



CITY PLAN COMMISSION STAFF REPORT

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

October 16, 2024

Project Name
Staley Corners West 4th Plat

Docket #C2

Request
CLD-FnPlat-2024-00020
Final Plat

Applicant
Austin Sitzmann
Milburn Civil Engineering

Owner
Casi Johnston
Owens Built Properties, Inc.

Location 8712 N Indiana Ave
Area About 16.5 acres
Zoning R-1.5/B2-2
Council District 1st
County Clay
School District North KCMO 250

Surrounding Land Uses

North: Residential, Zoned R-7.5
South: Mixed-Uses, Zoned B2-2/B4-3
East: Residential, Zoned R-1.5
West: Residential, Zoned R-1.5

Land Use Plan

The Gashland/Nashua Area Plan recommends commercial land uses for this location. The proposed Final Plat aligns with this designation.

Major Street Plan

Indiana Avenue is identified on City's Major Street Plan as a local link with four lanes.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-1.5/B2-2 on about 16.5 acres generally located at the northwest corner of Northeast Barry Road and North Indiana Avenue, allowing for the creation of 32 lots and 7 tracts.

PROJECT TIMELINE

The application for the subject request was filed on 7/17/24. Scheduling deviations from 2024 Cycle 9.1 have occurred due to the needed for the applicant to revise and receive approval of water main extension plans.

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

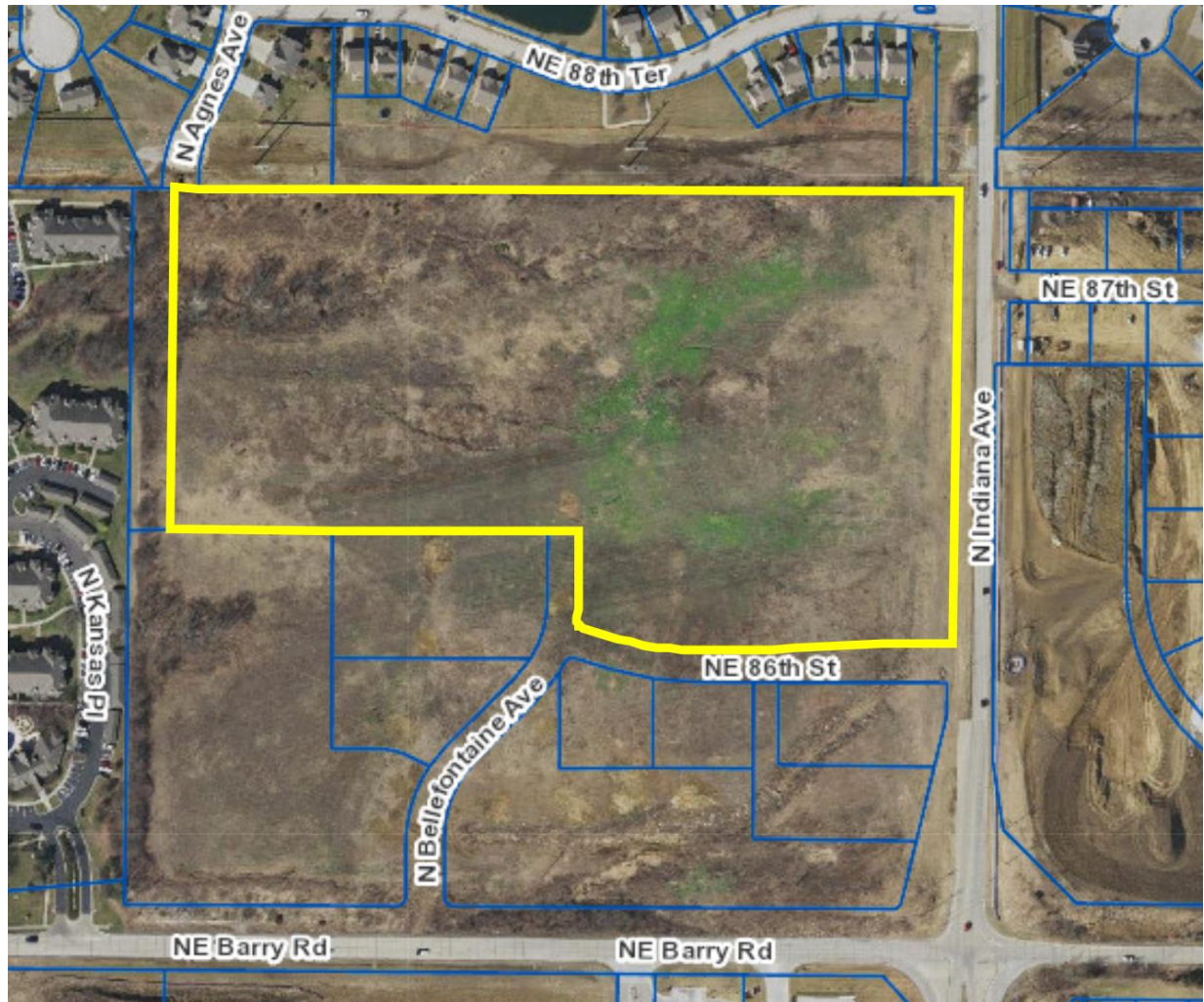
The subject site is currently undeveloped and unplatted. It is within the existing Staley Corners Development, approved by Ordinance 200183 on March 26, 2020. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. CD-CPC-2019-00022 – Generally located at the northeast and northwest corners of Barry Rd and N. Indiana Ave, zoned R-1.5/B2-2, Ordinance No. 200183 approved on March 26th, 2020 by City Council.

PROFESSIONAL STAFF RECOMMENDATION

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

VICINITY MAP**PLAT REVIEW**

The request is to consider approval of a Final Plat in District R-1.5/B2-2 on about 16.5 acres generally located at the northwest corner of Northeast Barry Road and North Indiana Ave creating 32 lots and 7 tracts to allow for a residential development. This use was approved via Ordinance No. 200183 approved by City Council on March 26th, 2020 which served as the Preliminary Plat. The Preliminary Plat proposed to develop a mixed-use development consisting of multi-family residential, fuel sales, office, retail and self-storage facilities across 33 acres. The plan also proposes to construct public streets that will extend North Bellefontaine Avenue to the north and created multiple new street connections that will connect to North Indiana Avenue and connect North Agnes Avenue to the development directly to the north, Lakeview Villas. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Developer to construct trails and amenity space

APPROVAL CRITERIA

No final plat may be approved unless the decision-making body finds that the proposed subdivision conforms with the approved preliminary plat and 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,



Justin Smith
Planner



Plan Conditions

Report Date: October 10, 2024

Case Number: CLD-FnPlat-2024-00020

Project: Staley Corners West 4th Plat

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

1. That the survey adds the following to the face of the plat, written information shall be provided in the following order on the plan and in tabular form for each phase and in total. The plan shall identify buildings, phases of development, and other graphic information by numbers or letter to all easy reference to the following information: Total land area in square feet or acres, land area or acres for existing and proposed street right-of-way and net land area or acres.
2. That the developer reference the name of the covenant document to be recorded simultaneously with the plat for Tract(s) B and G per Section 88-408-E of the Zoning and Development Code on the face of the plat.
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 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-2024-00020.
5. 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.
6. 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.
7. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
8. 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.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at / richard.sanchez@kcmo.org with questions.

9. 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 2019 acquisition rate of \$39,617.49 per acre. This requirement shall be satisfied prior to certificate of occupancy.
10. Any trails to be credited towards satisfying the parkland dedication requirements shall be a minimum width of 7', constructed of concrete, and meet the construction standards of the Parks and Recreation Department.

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

11. 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

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

12. 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.
13. 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.

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

14. 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.
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.
16. The developer shall dedicate additional right of way [and provide easements] for N Indiana Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 40 feet of right of way as measured from the centerline, along those areas being platted.
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.

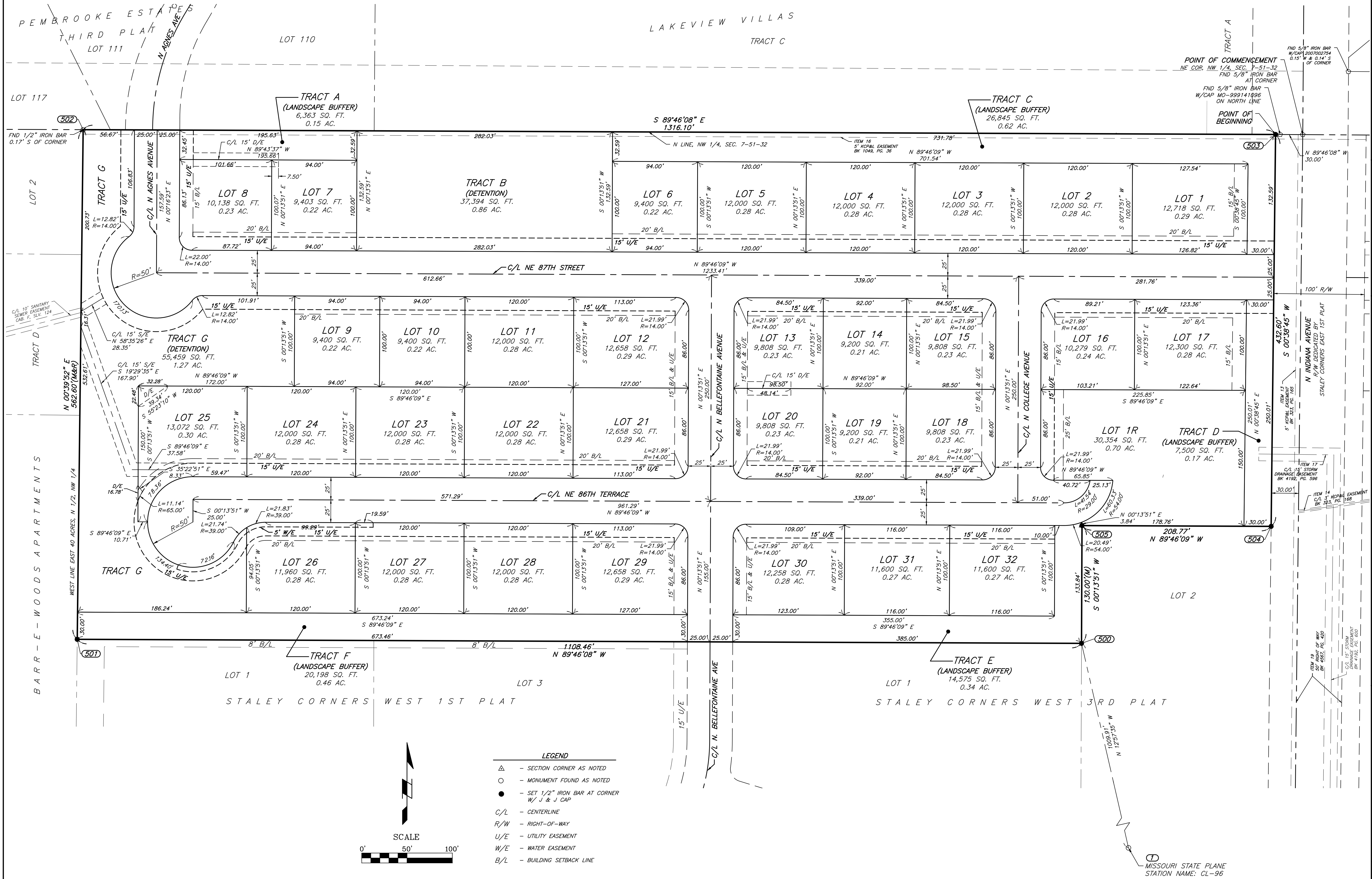
Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

18. Show and label and dimension the water main easements on the final plat. The water easements need to be based on the final approved water main extension design plans.

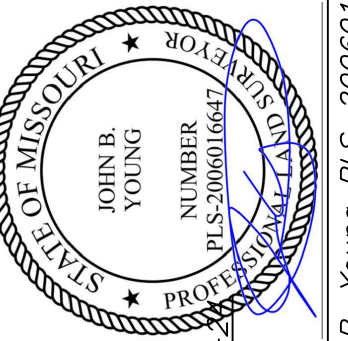
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

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 submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
21. The developer must obtain the executed and recorded city approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting.
22. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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.
24. The developer must 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
25. The developer must grant any BMP and/or Surface Drainage Easements to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
26. The developer must enter into a covenant agreement for the maintenance of any storm water detention area tracts as required by KC Water, prior to recording the plat.

FINAL PLAT
STALEY CORNERS WEST 4TH PLAT
NW 1/4, SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST
KANSAS CITY, CLAY COUNTY, MISSOURI



CERTIFICATION: I hereby certify, that this drawing is based on an actual field survey made by me or under my direct supervision on the 21st day of March, 2024 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.



6-27-2006
Date

PLS-2006016647
PROFESSIONAL SEAL

John B. Young PLS-2006016647

Location: S:\24.085 - Staley West 4th Plat\DRAWINGS\2024.06.27-FINAL PLAT REV2\24.085-FPLAT.dwg-Jun 27, 2024-4:39pm



PHONE (816)741-1017 • FAX (816)741-1018

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