

CITY PLAN COMMISSION STAFF REPORT

CD-FnPlat-2025-00035

Bungalows at Maple Woods



January 7, 2026

Docket # C1

Request

Final Plat

Approval Process



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.

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

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / 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 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 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 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 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.

