

CITY PLAN COMMISSION STAFF REPORT

CD-FnPlat-2023-00033

Creekside 2nd Plat



KANSAS CITY
Planning & Dev

October 1, 2025

Docket # C1

Request

Final Plat

Applicant

Shawn Duke
Synder & Associates, Inc.

Owner

Rick Frye
Creekside Land, LLC.

Site Information

Location	9800 NE 104 th St
Area	9 Acres
Zoning	R-7.5
Council District	1 st
County	Clay
School District	Liberty

Surrounding Land Uses

North: Undeveloped, R-7.5
South: Undeveloped/Residential, R-7.5
East: Residential, R-80
West: Undeveloped, R-7.5

Land Use Plan

The Shoal Creek Valley Area Plan recommends Residential Low Density for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Northeast 104th Street is identified as a local link in this location.

Approval Process



Overview

The applicant is seeking approval of a final plat in district R-7.5 (Residential) on about 9 acres generally located at the northwest corner of Northeast 104th Street and North Hawthorne Avenue within the Creekside Development, allowing for the creation of 28 residential lots and 2 tracts.

Existing Conditions

The subject site is currently undeveloped. North Hawthorne Avenue currently terminates at the edge of the subject site. There is no associated regulated stream within the subject 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.

Related Cases

CD-CPC-2018-00179 - Ordinance No. 180943, rezoned an area of about 97.7 acres from District R-80 to District R-7.5 generally located on the north side of Northeast 104th Street, 2,150 feet east of Missouri Highway 291 on December 13, 2018.

Project Timeline

The application was filed on November 11, 2023. Scheduling deviations have occurred due to the developer putting the project on hold and revisions required by the applicant.

Professional Staff Recommendation

Docket C1 Approval Subject to Conditions

[illegible]

CD-CPC-2018-00190 - Approved a preliminary plat of Creekside to allow the creation of 209 single-family residential lots, generally located north side of Northeast 104th Street, 2,150 feet east of Missouri Highway 291 on December 13, 2018.

The request is to consider approval of a Final Plat in District R-7.5 on about 9 acres generally located at the northwest corner of Northeast 104th Street and North Hawthorne Avenue within the exiting Creekside Development. The plat creates 28 lots and 2 tracts for the purposes of single-family residential development.

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.

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	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, 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,

Justin Smith

Planner



Plan Conditions

Report Date: September 25, 2025

Case Number: CLD-FnPlat-2023-00033

Project: Creekside 2nd 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 secure approval of a project plan from the City Plan Commission prior to building permit.
2. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.
3. 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
4. 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 prior to Certificate of Occupancy.
5. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
6. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2023-00033.
7. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
8. That prior to submitting documents for final approval the applicant remove the City Plan Commission and Council date from the face of the plat, as these dates don't reflect the correct dates of approval.
9. That prior to recording of the Final Plat, the applicant must submit and obtain approval of a street name plan from the Street Name Committee and update the final plat to reflect the approved street names.

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

10. Controlling plan conditions shall apply.

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

11. 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 2018 acquisition rate of \$39,617.49 per acre. This requirement shall be satisfied prior to recording of the final plat for the final phase of development as private open space and amenities have been provided in future phases of the development.

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

12. 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.
13. 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.
14. 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.

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

15. 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
16. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to the Land Development Division 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 Land Development Division as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
17. 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.
18. 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.
19. 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.
20. 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.

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

21. Per KC Water Rules and Regulations the developer shall submit water main extension (WME) plans prepared by a Missouri PE for this phase of the development. The WME plans shall be approved, and under contract (permit) prior to either recording of the final plat or building permit issuance whichever occurs first. The final plat shall include all required water main easements per the approved WME plans prior to recording of the final plat.

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

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, as amended, commonly known as the Development Regulations.
23. 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.
24. 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.
25. 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.
26. 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.

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

27. 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.
28. 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.
29. The developer must enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by KC Water, prior to recording the plat.

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		DATE	BY
Scale: 1" = 60'			
T-R-S: 52N-32W-26			

Sheet 1 of 1

SNYDER & ASSOCIATES, INC.

FINAL PLAT - CREEKSIDE SECOND PLAT

Project No: 121.1184.1

Sheet 1 of 1

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 PROFESSIONAL SURVEYORS. I HAVE NOT BEEN 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.

ZACHARY A. BRINKER - LS 2016042015
CERTIFICATE OF AUTHORITY

NE 112TH ST
NE 1/4
NE 1/4
SW 1/4
N.E. 104TH ST

VICINITY MAP
SECTION 26-52N-32W
(NOT TO SCALE)

MISSOURI STATE PLANE TRAVERSE TABLE
COORDINATES SHOWN ARE IN METERS ON
MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.
COMBINED GRID FACTOR: 0.9998977

POINT	NORTHING (m)	EASTING (m)	GRID AZIMUTH	GRID DISTANCE (m)
CL-08	347641.399	850980.358	119° 28'12"	334.587
①	346000.722	853883.760	270° 30'11"	110.774
②	346001.863	853772.724	336° 22'32"	80.570
③	346075.680	853740.437	240° 19'05"	15.324
④	346068.092	853727.123	156° 22'32"	73.318
⑤	346000.919	853756.505	246° 22'32"	56.382
⑥	345978.324	853704.848	156° 22'32"	3.939
⑦	345974.715	853706.426	246° 22'32"	42.668
⑧	345957.617	853667.334	336° 22'32"	69.118
⑨	346020.942	853639.636	320° 03'25"	15.238
⑩	346032.625	853629.853	057° 49'10"	43.223
⑪	346055.645	853666.435	020° 58'44"	5.992
⑫	346061.240	853668.580	336° 22'32"	7.977
⑬	346068.548	853665.384	304° 09'27"	11.205
⑭	346078.632	853660.500	061° 56'23"	56.422
⑮	346105.173	853710.289	060° 23'02"	15.238
⑯	346112.704	853723.537	330° 19'05"	48.093
⑰	346154.486	853699.722	060° 19'05"	38.858
⑱	346173.728	853733.482	330° 19'05"	12.690
⑲	346184.753	853727.198	060° 19'05"	60.192
⑳	346214.559	853779.492	330° 19'05"	93.549
㉑	346295.834	853733.168	065° 38'03"	103.926
㉒	346338.710	853827.837	090° 30'11"	58.621
㉓	346338.063	853886.695	180° 30'11"	337.318
㉔	346000.890	853883.494		

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N HAWTHORNE AVE
N OVERTON AVE

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