixed my Notarial Seal in the date herein last above written.

My Commission Expires: _____

Notary Public

CITY PLAN COMMISSION

PUBLIC WORKS

Approved Date: _____

Case Number: CLD-FnPlat-2024-00014

Michael J. Shaw - Director

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

COUNTY RECORDING INFORMATION

| | |
|---|-------------------------------------|
| Plat Dedication: KINSLEY FOREST COMMERCIAL- 2ND PLAT | Reserved for County Recording Stamp |
| Private Open Space Dedication: Tract "A" 2.454 Ac | |
| Record As: PLAT | |

I hereby certify that the Plat of KINSLEY FOREST COMMERCIAL - 2ND PLAT 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 Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Surveyors and Professional Landscape Architects. 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.

DRAFT COPY

Randy G. Zerr, Missouri PLS-2018016442
RIC MO CLS-2011003572
rzerr@ric-consult.com

| Plat Corners (State Plane Coordinates in Meters) | | | Plat Corners (State Plane Coordinates in Meters) | | |
|---|-------------|-------------|---|-------------|-------------|
| Point # | Northing | Easting | Point # | Northing | Easting |
| 1 | 335986.2065 | 841593.5314 | 18 | 336170.2175 | 841976.9234 |
| 2 | 336168.7853 | 841594.6618 | 19 | 336169.8282 | 841984.0935 |
| 3 | 336176.4402 | 841594.7092 | 20 | 336169.4040 | 841991.9065 |
| 4 | 336174.1226 | 841768.1458 | 21 | 336168.8166 | 842035.0616 |
| 5 | 336161.5844 | 841767.9891 | 22 | 336164.2234 | 842039.5709 |
| 6 | 336026.7141 | 841886.1117 | 23 | 336133.2254 | 842042.3639 |
| 7 | 336022.1104 | 841924.2998 | 24 | 336103.0797 | 842047.9916 |
| 8 | 336013.5894 | 841955.4559 | 25 | 336034.6848 | 842044.0214 |
| 9 | 335971.2221 | 841936.7831 | 26 | 336032.7634 | 842043.4212 |
| 10 | 335971.2221 | 841781.6385 | 27 | 336027.3614 | 842041.8849 |
| 11 | 335986.4606 | 841781.6385 | 28 | 336010.3644 | 842024.5046 |
| 12 | 335986.4606 | 841605.4992 | 29 | 336010.2281 | 842021.2754 |
| 13 | 336173.7936 | 841792.5451 | 30 | 336015.4704 | 842001.7157 |
| 14 | 336173.7866 | 841793.0651 | 31 | 336022.4072 | 841989.0416 |
| 15 | 336173.3978 | 841807.9645 | 32 | 336046.3366 | 841927.2145 |
| 16 | 336172.3408 | 841835.3047 | 33 | 336050.9391 | 841889.0235 |
| 17 | 336171.9321 | 841850.9459 | 34 | 336161.3012 | 841972.3753 |

| Land Data | Area |
|--|---------------------------|
| Total Land Area | 827,380 S.F. / 18,994 Ac. |
| Land Area for proposed and Existing Right of Way | 17,749 S.F. / 0.407 Ac. |
| Net Land Area | 809,631 S.F. / 18,587 Ac. |
| Plat Data | Count |
| Number of Lots | 3 |
| Number of Tracts | 3 |

NOTES:

1. Basis of Bearings: N89°13'13"W along the North line of the Northeast Quarter of Section 34, Township 51 North, Range 33 West, Missouri State Plane, NAD 83, West Zone.

2. CLOSURE CALCULATIONS:

- WEST TRACT
Precision, 1 part in: 752653.135'
Error distance: 0.005'
Error direction: N46° 09' 04.20"W
Perimeter: 3439.530'

- EAST TRACT
Precision, 1 part in: 174422.993'
Error distance: 0.014'
Error direction: N58° 06' 14.94"W
Perimeter: 2397.530'

3. All bearings and distances shown on this plat are platted and measured unless otherwise noted.

4. Flood Plain Note:

According to the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (FIRM), Number 29095C0129G and 29095C0128G, effective January 20, 2017.The subject property is located in:

- OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain),
- OTHER FLOOD AREAS, ZONE X, Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER FLOOD AREAS IN ZONE AE. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

5. No Construction or disturbance of any type is allowed in the stream buffer zone except by permission of the County Engineer.

STREET GRADES:

Street grades for a portion of N. Summit Street, N. Mercier Drive have been previously established by Ordinance number 140502 being passed on July 10, 2014.

Street grades for NW Englewood Road were previously established by Ordinance No. 980738, Dated November 5, 2005.

STREET GRADES:

N. SUMMIT STREET:

| GRADE POINT | ELEV.DESC. | V.C.T. |
|-------------|------------|----------------|
| 4+85.00 | 857.87 | START |
| 5+00.00 | 857.61 | P.V.C. |
| 5+70.48 | 856.99 | SAG |
| 6+00.00 | 855.86 | P.V.I. 200.00' |
| 7+00.00 | 859.07 | P.V.T. |
| 8+50.00 | 863.90 | P.V.C. |
| 9+00.00 | 865.51 | P.V.I. 100.00' |
| 9+72.14 | 865.92 | END |

20-0104-02

KINSLEY FOREST COMMERCIAL - 2ND PLAT

Prepared For:
TAURUS INVESTMENT HOLDINGS, LLC
610 WYMORE ROAD, SUITE 200
MAITLAND, FL 32751



102 Abbie Avenue
Kansas City, Kansas 66103
913.317.9500
www.ric-consult.com

Date of Preparation:
September 20, 2024

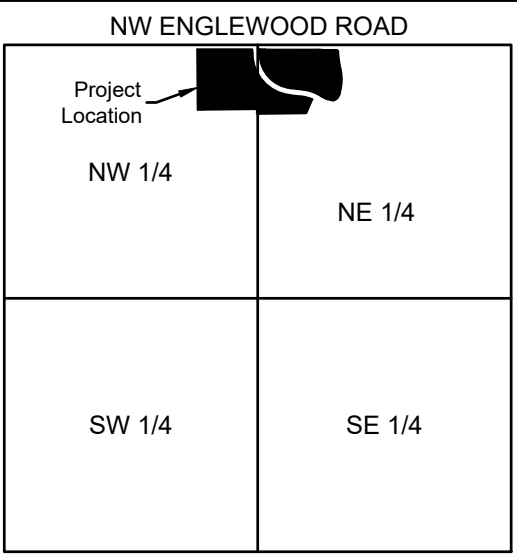
Revised:
December 4, 2024

Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234

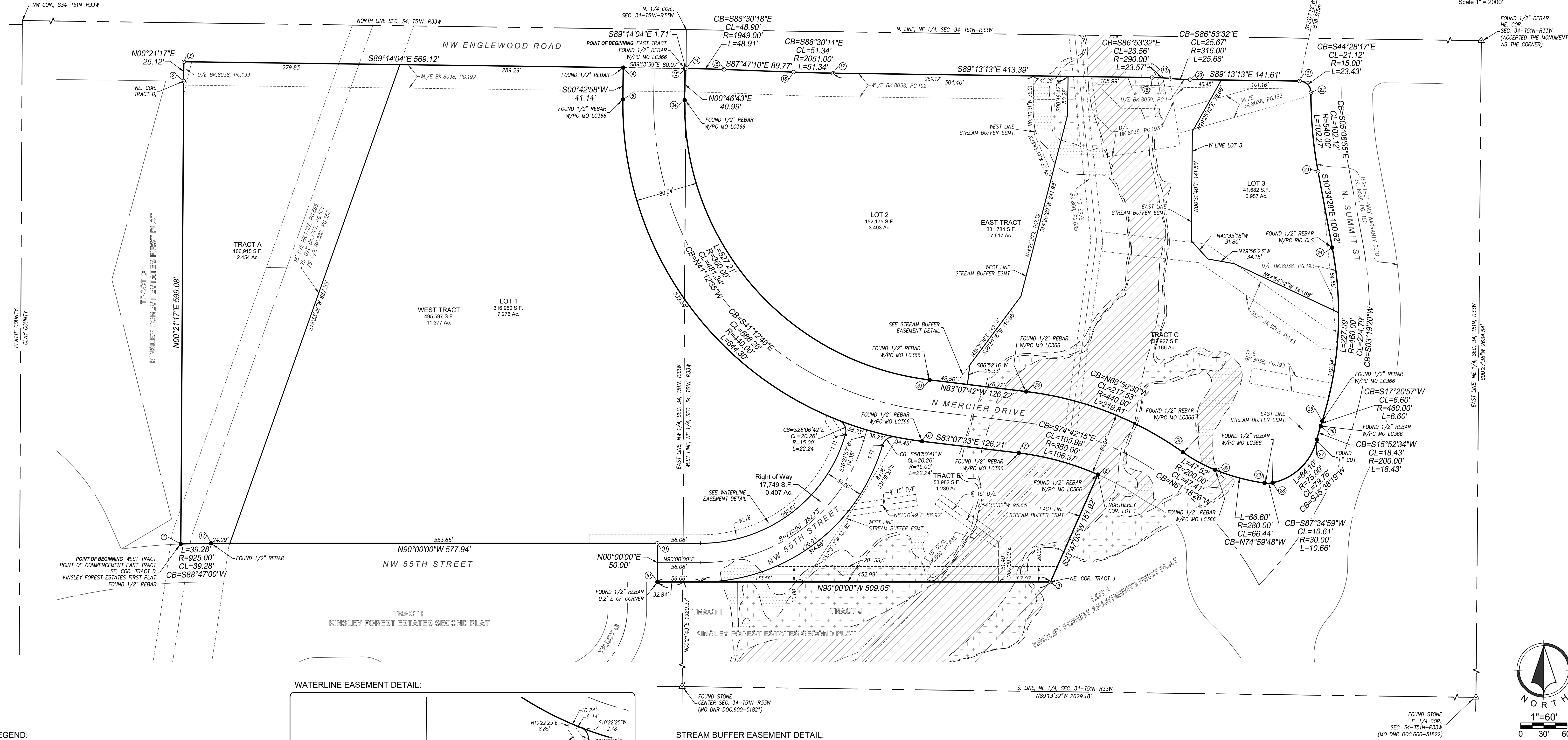
FINAL PLAT

KINSLEY FOREST COMMERCIAL - 2ND PLAT

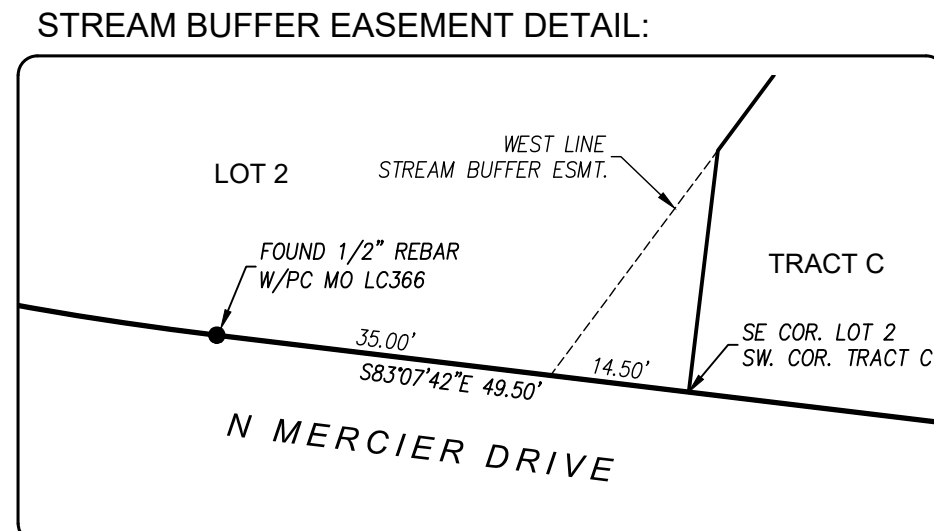
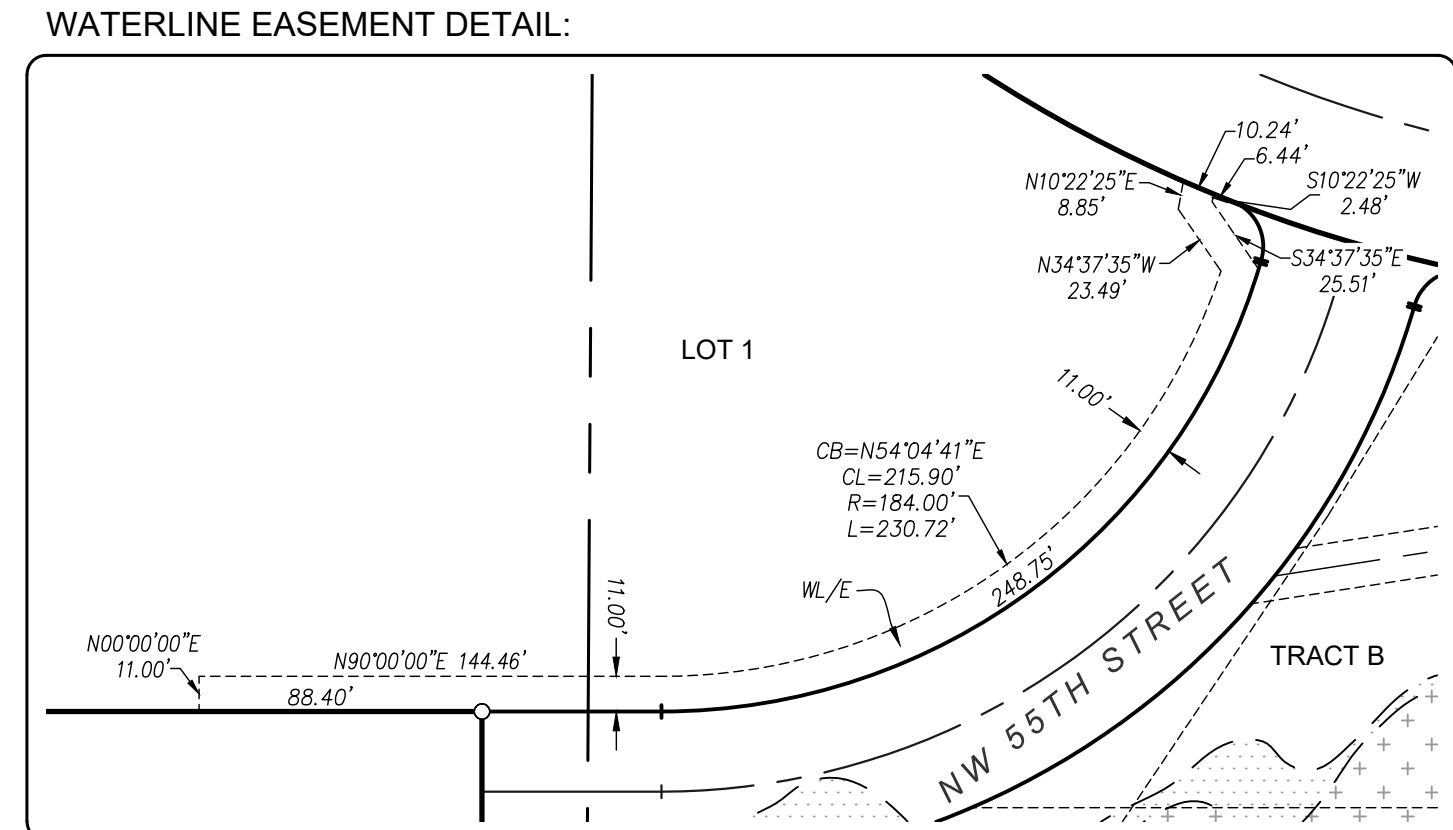
A SUBDIVISION IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



LOCATION MAP
SECTION 34-T51N-R33W
Scale 1" = 2000'



- LEGEND:
- FOUND SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 1/2\"/>



DRAFT COPY

KINSLEY FOREST COMMERCIAL - 2ND PLAT

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610 WYMORE ROAD, SUITE 200
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Renaissance Infrastructure Consulting

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