



## CITY PLAN COMMISSION

15th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106

KCMO.gov/Planning

July 15, 2026

Edward Dannewitz  
Continental Consulting Engineers Inc  
9000 State Line Road  
Leawood, KS 66109

Re: **CLD-FnPlat-2026-00013** - A request to approve a Final Plat in District R-80 (Residential) on about 10 acres generally located at the northeast corner of Interstate 435 and North Woodland Avenue, creating one lot and on tract to facilitate the construction of a religious assembly.

Dear Edward Dannewitz:

At its meeting on July 15, 2026, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval with Conditions

*The Commission's action is only a recommendation.* Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

**PLEASE READ CONDITIONS CAREFULLY** as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes  
Lead Planner



## Plan Conditions

Report Date: July 15, 2026

Case Number: CLD-FnPlat-2026-00013

Project: Woodland Avenue Church Subdivision Final Plat

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*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) with questions.*

1. 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.
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. Prior to issuance of the Certificate of Occupancy for the first structure built the developer must post a sign at the terminus of 123rd Street indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed, per Section 88-405-10-B(6). The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
4. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.

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

5. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
6. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
7. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
8. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
9. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
10. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
11. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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

13. 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.
14. 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.

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

15. The developer shall coordinate with the Public Works Dept-Traffic Division to determine the scope for improvements at the N Woodland Ave and NE 123rd St intersection necessary to accommodate the development's proposed NE 123rd street connection. The developer shall submit construction plans meeting the scope requirements designated by the Public Works Department and in compliance with adopted standards and secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
16. 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.
17. 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.
18. The developer shall submit construction plans in compliance with adopted standards for all improvements required by the traffic study approved by the Public Works Department, and shall secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
19. The developer shall dedicate additional right of way [and provide easements] for N Woodland Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.
20. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
21. 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.
22. 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.
23. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

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

24. Show and label all required new water main easements based on final approved water main extension plans. Show and label all existing water main easements.