



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

March 19, 2025

Project Name
State Line Station – Unit 4

Docket #C2

Request
CLD-FnPlat-2024-00030
Final Plat

Applicant
Daniela Molina
IBHC

Owner
Kevin Killilea
Trident Kansas City

Location 13871 Madison Ave
Area About 8.6 acres
Zoning M1-5
Council District 6th
County Jackson
School District Grandview

Surrounding Land Uses

North: Vehicle Sales & Service, Zoned M1-5
South: Group Living, Zoned M1-5
East: Vehicle Sales & Service, Zoned B3-2
West: Undeveloped, Zoned M1-5

Land Use Plan

The Martin City/Richards-Gebaur Area Plan recommends Mixed Use Community for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

Madison Avenue is not identified on City's Major Street Plan at this location. Highway 150 is Missouri Department of Transportation Right of Way.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District M1-5 (Manufacturing) on about 8.6 acres generally located on the west side of Missouri Highway 150 approximately 450 feet south of W 138th Terrace allowing for the creation of one (1) lot and one (1) tract for the purposes of vehicle sales and service.

PROJECT TIMELINE

The application for the subject request was filed on October 14, 2024. Scheduling deviations from 2024 Cycle 11.2 have occurred due to needed revisions from the applicant.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Final Plats, therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

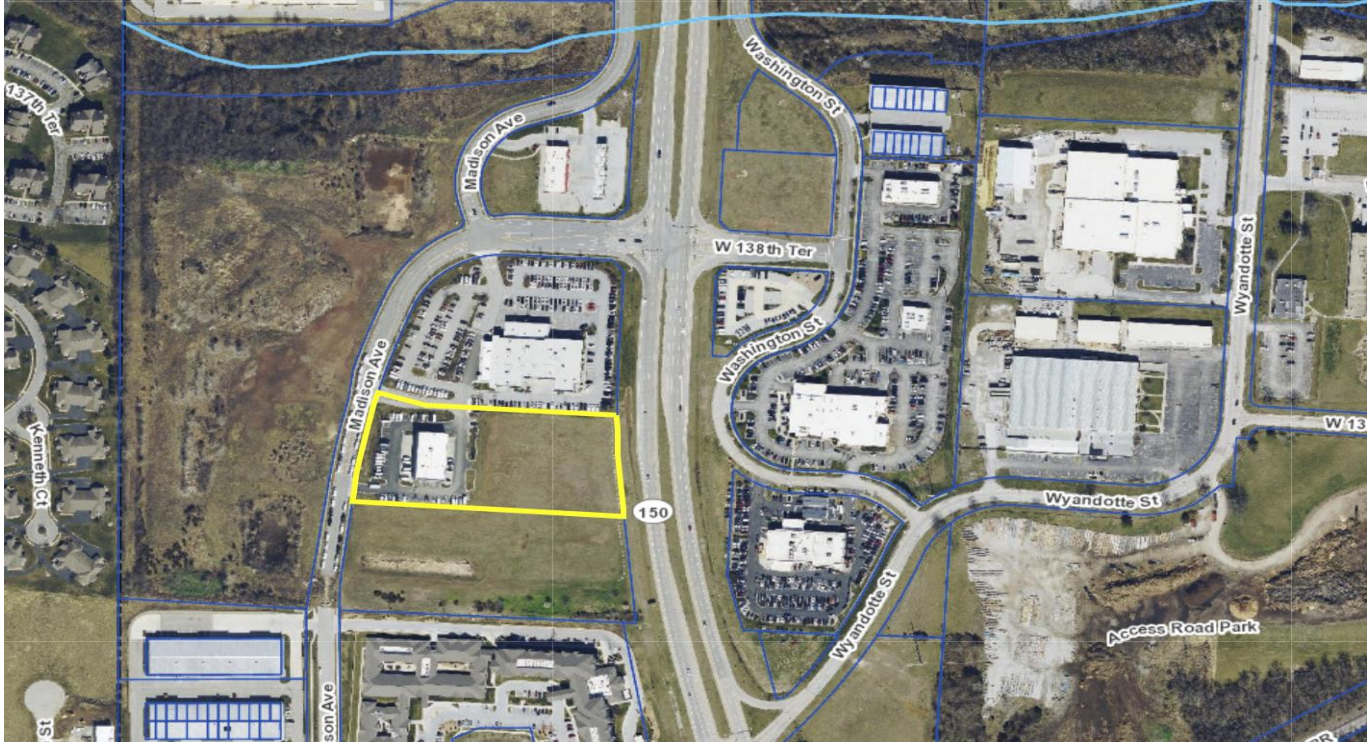
The subject site is currently undeveloped. It is within the existing State Line Station Auto Sales Development, previous phases of which lie to the north and west. There is no associated regulated stream with the subject site.

CONTROLLING CASE

Case No. CD-AA-2024-00072 – On October 1, 2024, staff approved a Minor Amendment to a previously approved plan on about 8.6 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C2 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**RELEVANT CASES**

Case No. 9690-P-10-AA – On December 9, 2015, Staff approved a Minor Amendment to a Chapter 80 Final Plan, on about 4.024 acres, generally located at the southwest corner of 138th and US HWY 150, to consider an to allow a single building to be split into two buildings.

Case No. CD-CPC-2024-00129 – On October 16, 2024, the City Plan Commission approved a Project Plan in District M1-5 (Manufacturing) on about 8.6 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150, to allow for a car dealership.

PLAT REVIEW

The request is for approval of a Final Plat in District M1-5, on approximately 8.6 acres generally located on the west side of Missouri Highway 150, about 450 feet south of W 138th Terrace. The plat will create one (1) lot and one (1) tract to establish a commercial lot intended for an automotive dealership. This use was previously approved through a Project Plan under Case No. CD-CPC-2024-00129.

The controlling plan proposes the construction of an automotive dealership on the northern portion of the property, aligning with the existing Mercedes-Benz building to the north. Site access will be provided from Madison Avenue to the west, along with internal connections to the adjacent Mercedes-Benz dealership. The existing Tract C will be replatted with this Final Plat application to meet current standards and the updated configuration of the site.

The proposed Final Plat conforms to the previously approved Preliminary Plat and complies with the lot and building standards set forth in Section 88-140 of the Zoning and Development Code.

PLAT ANALYSIS

| Standards | Applies | Meets | More Information |
|---|---------|-------|---|
| Lot and Building Standards (88-140) | Yes | Yes | Proposed Final Plat is in conformance with the Preliminary Plat which was reviewed and approved against Section 88-140. |
| Accessory or Use- Specific Standards (88-305 – 385) | No | | |
| Boulevard and Parkway Standards (88-323) | No | | |
| Parkland Dedication (88-408) | No | | |

APPROVAL CRITERIA

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. Applicants 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: March 13, 2025

Case Number: CLD-FnPlat-2024-00030

Project: State Line Station- Unit 4 Final 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 final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
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 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-2024-00030.

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

4. Obtain Major Infrastructure Permit, which shall be a Bonded permit to construct modify or connect to public infrastructure prior to starting work in the right of way and prior to recording the plat. This work may include Sanitary, Storm, Street, Stream Buffer, and/or Street Lighting. An email will be sent with additional instructions on required items that must be submitted prior to obtaining the permit. The Land Development Permit Group can be found on the 5th floor, City Hall, 414 E. 12th Street, Kansas City Missouri, 64106 (816) 513-2551.

