CITY PLAN COMMISSION STAFF REPORT

KANSAS CITY Planning & Dev

CLD-FnPlat-2024-000024

Villa Meadows 2nd Plat

September 2, 2026

Docket #C4

Request
Final Plat

Applicant
Robert Parks
Weiskirch and Parks Engineers

Owner
Jeff Vance
Vance Brothers Inc

Site Information

Location	12399 E 89th Ter
Area	13 Acres
Zoning	R-7.5
Council District	5th
County	Jackson
School District	Raytown

Surrounding Land Uses
North: Golf Course, R-7.5
South: Undeveloped, R-7.5
East: Golf Course, R-7.5
West: Residential, R-7.5

Land Use Plan
The Little Blue Valley Area Plan recommends Park Use for this location.

Major Street Plan
East 89th Terrance is not identified on the Major Street Plan.

Approval Process

Overview
The applicant seeks approval of a Final Plat in District R-7.5 (Residential) on about 13 acres generally located at terminus of East 89th Terrace east of Westridge Road, allowing for the creation of 25 lots and 4 tracts.

Existing Conditions
The subject site is currently undeveloped. It is within the existing Villa Meadows Development, the first plat of which is to the west. This plat is surrounded by a golf course on the east and north. There is an associated regulated stream on the east side of the subject site.

Neighborhood
This site is located within the Southern Communities Coalition.

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

Controlling Case
CD-CPC-2021-00247 – Ordinance 220583 rezoned an area of about 2,100 square feet generally located at the terminus of E. 89th Terrace east of Westridge Road from District R-80 to District R-7.5 and approved a revised preliminary plat in District R-7.5 on about 13 acres to allow for 25 detached lots, approved August 18, 2022.

Project Timeline
The application for the subject request was filed on August 2, 2024. Scheduling deviations have occurred due to a delay in the applicant submitting revised plans.

Professional Staff Recommendation
Docket #C4 Approval Subject to Conditions

KANSAS CITY
Planning & Dev

VICINITY MAP

RELATED CASES

SD 1022–Ordinance No. 030731 approved a preliminary plat for Villa Meadows on an approximately 31.5-acre tract of land generally located on the north side of Brickyard Road and the east side of Westridge Road, approved July 26, 2004.

PLAT REVIEW

The request is to consider approval of a Final Plat allowing for the creation of 25 lots and 4 tracts to allow for a residential development. This plat is in accordance with the Preliminary Plat which was amended in Case No. CD-CPC-2021-00247, which served as the Revised Preliminary Plat. The Preliminary Plat proposed to develop 25 single unit detached homes terminating in a cul-de-sac. The plan also proposes to construct an emergency access to the south to Brickyard Road to comply with Fire and Zoning Code requirements in regards to the maximum number of units on one access drive. The original Preliminary Plat had a full drive to but due to topographical issues this approach was removed.

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.

KANSAS CITY Planning & Dev

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	
Parkland Dedication (88-408)	Yes, subject to conditions	

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: August 27, 2026

Case Number: CLD-FnPlat-2024-00024

Project: Villa Meadows 2nd Plat

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 7 in the Directors Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2024-00024.
2. 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.
3. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
4. Before final approval of the Final Plat the applicant must submit application for and gain approval of Project Plans for all private open space tracts as required by the controlling plan.
5. That prior to Final Approval of the Final Plat the applicant must post a sign stating that the emergency access road is for "Emergency Vehicles Only" and provide photographic evidence that it has been posted. This should be posted at both entrances to this street.
6. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
7. 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.

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

8. The developer shall make sure there is a second fire access from Brickyard Rd before construction begins. If it is a gated access it shall have a Yelp gate for access.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / 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 2021 acquisition rate of $48,801.37 per acre. This requirement shall be satisfied prior to recording of final plat.
10. 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
11. Please provide amount due. For 25 detached residential dwelling units, the fee equates to $27,084.76. An invoice has been assessed under CLD-FnPlat-2024-00024 and is available to pay via CompassKC. Fee shall be paid prior to release of the plat.

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 covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
13. 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.
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.

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

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 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.

17. The developer shall 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.

18. The developer must obtain a floodplain certificate from Development Services prior to beginning any construction activities with the floodplain.

19. 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.

20. The developer must show the limits of the 100-year floodplain plus the 1 foot freeboard on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by the Land Development Division.

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 cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.

23. The developer must dedicate additional right of way [and provide easements] for Brickyard Road as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide the minimum required right of way corridor as measured from the centerline, and ensure right of way dedication is adequate for any proposed road improvements as required by Public Works Department adjacent to this project.

24. 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 Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

25. 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.

26. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water 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 KC Water.

27. 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.

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

28. 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.

29. 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.

30. 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.

31. 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.

32. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain and prior to the issuance of any permits.

33. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.

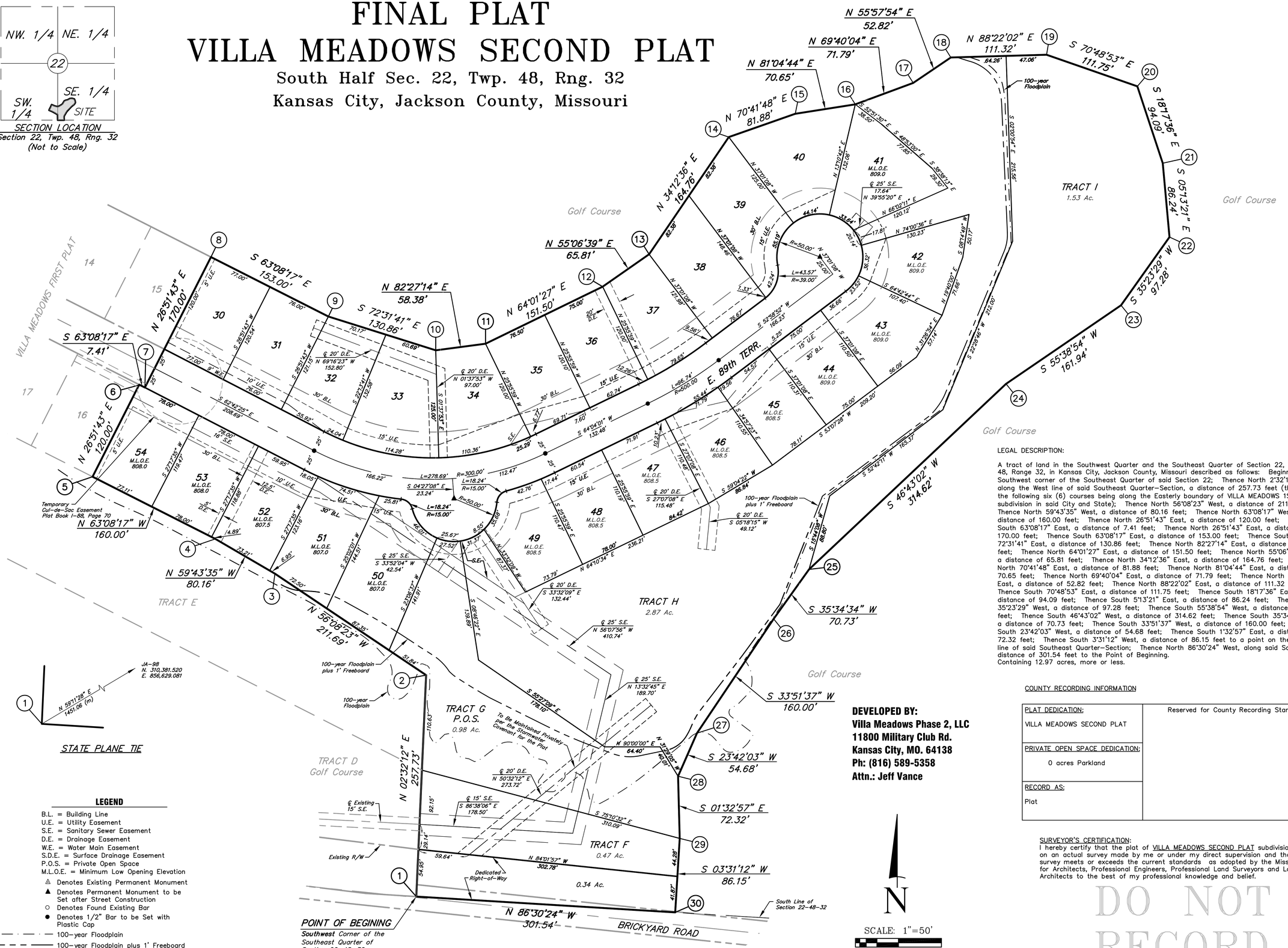
34. The developer shall provide an approved CLOMR-F from FEMA prior to the issuance of any permits. An approved LOMR-F must be submitted prior to the issuance of the certificate of occupancy for any building permits.

35. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval and enter into covenant agreements for the maintenance of any private open space tracts with stream buffer zones or storm water detention area tracts, prior to recording the plat.

FINAL PLAT
VILLA MEADOWS SECOND PLAT

South Half Sec. 22, Twp. 48, Rng. 32
Kansas City, Jackson County, Missouri

SECTION LOCATION
Section 22, Twp. 48, Rng. 32
(Not to Scale)



LEGEND

- B.L. = Building Line
- U.E. = Utility Easement
- S.E. = Sanitary Sewer Easement
- D.E. = Drainage Easement
- W.E. = Water Main Easement
- S.D.E. = Surface Drainage Easement
- P.O.S. = Private Open Space
- M.L.O.E. = Minimum Low Opening Elevation
- △ Denotes Existing Permanent Monument
- ▲ Denotes Permanent Monument to be Set after Street Construction
- ○ Denotes Found Existing Bar
- ● Denotes 1/2" Bar to be Set with Plastic Cap
- 100-year Floodplain
- 100-year Floodplain plus 1' Freeboard

DEVELOPED BY:
Villa Meadows Phase 2, LLC
11800 Military Club Rd.
Kansas City, MO. 64138
Ph: (816) 589-5358
Attn.: Jeff Vance

SCALE: 1"=50'
0' 5' 25' 50' 100'

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter and the Southeast Quarter of Section 22, Township 48, Range 32, in Kansas City, Jackson County, Missouri described as follows: Beginning at the Southwest corner of the Southeast Quarter of said Section 22; Thence North 2°32'12" East, along the West line of said Southeast Quarter–Section, a distance of 257.73 feet (this and the following six (6) courses being along the Easterly boundary of VILLA MEADOWS 1ST PLAT, a subdivision in said City and State); Thence North 56°08'23" West, a distance of 211.69 feet; Thence North 59°43'35" West, a distance of 80.16 feet; Thence North 63°08'17" West, a distance of 160.00 feet; Thence North 26°51'43" East, a distance of 120.00 feet; Thence South 63°08'17" East, a distance of 7.41 feet; Thence North 26°51'43" East, a distance of 170.00 feet; Thence South 63°08'17" East, a distance of 153.00 feet; Thence South 72°31'41" East, a distance of 130.86 feet; Thence North 82°27'14" East, a distance of 58.38 feet; Thence North 64°01'27" East, a distance of 151.50 feet; Thence North 55°06'39" East, a distance of 65.81 feet; Thence North 34°12'36" East, a distance of 164.76 feet; Thence North 70°41'48" East, a distance of 81.88 feet; Thence North 81°04'44" East, a distance of 70.65 feet; Thence North 69°40'04" East, a distance of 71.79 feet; Thence North 55°57'54" East, a distance of 52.82 feet; Thence North 88°22'02" East, a distance of 111.32 feet; Thence South 70°48'53" East, a distance of 111.75 feet; Thence South 18°17'36" East, a distance of 94.09 feet; Thence South 5°13'21" East, a distance of 86.24 feet; Thence South 35°23'29" West, a distance of 97.28 feet; Thence South 55°38'54" West, a distance of 161.94 feet; Thence South 46°43'02" West, a distance of 314.62 feet; Thence South 35°34'34" West, a distance of 70.73 feet; Thence South 33°51'37" West, a distance of 160.00 feet; Thence South 23°42'03" West, a distance of 54.68 feet; Thence South 1°32'57" East, a distance of 72.32 feet; Thence South 3°31'12" West, a distance of 86.15 feet to a point on the South line of said Southeast Quarter–Section; Thence North 86°30'24" West, along said South line, a distance of 301.54 feet to the Point of Beginning.
Containing 12.97 acres, more or less.

COUNTY RECORDING INFORMATION

PLAT DEDICATION: VILLA MEADOWS SECOND PLAT	Reserved for County Recording Stamp
PRIVATE OPEN SPACE DEDICATION: 0 acres Parkland	
RECORD AS: Plat	

SURVEYOR'S CERTIFICATION:
I hereby certify that the plat of VILLA MEADOWS SECOND PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

DO NOT RECORD

ROBERT C. PARKS, MO LS NO. 2362

WEISKIRCH & PARKS ENGINEERS, INC.
MO. CERTIFICATE OF AUTHORITY L.S. No. 000247
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 WPKC@WPEKC.COM

FINAL PLAT
VILLA MEADOWS SECOND PLAT
SOUTH HALF OF SECTION 22, TWP. 48, RNG. 32
KANSAS CITY, JACKSON COUNTY, MISSOURI

REV	DESCRIPTION	DATE:
1	Updated per City Comments	7/13/26

JOB NO.	4354
SCALE:	NOTED
DATE:	8/01/24
DRAFTER:	T.K.O.
CH'KD:	B.P.
SHEET NO.	1 OF 2

FINAL PLAT
VILLA MEADOWS SECOND PLAT
South Half Sec. 22, Twp. 48, Rng. 32
Kansas City, Jackson County, Missouri

NOTE:
The bearings and coordinates shown hereon are based on the MISSOURI STATE PLANE COORDINATE SYSTEM (1983 and as Amended), WEST ZONE and are tied to Station JA-98 of the Kansas City Metro Control Project using a combined grid factor of 0.9999086. The coordinates are listed in meters.

STATE PLANE COORDINATES

Point	Northing	Easting	Point	Northing	Easting
1	309,638.32	855,382.79	16	309,919.02	855,538.34
2	309,716.79	855,386.26	17	309,926.62	855,558.85
3	309,752.74	855,332.69	18	309,935.63	855,572.19
4	309,765.05	855,311.59	19	309,936.60	855,606.11
5	309,787.09	855,268.09	20	309,925.41	855,638.27
6	309,819.72	855,284.61	21	309,898.18	855,647.28
7	309,818.69	855,286.63	22	309,872.00	855,649.67
8	309,864.91	855,310.04	23	309,847.84	855,632.50
9	309,843.85	855,351.64	24	309,819.99	855,591.75
10	309,831.87	855,389.68	25	309,754.24	855,521.94
11	309,834.21	855,407.32	26	309,736.71	855,509.40
12	309,854.43	855,448.83	27	309,696.22	855,482.23
13	309,865.90	855,465.28	28	309,680.96	855,475.54
14	309,907.43	855,493.51	29	309,658.93	855,476.13
15	309,915.68	855,517.06	30	309,632.72	855,474.52

STREET GRADES

LOCATION	ELEV.	V.C.T.
E 89th TERRACE		
1237.41' East of ℄ Westridge Road	810.24	---
1259.00' East of ℄ Westridge Road	810.57	---
1470.00' East of ℄ Westridge Road	814.54	75'
1900.00' East of ℄ Westridge Road	809.40	175'
2146.99' East of ℄ Westridge Road	813.11	---

The street grades for the adjoining portion of E. 89th Terrace were established with the recorded plat of VILLA MEADOWS FIRST PLAT, Ordinance No. 050484, Dated May 19, 2005.

LAND DATA	AREA
Total Land Area	12.97 acres
Land Area for Proposed and Existing Right of Way	1.58 acres
Net Land Area	11.39 acres
PLAT DATA	**COUNT**
Number of Lots	25
Number of Tracts	4

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 VILLA MEADOWS SECOND PLAT.

UTILITY EASEMENT: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, and grading, including, but not limited to, underground pipes and conduits, pad mounted transformers, services pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (u/e), provided that the easement granted herein is subject to any and all existing easements. Any utilities located within the designated utility easements, by virtue of their existence, do hereby covenant, consent, and agree that they shall be subordinate to said public right of way in the event that additional public right of way is dedicated over the location of the utility easement. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without a valid permit from the Department of Public Works as to utility easements, and/or written approval of the Director of Water Services as to water main easements.

DRAINAGE EASEMENT: A drainage easement (D/E) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City shall have the right at all times to go upon the lands herein described to construct, maintain and repair the said drainage facilities as may be necessary. Nothing shall in any way interfere with the safe and unrestricted use of the land adjacent to and above said drainage facilities, nor attempt to use said property in such manner as would interfere with the proper, safe and continuos maintenance and use of said drainage facilities and specifically shall not build thereon or thereover any structure which may interfere with the maintenance and use 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 or 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.

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.

STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

BUILDING LINES: Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

RIGHT OF ENTRANCE: The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of the rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

MAINTENANCE OF TRACTS: Tracts F and I are to be deeded to the adjacent Golf Course for their use.

MAINTENANCE OF TRACT: Tract G is to be used for Private Open Space and all shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Declaration of Restrictions recorded simultaneously with this plat.

MAINTENANCE OF TRACT: Tract H is to be used for Storm Water Detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Covenant to Maintain Storm Water Detention and BMP Facilities Agreement recorded simultaneously with this plat.

FLOODPLAIN: The lands herein platted lie totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of chapter 28, code of ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X- Federal Insurance Administration, Subchapter B- National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown hereon may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the pertinent time from the appropriate authorities, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

PAYMENT IN LIEU OF PARKLAND: The developer elects to pay the City of Kansas City, Missouri, a sum of $27,084.76 in lieu of required parkland dedication for 25 single family units per the 2021 parkland dedication payment rate, pursuant to Section 88-408-C of the Zoning and Development Code.

PRIVATE OPEN SPACE: The private open space (Tract G) shown on this plat is not being used to satisfy the required parkland dedication for 25 Single Family Homes pursuant to Section 88-408-E of the Zoning and Development Code.

IN TESTIMONY WHEREOF: VILLA MEADOWS PHASE 2, LLC, A MISSOURI LIMITED LIABILITY COMPANY, has caused these presents to be executed this _____ day of _____, 20_____.

VILLA MEADOWS PHASE 2, LLC, A MISSOURI
LIMITED LIABILITY COMPANY

By: _____
Jeff Vance, Managing Member

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

BE IT REMEMBERED, that on this _____ day of _____, 20_____, before me, the undersigned notary public in and for the county and state aforesaid, came Jeff Vance, to me personally known, who being by me duly sworn did say that he is the managing member of VILLA MEADOWS PHASE 2, LLC, and that said instrument was signed on behalf of said Company by authority of its Members and acknowledged said instrument to be the free act and deed of said Company.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my Notarial Seal at my office in _____, Missouri, the day and year last above written.

My Commission Expires: _____

_____
Notary Public

CITY PLAN COMMISSION

Approved Date: _____

Case Number: _____

PUBLIC WORKS DEPARTMENT

_____
Michael J. Shaw, Director

CITY COUNCIL

This is to certify that the within plat was submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20_____.

_____
Mayor
Quinton Lucas

_____
City Clerk
Marilyn Sanders

DEVELOPED BY:
Villa Meadows Phase 2, LLC
11800 Military Club Rd
Kansas City, MO. 64138
Ph: (816) 589-5358
Attn.: Jeff Vance

SURVEYOR'S CERTIFICATION:
I hereby certify that the plat of VILLA MEADOWS SECOND PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current standards as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects to the best of my professional knowledge and belief.

DO NOT RECORD

ROBERT C. PARKS, MO LS NO. 2362

WEISKIRCH & PARKS ENGINEERS, INC.
MO. CERTIFICATE OF AUTHORITY L.S. No. 000247
111 NORTH MAIN, SUITE #10
INDEPENDENCE, MISSOURI 64050
(816)254-5000 WPKC@WPEKC.COM

FINAL PLAT
VILLA MEADOWS SECOND PLAT
SOUTH HALF OF SECTION 22, TWP. 48, RNG. 32
KANSAS CITY, JACKSON COUNTY, MISSOURI

REVISIONS		
REV	DESCRIPTION	DATE:
1	Updated per City Comments	7/13/26

JOB NO.	4354
SCALE:	NOTED
DATE:	8/01/24
DRAFTER:	T.K.O.
CHK'D:	B.P.
SHEET NO.	2 OF 2