

# CITY PLAN COMMISSION STAFF REPORT

CD-FnPlat-2025-00035

Bungalows at Maple Woods



**KANSAS CITY**  
Planning & Dev

January 7, 2026

## Docket # C1

### Request

Final Plat

### Applicant

Patricia Jensen  
Rouse Frets White Goss Gentile Rhodes,  
P.C.

### Owner

Advanced Acquisitions, LLC.

### Site Information

|                  |                     |
|------------------|---------------------|
| Location         | 8490 N Prospect Ave |
| Area             | 16 Acres            |
| Zoning           | R-1.5               |
| Council District | 1st                 |
| County           | Clay                |
| School District  | North Kansas City   |

### Surrounding Land Uses

North: Undeveloped, R-80  
South: Undeveloped, B3-2  
East: Residential, R-1.5  
West: Undeveloped, R-80

### Land Use Plan

The Gashland/Nashua Area Plan recommends Residential High Density for this location. The proposed plan has a medium alignment with this designation. See Plat Review for more information.

### Major Street Plan

North Prospect Avenue is not identified on the Major Street Plan.

## Approval Process



### Overview

The applicant seeks approval of a final plat in district R-1.5 to create one lot and two tracts on about 16 acres generally located at the northwest corner of Northeast Barry Road and North Prospect Avenue for the construction of residential townhomes.

### Existing Conditions

The subject site is currently undeveloped. There is no regulated stream within the subject site.

### Neighborhood(s)

This site is located within the Bridgepointe Homes Association.

### Required Public Engagement

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

### Controlling + Related Cases

CD-CPC-2025-00082 - Ordinance 250834, allowed for a rezoning from R-80 to R-1.5 and a development plan, that also served as the preliminary plat to allow for single and two-unit residential buildings generally located at the northwest corner of Northeast Barry Road and North Prospect Avenue, approved by City Council on October 16, 2025.

### Project Timeline

The application was filed on November 11, 2025. No scheduling deviations have occurred.

### Professional Staff Recommendation

Docket # C1 Approval, Subject to Conditions

## VICINITY MAP



## PLAN REVIEW

The request is to consider approval of a Final Plat in District R-1.5 on about 16 acres generally located at the northwest corner of Northeast Barry Road and North Prospect Avenue. This proposal will allow for the creation of one lot and two tracts for the purpose of one and two-unit residential buildings.

The Bungalows at Maple Woods rezoning and development plan was approved via Ordinance 250834, which also served as the preliminary plat. The rezoning and development plan allowed for the construction of 153 units across the approximately 16 acre parcel.

The proposed Final Plat is consistent with the approved Preliminary Plat and complies with the lot and building standards established by the controlling plan.

Final Plats are 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.

## PLAN ANALYSIS

| Standards                               | Meets                      | Notes   |
|---|----------------------------|---|
| Lot and Building Standards (88-110)     | Yes                        | The proposed Final Plat is in conformance with the standards of the Zoning and Development Code and the controlling Preliminary Plat. |
| Parkland Dedication (88-408)            | Yes, Subject to Conditions |   |
| Tree Preservation & Protection (88-424) | Yes, Subject to Conditions |   |

## SPECIFIC REVIEW CRITERIA

### Final Subdivision Plats (88-555-04)

No final plat shall 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 the 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,



Justin Smith

Planner



## Plan Conditions

Report Date: December 30, 2025

Case Number: CLD-FnPlat-2025-00035

Project: Bungalows at Maple Woods

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*Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / [justin.smith@kcmo.org](mailto:justin.smith@kcmo.org) with questions.*

1. 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.
2. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
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 ensure that the Title Report is current within 90 days or submit an updated Title Report.
5. 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-2025-00035.
6. That the applicant gains approval of a vacation of right-of-way prior to recording of the final plat.
7. 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.
8. 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.

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

9. Controlling plan conditions shall still be in effect.

*Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / [richard.sanchez@kcmo.org](mailto:richard.sanchez@kcmo.org) with questions.*

10. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.
11. Please provide amount due. For 101 detached residential dwelling units and 52 semi-attached residential dwelling units the fee equates to \$48,558.92 after a credit of 0.76 acres of private open space has been provided. An invoice has been assessed under CLD-FnPlat- 2025-00035 and is available to pay via CompassKC. Fee shall be paid prior to release of the plat.

*Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / [sam.akula@kcmo.org](mailto:sam.akula@kcmo.org) with questions.*

12. The ITE land for a single family detached housing (LUC 210) for 101 'bungalow' plus the 26 buildings for a total of 127 dwelling units. The trip rate per ITE 11th edition for LUC 210 is 0.94. The development is anticipated to generate over 120 vehicular trips, which is 20 above the ordinance trigger of 100 in Section 88-440-02 of the code. As a result, a detailed Traffic Impact Study (TIS) would be required to evaluate the potential impacts of the development on the surrounding roadway network.

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

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

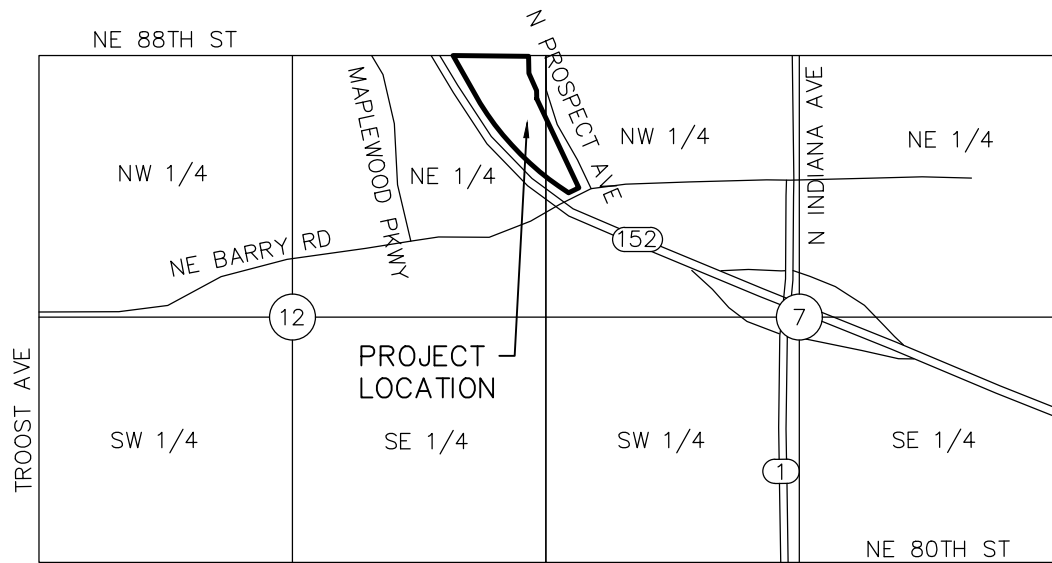
13. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
14. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
15. All previous conditions as approved by ordinance 250834 under case number CD-CPC-2025-00082 shall remain in full force and effect.

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

16. Developer shall prepare water main extension plans for additional new public fire hydrants to meet public fire hydrant spacing requirements along N Prospect Ave and per the approved development plans. The new fire hydrant water main extension plans shall be under contract (permit) prior to recording of the final plat.

# BUNGALOWS AT MAPLE WOODS

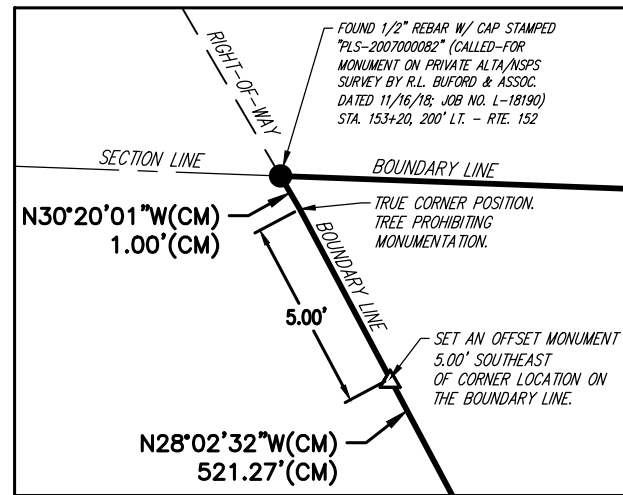
A SUBDIVISION OF LAND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 33 WEST AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST, SITUATE IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI



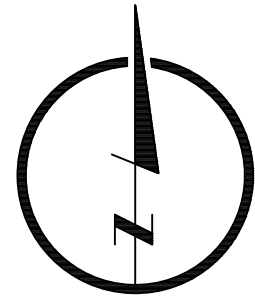
SECTION MAP  
S12-T51N-R33W

SECTION MAP  
S7-T51N-R32W

VICINITY MAP  
NOT TO SCALE



NORTHWEST CORNER  
MONUMENT DETAIL



SCALE: 1"=100'  
U.S. SURVEY FEET

## LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- SECTION LINE
- EXISTING EASEMENT
- RIGHT-OF-WAY LINE
- NO RIGHT OF ACCESS
- MONUMENT SET (1/2"x24" REBAR W/ CAP STAMPED "MO 2019043127" UNLESS OTHERWISE NOTED)
- SECTION CORNER
- MONUMENT FOUND (ACCEPTED IN-PLACE, UNLESS OTHERWISE NOTED)
- D/E DRAINAGE/STORM SEWER EASEMENT
- SS/E SANITARY SEWER EASEMENT
- (M) MEASURED DIMENSION
- (CM) CALCULATED FROM MEASUREMENTS
- (D) DEED DIMENSION
- R/W RIGHT-OF-WAY

| STATE PLANE COORDINATES<br>(MO SPC, WEST ZONE, NAD83, USFT) |            |            |
|---|------------|------------|
| POINT #   | NORTHING   | EASTING    |
| 1   | 1123809.49 | 2775076.71 |
| 2   | 1123649.98 | 2775075.62 |
| 3   | 1123379.94 | 2775137.40 |
| 4   | 1122621.24 | 2775505.25 |
| 5   | 1122553.54 | 2775480.13 |
| 6   | 1122546.43 | 2775463.87 |
| 7   | 1122502.86 | 2775363.60 |
| 8   | 1122709.39 | 2775095.67 |
| 9   | 1123377.23 | 2774544.22 |
| 10  | 1123832.84 | 2774301.60 |
| 11  | 1123838.17 | 2774298.56 |
| 12  | 1123811.60 | 2775019.36 |

## NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
- NO NEW STREET RIGHTS-OF-WAY ARE TO BE DEDICATED WITH THIS PLAT.
- GLO COVER PRESERVATION: THE FOLLOWING CORNERS WERE RESTORED OR REESTABLISHED AND REGISTERED WITH THE MDA LAND SURVEY PROGRAM: E-01, T51N, R32W AND E-25, T51N, R33W

## FLOOD ZONE

ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), JACKSON COUNTY, MISSOURI MAP NUMBER 29095C00680 AND 29095C0131G MAP EFFECTIVE DATE: 12/20/2017 COMMUNITY NUMBER: 290173

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

## OWNER & DEVELOPER

ADVANCED ACQUISITIONS, LLC  
15300 N. 90TH ST., STE 200  
SCOTTSDALE, AZ 85260

## STATE PLANE COORDINATES

STATE PLANE COORDINATES WERE DERIVED FROM THE MODOT VRS NETWORK, MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83.

STATE PLANE COORDINATES WERE SCALED FROM CONTROL POINT #3 USING TRIMBLE ACCESS.

N: 1123263.989  
E: 2775266.291  
Z: 947.54

COMBINED S.F. GRID TO GRID: 1.0000988329  
COMBINED S.F. GROUND TO GRID: 0.9999011768

BEARINGS IN THIS DRAWING ARE BASED ON GRID NORTH.

## CLOSURE REPORT INFORMATION

PERIMETER: 3,920.28' AREA: 623,244 SQ. FT.  
ERROR CLOSURE: 0.0011 COURSE: S28°17'50"E  
ERROR NORTH: -0.00101 EAST: 0.00054  
PRECISION 1:3560263.636

|  |                                     |
|--|-------------------------------------|
| Plot Dedication:<br>BUNGALOWS AT MAPLE WOODS | Reserved for County Recording Stamp |
| Private Open Space Dedication:<br>1.15 AC    |                                     |
| Recorded As:<br>PLAT                         |                                     |

## LEGAL DESCRIPTION

All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situate in the City of Kansas City, Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North 87°53'34" West (Basis of bearing: Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 31.28 feet to the intersection with the West right-of-way line of N. Prospect Avenue, as now established, said point also being the Point of Beginning; thence along the West right-of-way line of said N. Prospect Avenue the following four (4) courses: 1) South 0°23'37" West a distance of 159.53 feet; 2) Southerly, around a curve to the left that has a radius of 602.96 feet, a chord bearing of South 12°53'17" East, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) South 25°51'57" East a distance of 843.26 feet; 4) Southerly and Southwesterly, around a curve to the right that has a radius of 50.00 feet, a chord bearing of South 20°21'51" West, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established; thence South 66°35'38" West, along the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet to the intersection with the former West right-of-way line of said N. Prospect Avenue (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence South 66°35'38" West, continuing along the North right-of-way line of Relocated Barry Road, a distance of 109.29 feet to the intersection with the Northeastly right-of-way line of Missouri State Route 152, as now established (Missouri State Route 152 sta. 171+30, 180.0 feet left); thence along the Northeastly right-of-way line of said Missouri State Route 152, the following four (4) courses: 1) Northwesterly, along a curve to the right that has a radius of 2,694.83 feet (record: 2,684.46 feet), a chord bearing of North 52°23'31" West, a chord distance of 338.18 feet, and an arc distance of 338.40 feet to the intersection with the line common between said Sections 7 and 12; 2) Northwesterly, around a curve to the right that has a radius of 2,694.83 feet (record: 2,684.46 feet), a chord bearing of North 39°32'50" West, a chord distance of 866.09 feet, and an arc distance of 869.86 feet (Missouri State Route 152 sta. 158+40.56, 180.0 feet left); 3) North 28°02'32" West a distance of 521.27 feet; 4) North 30°20'01" West a distance of 1.00 foot to the intersection with the North line of the Northeast Quarter of said Section 12; thence South 87°53'34" East, along the North line of the Northeast Quarter of said Section 12, a distance of 721.21 feet to the intersection with the former West right-of-way line of said N. Prospect Avenue; thence South 87°53'34" East, continuing along the North line of the Northeast Quarter of said Section 12, a distance of 57.36 feet to the Point of Beginning.

Containing 689,192 square feet or 15.82 acres, more or less.

## MAINTENANCE OF TRACTS

TRACTS A AND B ARE TO BE USED FOR PRIVATE OPEN SPACES AND COMMON AREAS CONTAINING PRIVATE AMENITIES. TRACT C IS TO BE USED FOR STORM WATER DETENTION. ALL TRACTS SHALL BE MAINTAINED BY THE BUNGALOWS AT MAPLE WOODS HOMEOWNERS ASSOCIATION PURSUANT TO COVENANT TO MAINTAIN STORM WATER DETENTION FACILITIES RECORDED SIMULTANEOUSLY WITH THIS PLAT.

## PRIVATE OPEN SPACE

TRACT(S) A AND B PROVIDE 1.15 PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR 101 DETACHED RESIDENTIAL DWELLING UNITS AND 52 SEMI-ATTACHED RESIDENTIAL DWELLING UNITS PURSUANT TO SECTION 88-408-E OF THE ZONING AND DEVELOPMENT CODE. A REMAINDER OF 2.03 ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.

## PAYMENT IN LIEU OF PARKLAND

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$40,733.31 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR THE REMAINING 2.03 ACRES AFTER PRIVATE OPEN SPACE HAS BEEN PROVIDED, PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

## EASEMENT DEDICATION

AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER, GAS, SEWER PIPES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E," IS HEREBY GRANTED TO THE CITY OF KANSAS CITY, MISSOURI, AND OTHER GOVERNMENTAL ENTITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE THE EASEMENT FOR THESE PURPOSES.

## PLAT DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "BUNGALOWS AT MAPLE WOODS".

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME,

OWNER: ADVANCED ACQUISITIONS, LLC

GARY M. BURTON, VICE PRESIDENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED GARY M. BURTON, OF ADVANCED ACQUISITIONS, LLC, A LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THIS FORGOING INSTRUMENT OF WRITING, AND THAT THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS (TITLE) VICE PRESIDENT, (NAME) GARY M. BURTON, AND SAID GARY M. BURTON ACKNOWLEDGED SAID INSTRUMENT TO BE A FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

PRINTED NAME

## CITY PLAN COMMISSION

APPROVED DATE: \_\_\_\_\_

CASE NUMBER: \_\_\_\_\_

## PUBLIC WORKS

DIRECTOR  
MICHAEL J. SHAW

## COUNCIL

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS DULY SUBMITTED TO AND APPROVED BY THE COUNCIL OF KANSAS CITY, MISSOURI BY ORDINANCE NO. \_\_\_\_\_ DULY AUTHENTICATED AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR  
QUINTON LUCAS

CITY CLERK  
MARILYN SANDERS

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF "BUNGALOWS AT MAPLE WOODS" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN-CLASS SURVEY UNDER THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND 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. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2025.

KELLAN M. GREGORY, MO PLS-2011001372

DATE

LAMP  
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402) 498-2498  
NE AUTHORIZATION NO.: CAD130  
FORT COLLINS, COLORADO  
4710 INNOVATION DR., STE. 100 (970) 228-0342  
KANSAS CITY, MISSOURI  
8001 STATE LINE RD., STE. 200 (816) 361-0440  
MO AUTH. NO.: E-2013011903 | LS-2015043127

KELLAN M. GREGORY, MO PLS #2011001372

LAMP RYNEARSON, MO COA #2019043127

FINAL  
PLAT

BUNGALOWS AT MAPLE WOODS  
KANSAS CITY, CLAY COUNTY, MISSOURI



Know what's below.  
Call before you dig.

REVISIONS  
12/18/2025 - PER CITY COMMENTS

DESIGNER / DRAFTER

KMG / JEA

PROJECT NUMBER

0325015

BOOK AND PAGE

N/A

SHEET

1 OF 1