

**Docket #8**

**CD-CPC-2024-00184**

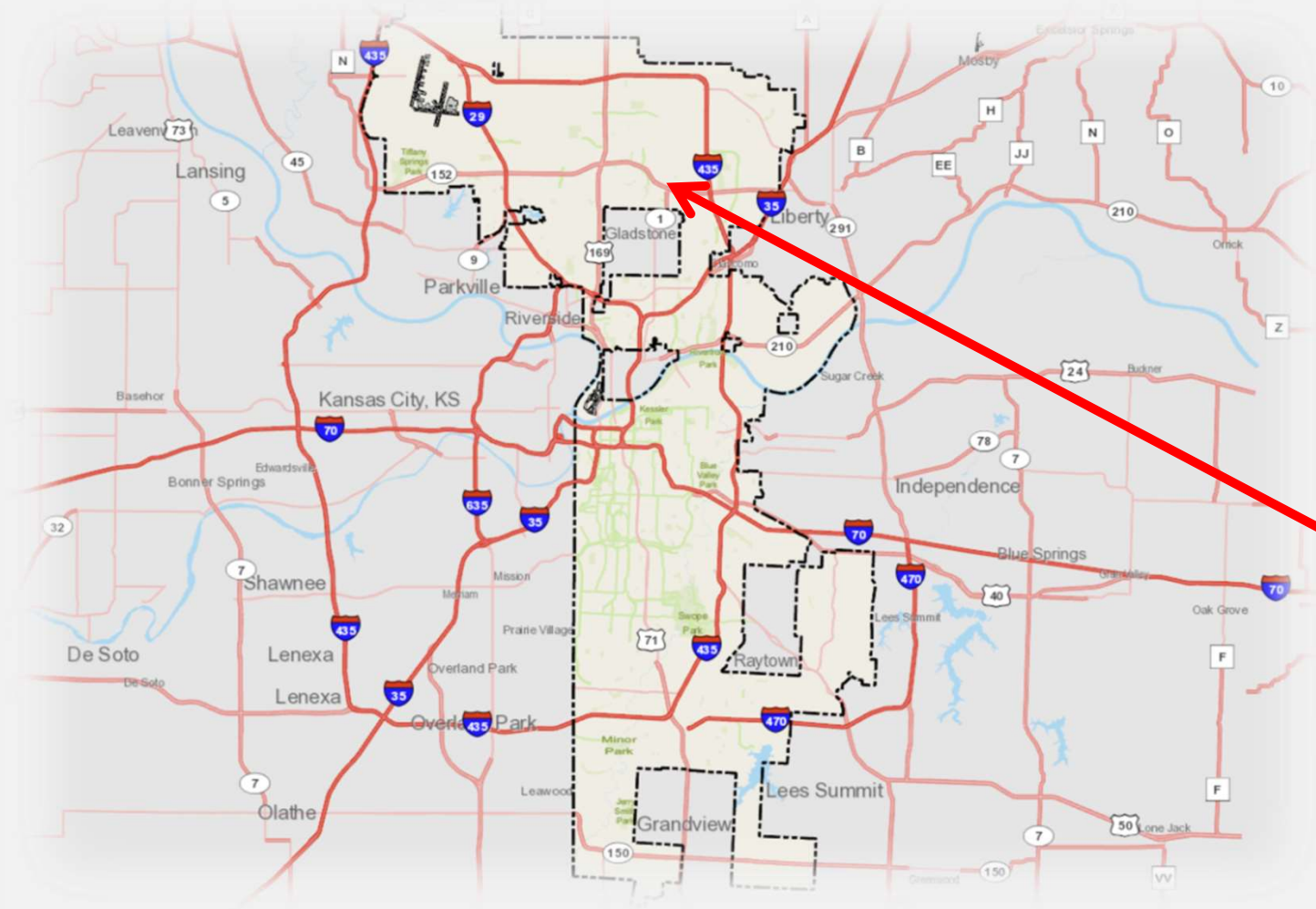
# **Major Amendment – Development Plan**

Staley Corners West  
8712 N. Indiana Avenue

January 15, 2025

City Plan Commission





**Site**



Site →

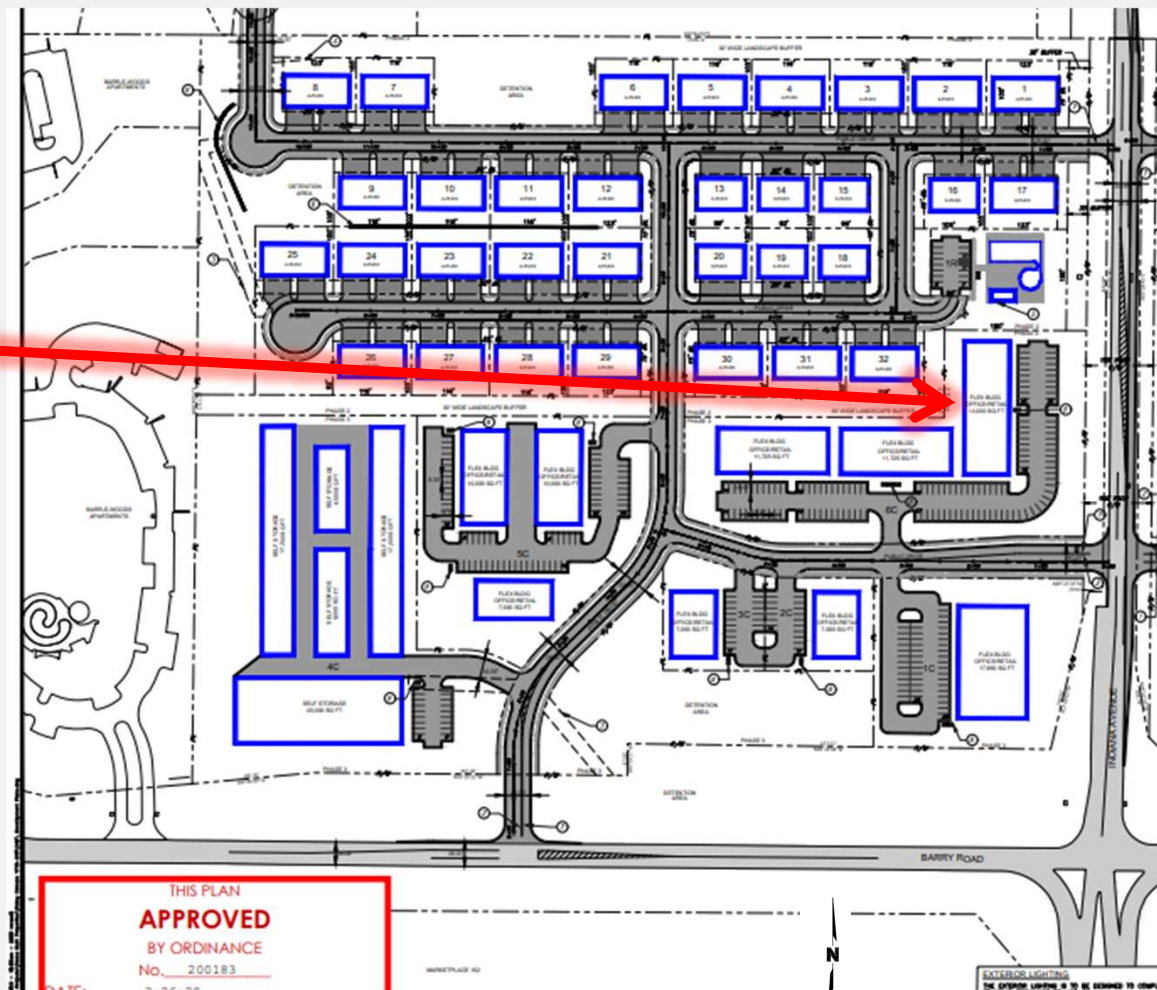




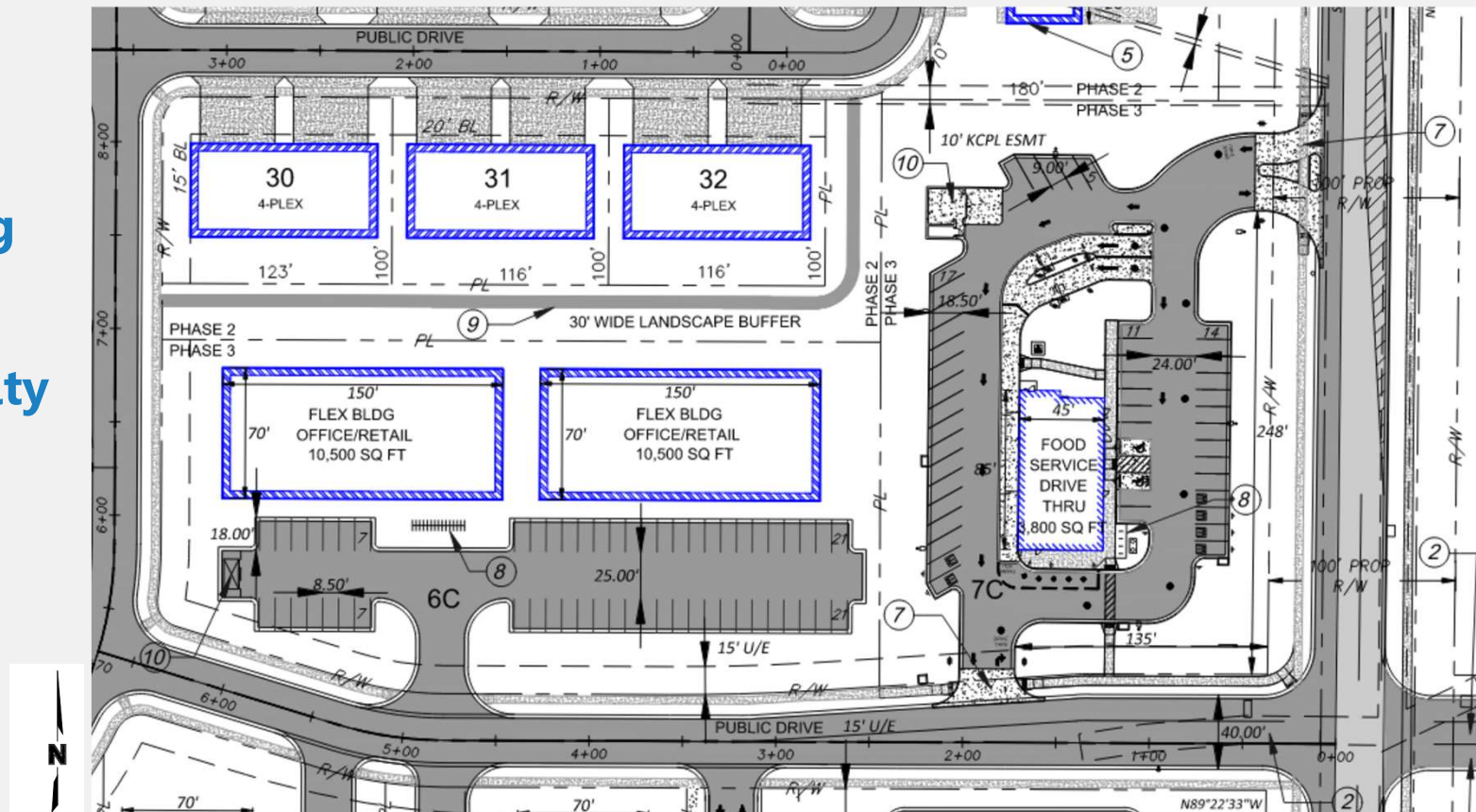


**View looking northwest from N. Indiana Avenue**

- Previously approved in 2020
- Lot 7C
- *Flex Building Office/Retail*



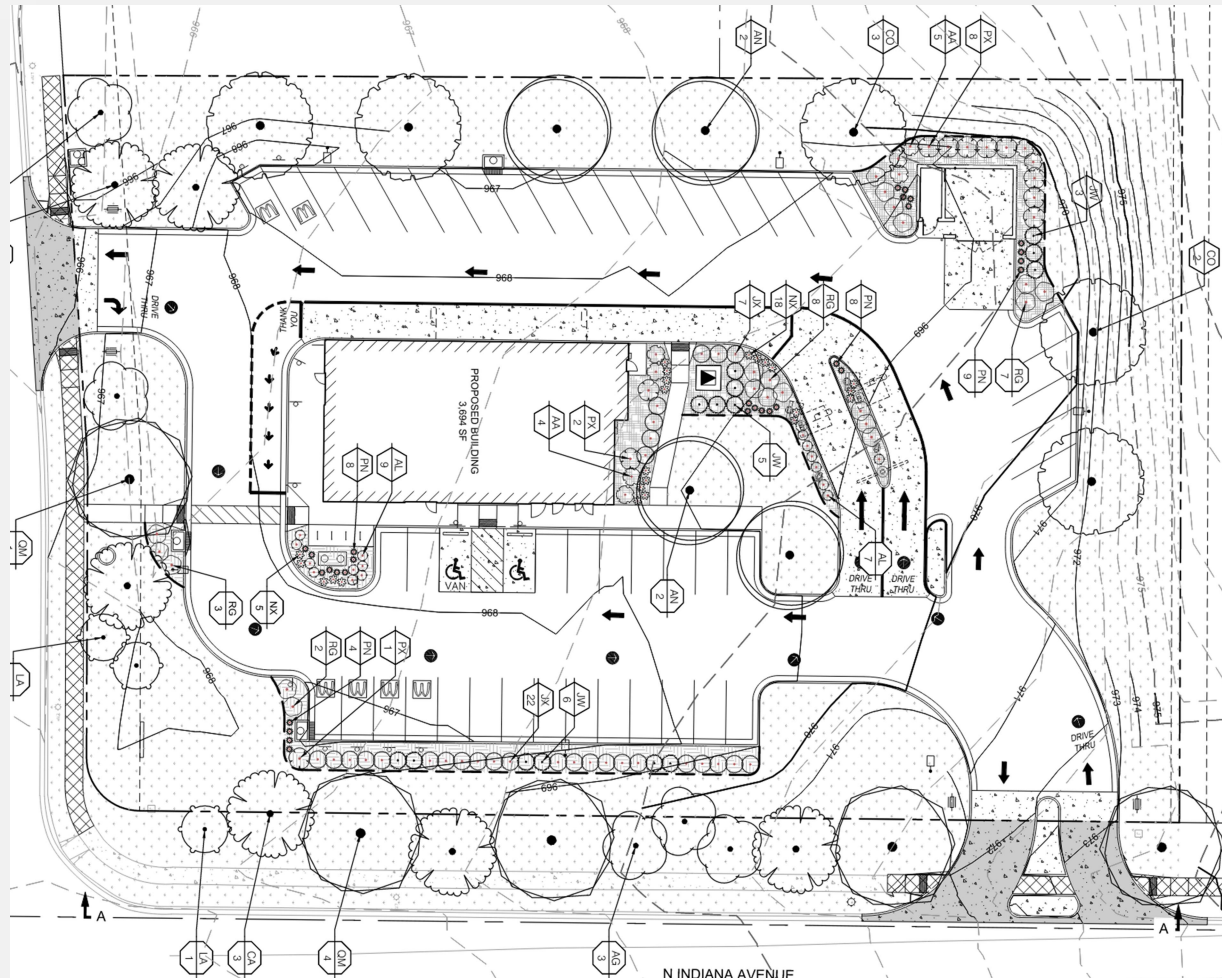
- Eating & Drinking Establishment  
&  
Drive-Through Facility



**Proposed Site Plan**



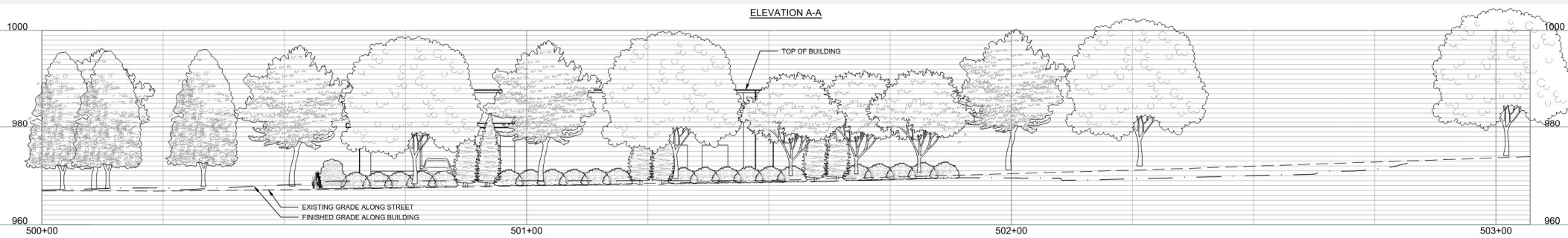
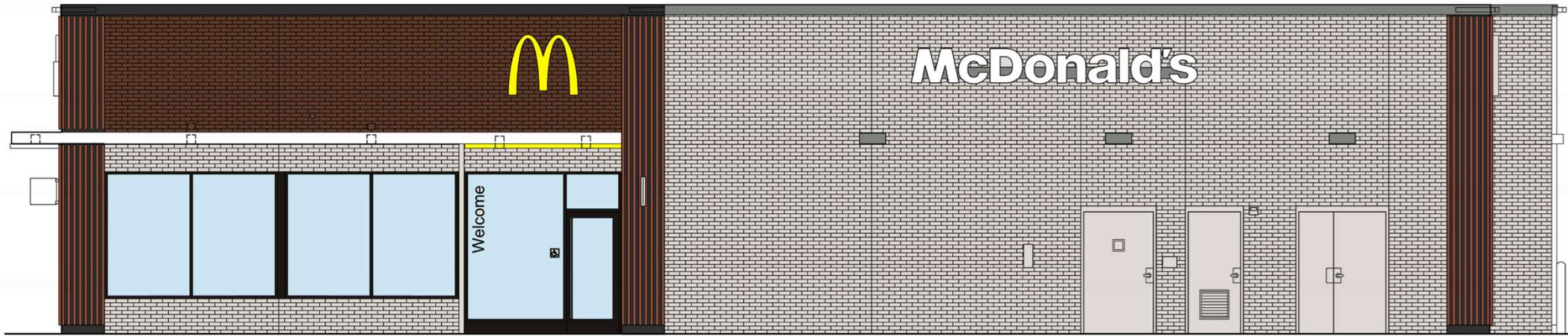




Landscape Plan







## Screening along N. Indiana Avenue

*Condition(s) by Public Works Department. Contact Sam Akula at (816) 513-9861 / [sam.akula@kcmo.org](mailto:sam.akula@kcmo.org) with questions.*

15. Please update the Traffic Impact study to reflect any site modifications and its resulting impact in the traffic patterns.

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

23. 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 50 feet of right of way as measured from the centerline, along those areas being platted.
25. The developer shall submit plans to the Land Development Division and obtain permits to construct sidewalks along the platted frontage, and to a tie-in point with the existing sidewalks. In addition, developer shall construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.

**Remove Conditions**

2. The developer shall secure approval of a project plan from the City Plan Commission, except for Lot 7C prior to building permit.

### **Revised Condition:**

- 2. The developer shall secure approval of a project plan from the City Plan Commission, except for Lot 7C and Lot 6C prior to building permit.**

**Revise Condition #2**



31. 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.

## Revised Condition:

**31. Applicant shall *submit a MICRO storm drainage study prior to the issuance of any building permit for Lot 7C.***

**Revise Condition #31**

# Staff Recommendation

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**Major Amendment – Development Plan**

**Approval with Conditions**

**\*Remove Condition #15, #23, #25**

**\*Revise Condition #2 & #31**