

# CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00007

Countryside Third Plat

May 6, 2026

## Docket # C3

### Request

Final Plat

### Applicant

Parker Webb

### Owner

John Young  
J&J Survey

### Site Information

|                  |                        |
|------------------|------------------------|
| Location         | 8605<br>Countryside Ln |
| Area             | 2 Acres                |
| Zoning           | R-7.5                  |
| Council District | 5 <sup>th</sup>        |
| County           | Jackson                |
| School District  | Raytown                |

### Surrounding Land Uses

North: Residential, R-7.5  
 South: Residential, R-7.5  
 East: Residential, R-7.5  
 West: Residential, R-7.5

### Land Use Plan

The Blue Ridge 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

Countryside Lane is not identified 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 2 acres generally located on the south side of Countryside Lane approximately 200 feet east on Booth Avenue allowing for the creation of 7 lots and 1 tract for an existing residential development.

### Existing Conditions

The subject site is currently developed with a multi-unit Residential Development. 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-2025-00193 - Approve a Preliminary Plat in District R-7.5 (Residential) on about 2 acres generally located on the south side of Countryside Lane approximately 200 feet east on Booth Avenue allowing for the establishment of 7 lots and 1 tract for an existing residential development, approved December 17, 2025.

### Project Timeline

The application for the subject request was filed on March 7, 2026. Scheduling deviations have occurred due to needed revisions from the applicant.

### Professional Staff Recommendation

Docket # C3 Approval Subject to Conditions

## VICINITY MAP



## PLAT REVIEW

The request is to consider approval of a Final Plat in District R-7.5 (Residential) on about 2 acres generally located on the south side of Countryside Lane approximately 200 feet east on Booth Avenue allowing for the creation of 7 lots and 1 tract for an existing residential development. This use was approved in Case No. CD-CPC-2025-00193 which served as the Preliminary Plat. The Preliminary Plat proposed to legally establish lots which were illegally subdivided. The previous owner had subdivided by deed with the County without City consent. Approval of this Final Plat will legally establish these lots and remove Holds placed on the lots due to the illegal subdivision.

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 (88-110) | Yes   |   |
| Parkland Dedication (88-408)        | Yes   | No dedication required as no units are being created. |

### 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: May 01, 2026

Case Number: CLD-FnPlat-2026-00007

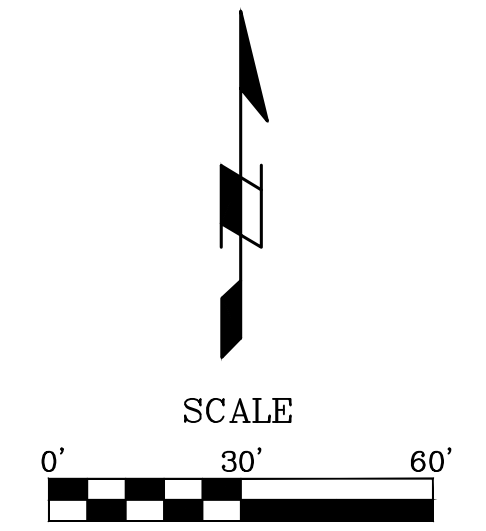
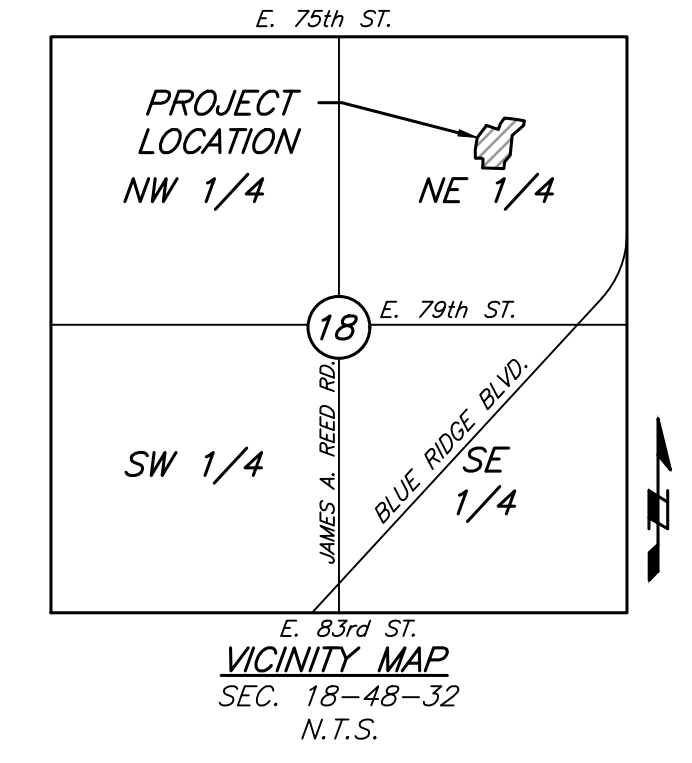
Project: Countryshire Third Plat

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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-2026-00007.
2. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
3. 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.
4. That prior to recording the applicant must place "Countryshire Third Plat" in the County Recording Block under Plat Dedication.

# FINAL PLAT COUNTRYSHIRE THIRD PLAT A REPLAT OF TRACT "B" COUNTRYSHIRE NE 1/4, SECTION 18, TOWNSHIP 48 NORTH, RANGE 32 WEST KANSAS CITY, JACKSON COUNTY, MISSOURI



- LEGEND**
- △ - SECTION CORNER AS NOTED
  - - MONUMENT FOUND AS NOTED
  - - SET MONUMENT AS NOTED
  - - FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
  - - SET 1/2" IRON BAR AT CORNER W/ J & J CAP
  - (M) - MEASURED DISTANCE
  - (R) - RECORD DISTANCE
  - B/L - BUILDING SETBACK LINE
  - C/L - CENTER LINE
  - R/W - RIGHT OF WAY
  - S/E - STORM EASEMENT
  - U/E - UTILITY EASEMENT

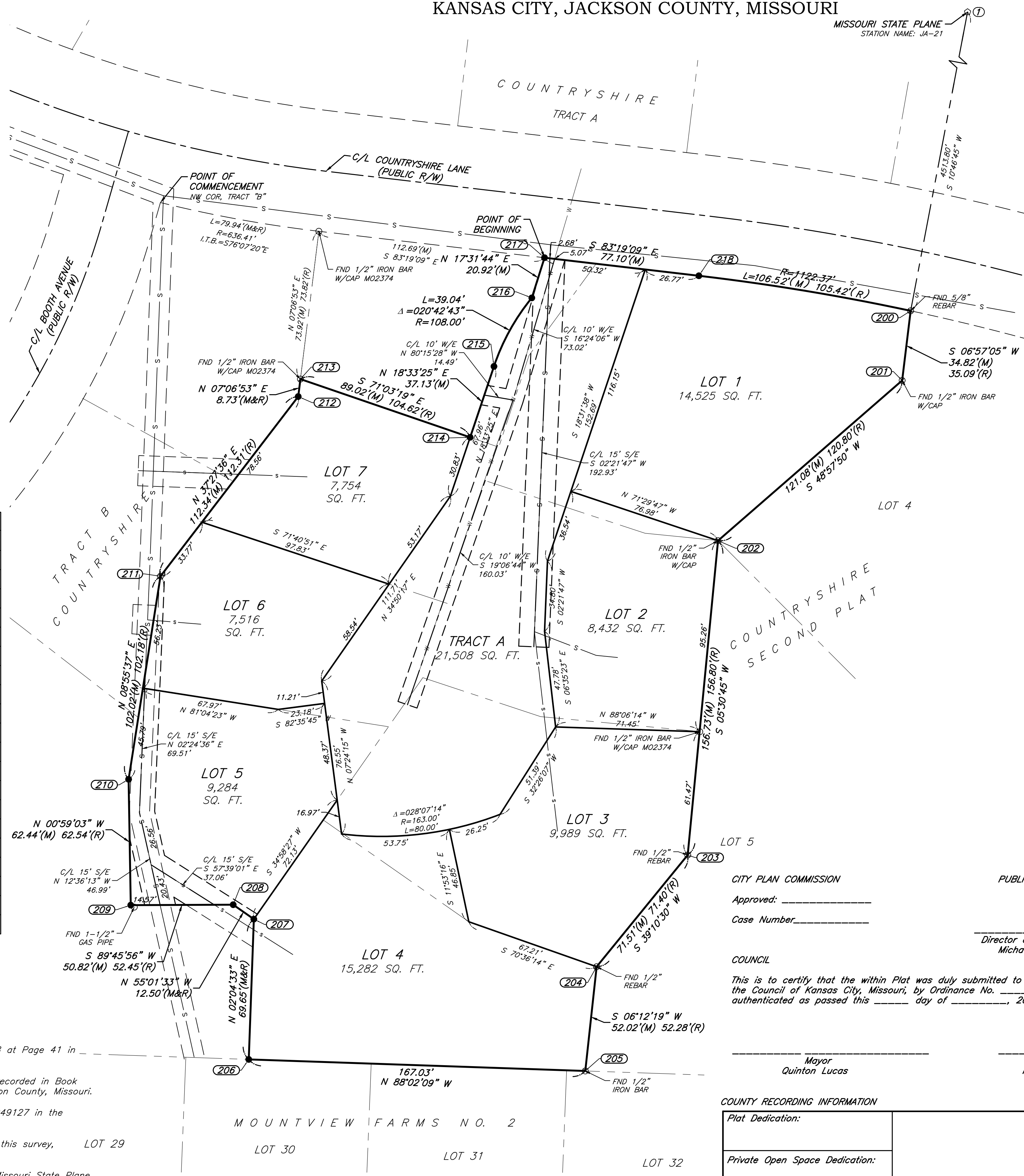
\* MISSOURI STATE PLANE COORDINATE SYSTEM  
NAD 1983, MISSOURI WEST ZONE (METER)  
Reference Monument: JA-21  
COMBINED SCALE FACTOR = 0.9998961

| Point # | Northing      | Eastng        | Description     |
|---------|---------------|---------------|-----------------|
| 1       | 314265.540(m) | 851503.566(m) | JA-21           |
| 200     | 312914.147(m) | 851246.287(m) | PROPERTY CORNER |
| 201     | 312903.614(m) | 851245.002(m) | PROPERTY CORNER |
| 202     | 312879.387(m) | 851217.168(m) | PROPERTY CORNER |
| 203     | 312831.841(m) | 851212.579(m) | PROPERTY CORNER |
| 204     | 312814.945(m) | 851198.812(m) | PROPERTY CORNER |
| 205     | 312799.184(m) | 851197.098(m) | PROPERTY CORNER |
| 206     | 312800.928(m) | 851146.221(m) | PROPERTY CORNER |
| 207     | 312822.142(m) | 851146.990(m) | PROPERTY CORNER |
| 208     | 312824.325(m) | 851143.869(m) | PROPERTY CORNER |
| 209     | 312824.262(m) | 851128.381(m) | PROPERTY CORNER |
| 210     | 312843.290(m) | 851128.054(m) | PROPERTY CORNER |
| 211     | 312874.006(m) | 851132.879(m) | PROPERTY CORNER |
| 212     | 312901.182(m) | 851153.702(m) | PROPERTY CORNER |
| 213     | 312903.822(m) | 851154.032(m) | PROPERTY CORNER |
| 214     | 312895.015(m) | 851179.691(m) | PROPERTY CORNER |
| 215     | 312905.743(m) | 851183.293(m) | PROPERTY CORNER |
| 216     | 312916.101(m) | 851189.014(m) | PROPERTY CORNER |
| 217     | 312922.181(m) | 851190.934(m) | PROPERTY CORNER |
| 218     | 312919.447(m) | 851214.271(m) | PROPERTY CORNER |

**CLIENT:**  
Craig Associates PC  
BJ Craig  
email: bernardjraig@gmail.com

**PROPERTY LOCATION:**  
8605-8627 Countryshire Lane  
Kansas City, Missouri 64138

- GENERAL SURVEY NOTES:**
- The plat of COUNTRYSHIRE is recorded in Plat Book 28 at Page 41 in the Recorder of Deeds Office in Jackson County, Missouri.
  - The PLAT OF DESCRIPTION TRACT B COUNTRYSHIRE is recorded in Book T31 at Page 91 in the Recorder of Deeds Office in Jackson County, Missouri.
  - Deed of record is recorded in Instrument no. 2020E0049127 in the Recorder of Deeds Office in Jackson County, Missouri.
  - No Title Report was provided by client at the time of this survey, therefore easements have not been shown.
  - Bearings used on this survey are established by the Missouri State Plane Coordinate System from GPS observation.
  - The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0401G, effective January 20, 2017.



**PROPERTY DESCRIPTION:**

A tract in Tract B, COUNTRYSHIRE, a subdivision in the Northeast Quarter of Section 18, Township 48 North, Range 32 West, in Kansas City, Jackson County, Missouri, being more particularly described as follows, surveyed and described on September 29, 2025, by John B. Young, PLS-2006016647:  
Commencing at the Northwest corner of said Tract B; Thence along the North line of said Tract B, on a curve to the left, having an initial tangent bearing South 76°07'20" East, a radius of 636.41 feet and an arc length of 79.94 feet; Thence South 83°19'09" East continuing along said North line, 112.69 feet to the Point of Beginning; Thence continuing South 83°19'09" East along said North line, 77.10 feet; Thence continuing along said North line, on a curve to the right, tangent to the last described course, having a radius of 1122.37 feet and an arc length of 106.52 feet to the West line of COUNTRYSHIRE SECOND PLAT, a subdivision in said Kansas City; Thence along said West line the following 5 courses; thence South 06°57'05" West, 34.82 feet; Thence South 48°57'50" West, 121.08 feet; Thence South 05°30'45" West, 156.73 feet; Thence South 39°10'30" West, 71.51 feet; Thence South 06°12'19" West, 52.02 feet to the South line of said Tract B and the North line of MOUNTVIEW FARMS NO. 2, a subdivision in said Kansas City, Jackson County, Missouri; Thence North 88°02'09" West along said South line, 167.03 feet; Thence North 02°04'33" East, 69.65 feet; Thence North 55°01'33" West, 12.50 feet; Thence South 89°45'56" West, 50.82 feet; Thence North 00°59'03" West, 62.44 feet; Thence North 08°55'37" East, 102.02 feet; Thence North 37°27'36" East, 112.34 feet; Thence North 07°06'53" East, 8.73 feet; Thence South 71°03'19" East, 89.02 feet; Thence North 18°33'25" East, 37.13 feet; Thence on a curve to the right, tangent to the last described course, having a radius of 108.00 feet and an arc length of 39.04 feet; Thence North 17°31'44" East, 20.92 feet to the Point of Beginning. Contains 94,291 square feet or 2.17 acres, more or less.

**PLAT DEDICATION:**

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as: "COUNTRYSHIRE THIRD PLAT"

**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.

**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, reconstructing, operating, repairing and maintaining such sewerage improvements and appurtenances.

**ACCESS EASEMENT:**

An access easement is being granted to \_\_\_\_\_ and prohibits the construction of buildings or structures (including fences and walls) that would interfere with such access.

**MAINTENANCE OF TRACT:**

Tract A is to be used for Utility Easement, Vehicular and Pedestrian ingress and egress, and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Master Declaration of Easements, Restrictions and Assessments recorded simultaneously with this plat.

**CITY PLAN COMMISSION PUBLIC WORKS**  
Approved: \_\_\_\_\_  
Case Number: \_\_\_\_\_  
Director of Public Works  
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 \_\_\_\_\_, 2026.

Mayor  
Quinton Lucas

City Clerk  
Marilyn Sanders

**COUNTY RECORDING INFORMATION**

|                                |      |
|--------------------------------|------|
| Plat Dedication:               |      |
| Private Open Space Dedication: | N/A  |
| Recorded As:                   | Plat |

**IN TESTIMONY WHEREOF:**  
8605 Countryshire Partners, LLC, has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Parker Webb, Member  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public in and for said County and State, came Parker Webb, Member, to me personally known, who being by me duly sworn, did say that he is the Member of 8605 Countryshire Partners, LLC, said instrument was signed in behalf of said 8605 Countryshire Partners, LLC and that said Parker Webb, acknowledged said instrument to be the free act and deed of said business.

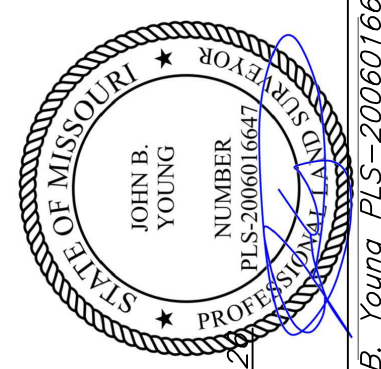
**IN WITNESS WHEREOF:** I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

Notary Public \_\_\_\_\_

My Commission Expires : \_\_\_\_\_

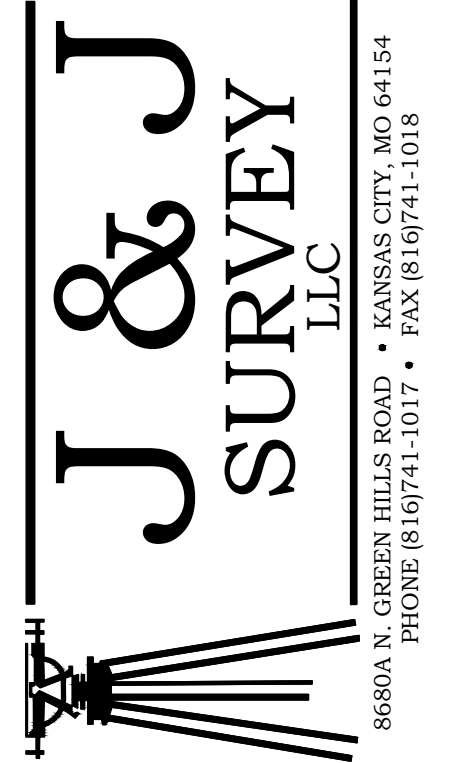
**CERTIFICATION:**

I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 2nd day of September, 2025 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



John B. Young PLS-2006016647

Location: S:\25295 - 7 Lots, Countryshire\DRAWINGS\2026.04.08 - FPLAT\25295FPLAT.dwg-Apr 22, 2026--2:01pm



|          |                           |
|----------|---------------------------|
| 12-30-25 | INITIAL SUBMITTAL         |
| 04-22-26 | REVISED PER CITY COMMENTS |
| 1        |                           |
| 2        |                           |