CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00016

Rowe Estates Final Plat

September 2, 2026

Docket #C2

Request
Final Plat

Applicant
Megan Weckwerth
Snyder and Associates

Owner
Kenneth & Rebecca Rowe

Site Information

Location	3003 NW Oakcrest Dr
Area	28 Acres
Zoning	R-7.5
Council District	2nd
County	Platte
School District	Park Hill

Surrounding Land Uses
North: Residential, R-7.5
South: Residential, R-6
East: Park, R-7.5
West: Residential, R-7.5

Land Use Plan
The Line Creek Area Plan recommends Residential Low Density Future Land Use for this location.

Major Street Plan
Northwest Oakcrest Drive 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 28 acres generally located at 3003 Northwest Oakcrest Drive allowing for the creation of two lots, for residential development.

Existing Conditions
The subject site is currently developed with a residential building and accessory buildings. There are two ponds on the site and an established tree canopy. There is a regulated stream on site.

Neighborhood(s)
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.

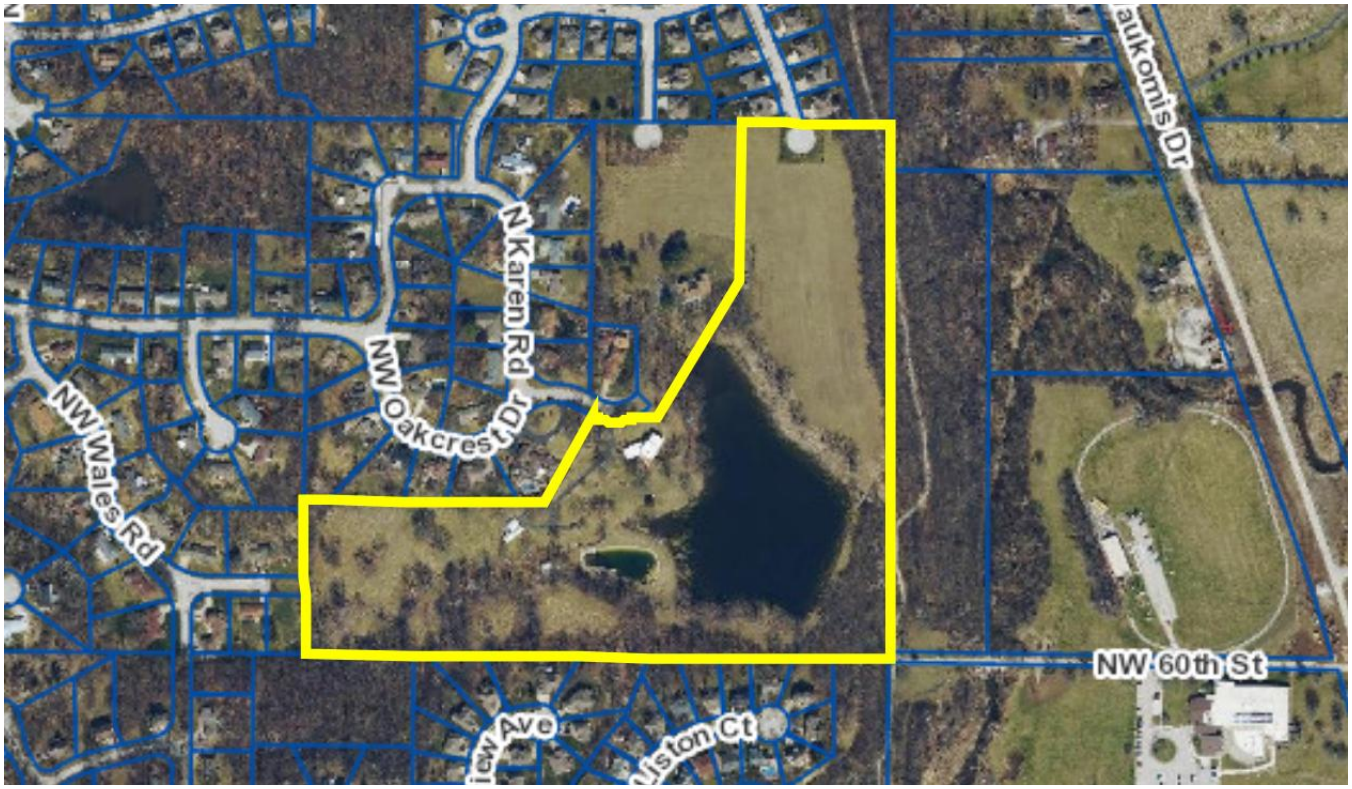
Controlling + Related Cases
CD-CPC-2025-00197 – Approved a preliminary plat for a residential development in District R-7.5 generally located at 3003 Northwest Oak Crest Drive.

Project Timeline
The application was filed on June 19, 2026. Scheduling deviations have occurred due to revisions to the final plat.

Professional Staff Recommendation
Docket #C2 Approval, Subject to Conditions

KANSAS CITY
Planning & Dev

VICINITY MAP



PLAN REVIEW

The request is to consider approval of a final plat in District R-7.5 (Residential) on about 28 acres generally located at 3003 Northwest Oakcrest Drive. This use was originally approved by Case No. CD-CPC-2025-00197, which served as the preliminary plat. The preliminary plat proposed the development of two lots across one phase. The lot with the existing residential buildings will have access from Northwest Oakcrest Drive and the additional lot will have access from North Allenton Avenue and Northwest Wales Road, that has yet to be developed. No public street are proposed with this final plat.

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. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-140 of the Zoning and Development Code.

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 factors:

A. No final plat may be approved unless the decision-making body finds that 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,

Justin Smith

Planner

Plan Conditions

Report Date: August 27, 2026

Case Number: CLD-FnPlat-2026-00016

Project: Rowe Estates Final Plat

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

1. 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 Section 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 Section 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.
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 final approval of conditions, the applicant shall update the plat using the Final Plat Signature and County Recording Block found in the Director's Minimal Submittal Requirements. The block shall include the applicable City Plan Commission date, ordinance number, Council approval date, and case number.
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.

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

5. The developer shall submit a streetscape plan with street tree planting plan per Section 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.
6. 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 Section 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 Section 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.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

7. 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 stormwater detention area tracts, prior to recording the plat.
8. The developer shall submit a final stream buffer plan to KC Water for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
9. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.
10. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

FINAL PLAT OF
ROWE ESTATES

A Major Subdivision in the Southeast Quarter of the Northwest Quarter Section 28 - Township 51 North - Range 33 West, Kansas City, Platte County, Missouri

TITLE COMMITMENT

Title Commitment Number / File Number:SKC0083855C
Effective date: June 5, 2025 @ 8:00am
Secured Title of Kansas City - North
201A NE 91st St, Kansas City, Missouri 64155
Contact: Angela Wolfe
Phone: (816) 471-1560

PREPARED FOR

Kenneth Bruce Rower and Rebecca L. Rowe, Trustees of the Rowe Family Trust, dated April 11, 2022, and any amendments thereto.

TITLE COMMITMENT DESCRIPTION

All of 44.37 acres off the South end of the West half of the Northwest Quarter of Section 28, Township 51, Range 33 (being all of the said West half except the North 35.63 acres thereof); and also, all of 44.37 acres off the South end of the East half of the Northwest Quarter of Section 28, Township 51, Range 33, all in Kansas City, Platte County, Missouri, Except that part platted as Brentwood Hills; Except that part platted as Karen Estates; Except that part platted as Brentwood Hills No. 2; Except that part platted as Brentwood Hills No. 3; Except that part platted as Brentwood Hills No. 4; Except that part platted as Brentwood Hills Annex No. 1; Except that part conveyed to Ralph T. and Hilda M. Slusser by instrument recorded in Book 201, Page 12; Except that part conveyed to the City of Kansas City, Missouri by instrument filed as Document No. 45796; Except that part conveyed to Hazel U. Folk by instrument filed as Document No. 1774; Except that part conveyed to John C. and Norma H. Folk by instrument recorded in Book 465, Page 698; Except that part conveyed to Bruce Rowe and Rebecca L. Rowe, by instrument recorded in Book 685, Page 654; and Except any part in public roads.

IN TESTIMONY WHEREOF: KENNETH BRUCE ROWE and REBECCA L. ROWE, trustees of the ROWE Family Trust, dated April 11, 2022, has subscribed their names this _____ day of _____, 2026.

_____
Kenneth Bruce Rowe, Trustee

_____
Rebecca L. Rowe, Trustee

STATE OF
COUNTY OF

Be it remembered that on this_____day of _____, 2026 before me the undersigned Notary Public in and for the County and State above mentioned, came KENNETH BRUCE ROWE and REBECCA L. ROWE, trustees of the ROWE Family Trust, dated April 11, 2022, who is personally known to me and duly sworn did say that they executed this instrument as the free act and deed.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my notarial seal at my office in _____ County, Missouri on the day and year last written.

My Commission Expires: _____

_____
NOTARY PUBLIC

NOTES CORRESPONDING TO PLOTTABLE SCHEDULE B EXCEPTIONS

(A) Terms and provisions of Ordinance for road purposes as set forth in instrument filed April 27, 1962 under Document No. 45796 in Book 243 at Page 199 and Warranty Deed filed May 10, 1962 under Document No. 27467 in Book 243 at Page 201.

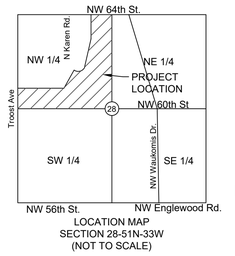
(B) Sewer Easement granted to the City of Kansas City as set forth in instrument filed July 18,1977, under Document No. 25697 in Book 511 at Page 112.

(C) Storm Drainage easement granted to Kansas City as set forth in instrument filed December 27, 2004, under Document No. 024949 in Book 1049 at Page 507. This item does affect the subject property and is platted hereon.

(D) Standard Roadway & Utility easement granted to Kansas City as set forth in instrument filed August 3, 2005, under Document No. 013967 in Book 1063 at Page 749. This item does affect the subject property and is platted hereon.

(E) Standard Roadway & Utility easement granted to Kansas City as set forth in instrument filed August 3, 2005, under Document No. 013969 in Book 1063 at Page 751. This item does not affect the subject property and is not platted hereon.

(F) Easement granted to the City of Kansas City as set forth in instrument filed November 24, 2009, under Document No. 2009016884 in Book 1149 at Page 811. This item does affect the subject property and is platted hereon.



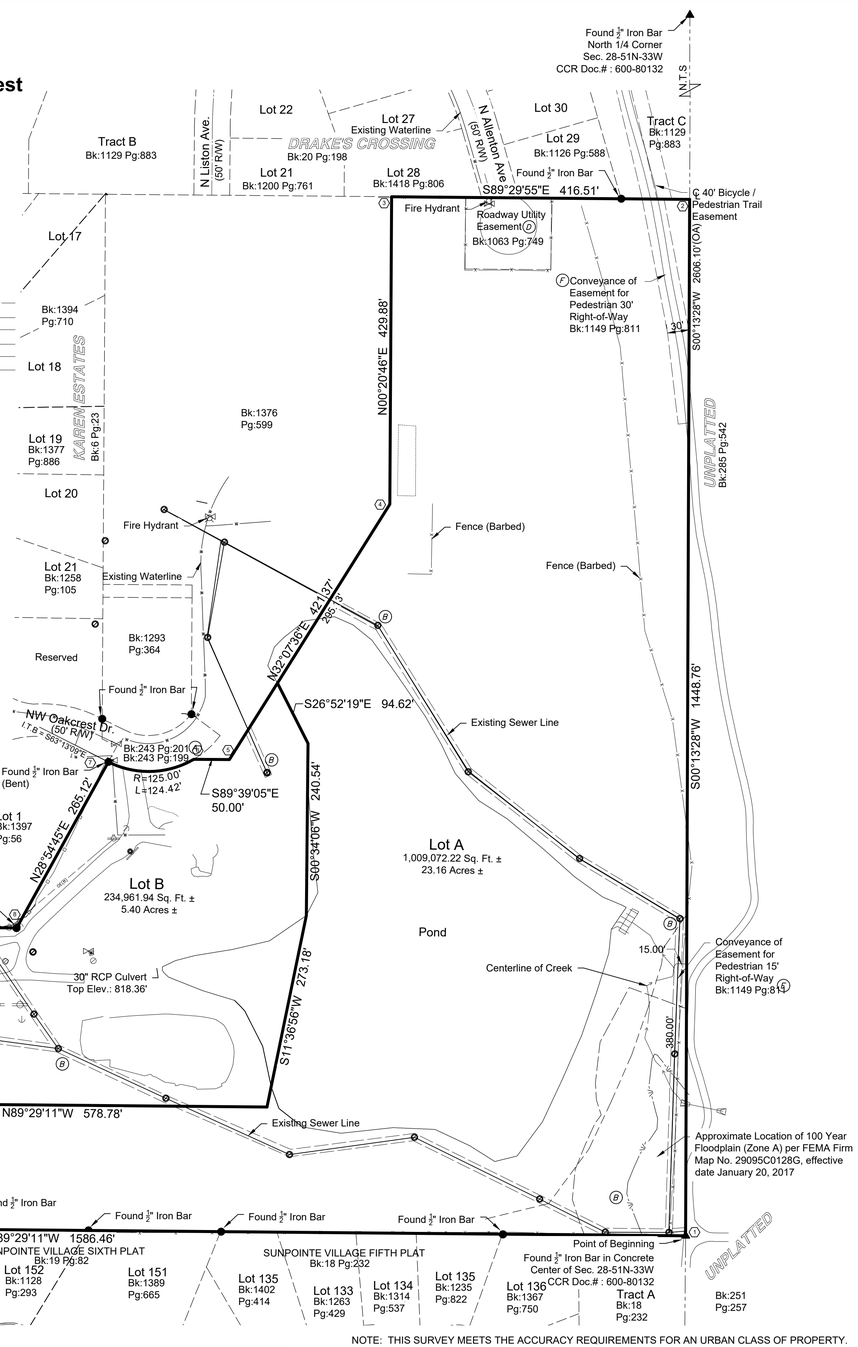
LOCATION MAP
SECTION 28-51N-33W
(NOT TO SCALE)

Know what's below. Call before you dig.

0 100' FEET

LEGEND

1/2" Rebar, Cap # 2016042019 (Unless Otherwise Noted)
Found Monument
Book
Page
Overall Distance
Centerline
Fence (Chain Link)
Fence (Wood)
Overhead Electric
Water Main
Sanitary Sewer
Sanitary Manhole
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Water Main Valve
Utility Pole
Guy Anchor
Utility Pole with Light
Street Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Sign



APPROVALS

CITY PLANNING COMMISSION

APPROVED: _____
DATE

PUBLIC WORKS

_____
DIRECTOR

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.

_____
QUINTON LUCAS, MAYOR

_____
MARILYN SANDERS, CITY CLERK

GENERAL NOTES

1. BASIS OF BEARING: MISSOURI STATE PLANE COORDINATE SYSTEM (NAD 83)
2. TRACT CONTAINS 1,251,739.87 SQUARE FEET OR 23.78 ACRES, MORE OR LESS.
3. PARENT DEED IS BOOK:1376 AT PAGE:600.
4. MISSOURI ONE-CALL TICKET #251260535, #251260536 AND #251260537. MISSOURI LAW REQUIRES THE USE OF THE MISSOURI ONE CALL SYSTEM (TOLL FREE 1-800-344-7483) PRIOR TO ANY EXCAVATING OR DIGGING. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES WHETHER SHOWN OR NOT.
5. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NUMBER: SKC0083855C, EFFECTIVE DATE: JUNE 5, 2025 AT 8:00 AM.
6. THIS TRACT DOES PARTIALLY LIE WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM COMMUNITY PANEL #29095C0128G DATED JANUARY 20, 2017

NOTE: THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN CLASS OF PROPERTY.

I HEREBY STATE THAT THIS BOUNDARY SURVEY IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI SURVEY STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY DIVISION, AND MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. I FURTHER STATE THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE: _____

_____
ZACHARY A. BRINKER - LS 2016042019
SNYDER & ASSOCIATES CORP. - LS 2013023732

MARK	REVISION	DATE	BY
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Surveyor: ZAB	Checked By: ZAB	Scale: 1" = 100'	
Technician: TDC	Date: 02/13/2026	T-R-S: 51N-33W-28	

Project No: 125.0542.13

Sheet 1 of 1

ROWE ESTATES: A Major Subdivision in Kansas City, MO

Prepared for: Dan Rowe
218 S Woodbine Road, St. Joseph, MO 64506

SNYDER & ASSOCIATES, INC.
201 NW 72ND ST
GLADSTONE, MISSOURI 64118
816-436-0732 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 125.0542.13

Sheet 1 of 1

V:\Projects\2025\125.0542.13\CAD\125.0542.13 FPA.dwg TYLER CONNOR, SA SHEET LAYOUTS TEMPLATE - 24X36 BORDER MISSOURI, 2026/08/06, 7:35 AM, ARCH FULL BLEED D (36.00 X 24.00 INCHES)