



CITY PLAN COMMISSION STAFF REPORT

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

April 16, 2024

Project Name

Mullins Plaza 2nd Plat- Replat

Docket #C1

Request

CLD-FnPlat-2024-00006
Final Plat

Applicant

Jason Robbins
RL Buford

Owner

Bill Mann
Greenhills, Inc.

Location

520 NE 107th St

Area

About 4.78 acres

Zoning

B2-2

Council District

1st

County

Clay

School District

North Kansas City 250

Surrounding Land Uses

North: Undeveloped, Zoned MPD

South: Residential, Zoned R-5

East: Residential, Zoned R-5

West: Commercial, Zoned B2-2

KC Spirit Playbook Alignment

Not Applicable- Reviewed under
Controlling Case.

Land Use Plan

The Gashland/Nashua Area Plan
recommends Mixed Use Community uses
for the subject property.

Major Street Plan

The City's Major Street Plan identifies
North Oak Trafficway as a Local Link with
four lanes at this location and Northeast
Shoal Creek Parkway as a Parkway with
four lanes at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on March 8, 2024. No scheduling deviations from 2024 Cycle 4.2 have occurred.

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 Mullins Corner Development which has a gas station and commercial sites currently to the west. To the east and south are residential homes. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District B3-2 (Commercial) on about 4.75 acres generally located at the southeast corner of North Oak Trafficway and Northeast Shoal Creek Parkway creating 3 lots for commercial development.

CONTROLLING CASE

Case No. CD-CPC-2023-00105 – Ordinance 230280 approved a Major Amendment to a previously approved Development Plan that served as a Preliminary Plat in District B2-2 on about 4.8 acres generally located at 520 Northeast 107th Street, to allow for the development of a car wash.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. 11924-CP-8 – Ordinance 070339 amended a previously approved development plan to permit development of 58,982 sq. ft. of commercial space including a convenience store with gasoline sales and car wash, fast food restaurant, bank, office, and retail center in District CP-2 (Local planned business center). Approved April 19, 2007

PLAT REVIEW

The request is to consider approval of a Final Plat in District B2-2 on about 4.8 acres generally located at the southeast corner of North Oak Trafficway and Northeast Shoal Creek Parkway creating three lots allow for a commercial development which includes a carwash. This use was approved in Case No. CD-CPC-2023-00105 which served as the Preliminary Plat. The Preliminary Plat proposed to develop three commercial lots which are laid north to south with a carwash in the middle lot. The plan does not propose any new street connections as an existing private street serves all three lots. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

PLAT ANALYSIS

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

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,



Matthew Barnes
Planner



Plan Conditions

Report Date: April 10, 2024

Case Number: CLD-FnPlat-2024-00006

Project: Mullins Plaza 2nd Plat- Replat

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 final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date within the City Signature Block.
3. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
4. 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 prior to Certificate of Occupancy.
5. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

6. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
7. 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.
8. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
9. 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.
10. 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.
11. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
12. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
13. 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 City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

14. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division 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.
15. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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 as may be required.
16. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division.
17. 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 Water Services Department. Contact Ghaith Dinn at / ghaith.dinn@kcmo.org with questions.

18. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division 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 the Land Development Division.
19. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
20. The developer shall enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by the Land Development Division, prior to recording the plat.
21. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
22. The developer shall grant any BMP and/or Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division 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.

PROPERTY DESCRIPTION
CONTAINING 208,235 SQUARE FEET OR 4.78 ACRES

ALL THAT PART OF LOT 4, MULLINS PLAZA AND PLAT, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S89°30'57"E, ALONG THE NORTH LINE OF SAID QUARTER, A DISTANCE OF 208.18 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S89°30'57"E, ALONG THE NORTH LINE OF SAID LOT 4 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE S89°30'57"E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NE SHOAL CREEK PARKWAY AND THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 238.18 FEET TO THIS INTERSECTION; SAID LOT 4, THE NORTHERLY RIGHT OF WAY LINE OF SAID NE SHOAL CREEK PARKWAY, SAID PLAZA SITE PLAT, THENCE S20°12'20"W, ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE WESTERN LINE OF SAID TRACT B, A DISTANCE OF 68.25 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 11.97 FEET; THENCE S31°56'41"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 147.41 FEET; THENCE S26°32'44"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 53.34 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SECTION 26, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S89°30'57"E, ALONG THE SOUTHEAST CORNER OF SAID TRACT B, ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 31, MULLINS CORNER, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S09°15'19"W, ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE EASTERLY LINE OF SAID MULLINS CORNER, A DISTANCE OF 86.64 FEET; THENCE S27°16'46"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 143.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 31, MULLINS CORNER, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI; THENCE S89°30'57"E, ALONG THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 36 OF SAID MULLINS CORNER AND THE NORTHERLY RIGHT OF WAY LINE OF NE 10TH STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 4 AND THE NORTHERLY RIGHT OF WAY LINE OF SAID NE 10TH STREET, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 206.22 FEET, ALONG SAID LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 206.22 FEET; THENCE N89°27'43"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 71.54 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 206.22 FEET; THENCE N89°27'43"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 71.54 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID LOT 4, ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 35.15 FEET; THENCE N32°28'38"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 68.35 FEET; THENCE NORTHERLY CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 215.00 FEET, AN ARC DISTANCE OF 15.00 FEET; THENCE S89°30'57"E, ALONG THE SOUTHEAST CORNER OF SAID LOT 4, ALSO BEING THE SOUTHWEST CORNER OF THE NORTHERLY LINE OF SAID LOT 4, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:

SEMI-PERMANENT MONUMENTATION:

CHISELED CROSS AT ALL CORNERS MARKED " ✕ "

1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " ● ".
PERMANENT MONUMENTATION.

PERMANENT MONUMENTATION:
5/8" IRON BAR WITH A

5/8 IRON BAR WITH ALUMINUM CAP STAMPED LS-2007000089 SET AT ALL CORNERS MARKED ▲ .

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN "X", "O" OR "Δ", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 22058996 REVISION 2, EFFECTIVE FEBRUARY 21, 2024, ISSUED BY COFFELT LAND TITLE, INC.

4. THIS SURVEY IS BASED UPON RECORD DOCUMENTS, LEGAL DESCRIPTIONS, AND OTHER INFORMATION FURNISHED BY THE CLIENT PLUS OTHER INFORMATION KNOWN TO THIS SURVEYOR. THIS SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORD DOCUMENTS WHICH AFFECT THE SUBJECT REAL ESTATE.

5. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN PROPERTY SURVEY AS DEFINED BY THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 62 OF 625, MAP NUMBER 29095C0062G, REVISED JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN TESTIMONY WHEREOF: WB SEVENTEEN, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS BY THE AUTHORITY OF ITS MEMBERS CAUSED THIS INSTRUMENT TO EXECUTED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 20____.

WB SEVENTEEN, LLC

WILLIAM T. MANN, MANAGING MEMBER

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS DAY OF , 20 , BEFORE ME APPEARED WILLIAM T. MANN TO ME PERSONALLY KNOWN WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGING MEMBER OF WB SEVENTEEN, LLC. AND THAT SAIID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MEMBERS AND SAID WILLIAM T. MANN ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES: _____

CITY PLAN COMMISSION

PUBLIC WORKS

APPROVED DATE:

DIRECTOR
MICHAEL J. SHAW

CITY 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
WINTON LUCAS*

CITY CLERK
MARILYN SANDERS

LAND DATA	AREA
TOTAL LAND AREA	4.78 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0.00 ACRES
NET LAND AREA	4.78 ACRES
PLAT DATA	COUNT
NUMBER OF LOTS	3
NUMBER OF TRACTS	0

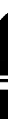
COUNTY RECORDING INFORMATION	
PLAT DEDICATION: MULLINS PLAZA - 2ND PLAT, REPLAT OF LOT 4	RESERVED FOR COUNTY RECORDING STAMP
PRIVATE OPEN SPACE DEDICATION: N/A	
RECORD AS: PLAT	

①	346553.51	843602.07	⑦	346471.06	843699.87	⑬	346317.29	843596.63
②	346552.90	843674.67	⑧	346444.93	843695.61	⑭	346321.10	843577.34
③	346532.95	843667.27	⑨	346405.80	843675.43	⑮	346330.03	843574.46
④	346529.36	843667.06	⑩	346362.17	843675.02	⑯	346347.61	843585.65
⑤	346485.74	843677.90	⑪	346349.57	843688.02	⑰	346382.18	843595.89
⑥	346471.19	843685.16	⑫	346317.09	843618.43	⑱	346546.98	843597.46

COORDINATE TABLE
BEARINGS AND COORDINATES ARE BASED ON THE MISSOURI COORDINATE SYSTEM 1983,
WESTERN ZONE, AT KANSAS CITY METRO CONTROL MONUMENT JA-11 RESET, GRID
FACTOR=0.9999089, COORDINATES IN METERS. COORDINATES OBTAINED BY GPS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT WE HAVE MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED WHICH MEET OR EXCEED THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" WHICH WERE JOINTLY ESTABLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS DRAWING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



R.L. Buford & Associates, LLC
LAND SURVEYING - DEVELOPMENT CONSULTANTS

FOR
B SEVENTEEN, LLC

MINOR SUBDIVISION LOT SPLIT

ROBERT G. YOUNG, PLS-2007000089 03/27/2024
DATE

03/27/
DATE

ERT G. YOUNG, PLS-200

03/27/2024
DATE