



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

September 18, 2024

**Project Name**  
Woodhaven Second Plat

**Docket #C3**

**Request**  
CLD-FnPlat-2024-00019  
Final Plat

**Applicant**  
Kaitlin Raynor  
Kimley-Horn

**Owner**  
Shawn Woods  
Green Hills Investors Inc.

**Location** 3201 NW 100th St  
**Area** About 20 acres  
**Zoning** MPD  
**Council District** 1<sup>st</sup>  
**County** Platte  
**School District** Platte County R-III

**Surrounding Land Uses**  
**North:** Undeveloped, Zoned AG-R  
**South:** Single Unit Residential, Zoned R-6  
**East:** Undeveloped, Zoned R-7.5  
**West:** Low Density Residential, Zoned AG-R

**Land Use Plan**  
The KCIA Area Plan recommends Open Space/Buffer uses for the subject property.

**Major Street Plan**  
The City's Major Street Plan does not identify any streets within this plat.

## APPROVAL PROCESS



## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District MPD (Master Planned Development) on about 20 acres generally located north of Northwest 96th Street along North Robinhood Avenue, allowing for the creation of 63 residential lots and 3 tracts.

## PROJECT TIMELINE

The application for the subject request was filed on June 21, 2024. Scheduling deviations from 2024 Cycle 8.1 have occurred due to the amount of time it took to revise plans by 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 and located within the existing Woodhaven MPD Residential Development. The first plat is situated to the south of the proposed second plat. There are no regulated streams associated with this proposed plat.

## CONTROLLING CASE

**Case No. CD-CPC-2021-00216** – Ordinance No. 200269 – On May 10, 2020, City Council approved a rezoning from District AG-R (Agricultural-Residential) and District R-7.5 (Residential dash 7.5) to District MPD (Master Planned Development) that serves as a development plan on about 152 acres generally located on the south side of NW 100th Street in between N. Green Hills Road to the west and N. Platte Purchase Drive to the east, creating 468 total residential units and other amenities.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #C3 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**Case No. CD-CPC-2022-00066** – On June 7, 2022, the City Plan Commission approved a MPD Final Plan in District MPD for Woodhaven, First Plat containing 80 single unit residential lots on about 19 acres generally located at 3201 NW 100<sup>th</sup> St.

**Case No. CD-CPC-2024-00091** –An MPD Final Plan for Woodhaven, second plat, to allow 63 residential lots in District MPD generally located at 3201 NW 100<sup>th</sup> St on about 20 acres generally located north of Northwest 96th St at North Robinhood Ave. **TO BE ON THE CONSENT AGENDA AT THE SEPTEMBER 18, 2024, CITY PLAN COMMISSION HEARING.**

**PLAT REVIEW**

The request is for approval of a Final Plat in the District MPD (Master Planned Development) for approximately 20 acres, located north of Northwest 96th Street along North Robinhood Avenue. This plat allows for the creation of 63 residential lots and 3 tracts as part of a residential development. The use was previously approved under Case No. CD-CPC-2021-00216, which served as the Preliminary Plat. The Preliminary Plat proposed the development of a single unit residential neighborhood consisting of 468 units over 152 acres.

This Final Plat proposes to connect to existing streets in the Woodhaven First Plat. Two of the tracts within this plat will be used for stormwater detention and access to the detention area, while the third tract is designated for a clubhouse and amenities. A separate MPD Final Plan will be required for the clubhouse tract. The Final Plat complies with the Preliminary Plat and adheres to the lot and building standards of the Zoning and Development Code.

**PLAT ANALYSIS**

<b>Standards</b>	<b>Applies</b>	<b>Meets</b>	<b>More Information</b>
Lot and Building Standards (88-280)	Yes	Yes	Controlling plan is an MPD Plan. This proposed Final Plat is in conformance with the lot and building standards set forth by the controlling plan.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	Yes	Yes	Other plats within this development front on Line Creek Parkway. The second plat does not have any frontage on a regulated boulevard or parkway.
Parkland Dedication (88-408)	Yes	Yes	

**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,

A handwritten signature in black ink, appearing to read "Matthew Barnes", with a stylized flourish at the end.

Matthew Barnes, AICP  
Lead Planner



## Plan Conditions

Report Date: September 11, 2024

Case Number: CLD-FnPlat-2024-00019

Project: Woodhaven, Second Plat

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*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 the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
2. That prior to issuance of the Certificate of Occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
3. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
4. 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-2024-00019.
5. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
6. That prior to issuance of the Certificate of Occupancy for each lot within the plat 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.
7. That prior to recording of the Final Plat the applicant must obtain approval of an MPD Final Plan for Woodhaven 2nd Plat under Case CD-CPC-2024-00091.
8. That prior to recording of the Final Plat the applicant must include details of Tract 2B for the Clubhouse and Pool under the MPD Final Plan (CD-CPC-2024-00091), submit a separate MPD Final Plan for Tract 2B, or amend the preliminary plat to show Tract 2B as a part of the 3rd plat and provide details of the tract during the next MPD final plan.
9. That prior to recording of the Final Plat the applicant must obtain approval of an MPD Final Plan for the pool area within Woodhaven 2nd Plat.
10. That prior to recording of the Final Plat the following Plat review corrections must be corrected: 1. Tract 2A planned for use as stormwater detention will require a Covenant to Maintain Storm Water Detention Facility agreement. Add a separate maintenance of tract paragraph having the following language: "MAINTENANCE OF TRACT: Tract (\_\_\_) is to be used for (state use) and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the (name of document) recorded simultaneously with this plat. 2. Please verify if Private Open Space is being reserved related to parkland dedication.
11. That prior to recording of the Final Plat the following Plat review corrections must be resolved: 1. The Maintenance of Tract paragraph for Tract 2A should reference the "Covenant to Maintain Storm Water Detention Facility Plat of Woodhaven - 2nd Plat" agreement.

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

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

12. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)  
A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)  
Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)  
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)  
Shall provide fire lane signage on fire access drives.  
The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
13. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)  
Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)
14. 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)
15. 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)  
Fire hydrant distribution shall follow IFC-2018 Table C102.1

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

16. 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
17. 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 2021 acquisition rate of \$48,801.37 per acre. This requirement shall be satisfied prior to recording of the final plat.

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

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 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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 Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.*

25. Show and label all water main easements on the plat based on final approved water main extension plans.

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

PROPERTY DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST, AND A PORTION OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, SOUTH 89°59'03" WEST, 591.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE, NORTH 34°46'48" EAST, 81.60 FEET; THENCE, NORTH 32°24'42" EAST, 135.00 FEET; THENCE, NORTH 57°22'05" WEST, 0.23 FEET; THENCE, NORTH 32°37'55" EAST, 60.00 FEET; THENCE, NORTH 32°24'42" EAST, 66.08 FEET; THENCE, NORTH 57°35'18" WEST, 115.00 FEET; THENCE, NORTH 32°24'42" EAST, 50.00 FEET; THENCE, NORTH 57°36'56" WEST, 50.00 FEET; THENCE, SOUTH 32°24'42" WEST, 0.42 FEET; THENCE, NORTH 57°22'05" WEST, 61.00 FEET; THENCE, SOUTH 32°24'42" WEST, 115.00 FEET; THENCE, NORTH 57°22'05" WEST, 1.81 FEET; THENCE, SOUTH 32°37'55" WEST, 175.00 FEET; THENCE, NORTH 57°22'05" WEST, 53.61 FEET; THENCE, SOUTH 89°59'03" WEST, 637.51 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE, WESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 379.30 FEET, THROUGH A CENTRAL ANGLE OF 11°24'13", AN ARC DISTANCE OF 75.49 FEET; THENCE, NORTH 11°25'10" WEST, 118.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 14°08'46" EAST, 220.00 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 00°54'25", AN ARC DISTANCE OF 3.48 FEET; THENCE, NORTH 13°14'21" WEST, 175.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 13°14'21" EAST, 395.00 FEET; THENCE, EASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 395.00 FEET, THROUGH A CENTRAL ANGLE OF 10°13'53", AN ARC DISTANCE OF 70.54 FEET; THENCE, NORTH 02°23'43" WEST, 98.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS NORTH 25°37'51" EAST, 640.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 640.00 FEET, THROUGH A CENTRAL ANGLE OF 27°17'01", AN ARC DISTANCE OF 304.76 FEET; THENCE, SOUTH 59°21'48" WEST, 113.45 FEET; THENCE, NORTH 85°14'09" WEST, 50.00 FEET; THENCE, NORTH 89°41'32" WEST, 133.73 FEET; THENCE, SOUTH 03°12'26" EAST, 150.73 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE, SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 340.00 FEET, THROUGH A CENTRAL ANGLE OF 39°26'33", AN ARC DISTANCE OF 234.06 FEET; THENCE, SOUTH 42°38'59" EAST, 65.21 FEET; THENCE, SOUTH 47°21'01" WEST, 130.00 FEET; THENCE, NORTH 42°38'59" WEST, 32.72 FEET; THENCE, SOUTH 47°21'01" WEST, 60.00 FEET; THENCE, SOUTH 47°20'56" WEST, 130.00 FEET; THENCE, SOUTH 70°21'06" WEST, 72.22 FEET; THENCE, SOUTH 01°00'02" EAST, 185.87 FEET; THENCE, SOUTH 54°47'01" EAST, 44.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 36°03'13" WEST, 177.46 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 177.46 FEET, THROUGH A CENTRAL ANGLE OF 47°46'11", AN ARC DISTANCE OF 147.96 FEET; THENCE, SOUTH 00°40'01" WEST, 42.43 FEET; THENCE, SOUTH 46°37'36" EAST, 47.74 FEET; THENCE, NORTH 83°16'04" EAST, 71.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH 67°32'01" EAST, 610.00 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 22°49'16", AN ARC DISTANCE OF 242.97 FEET; THENCE, NORTH 44°42'45" EAST, 130.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS NORTH 44°42'45" EAST, 480.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 480.00 FEET, THROUGH A CENTRAL ANGLE OF 07°45'59", AN ARC DISTANCE OF 65.06 FEET; THENCE, NORTH 52°28'43" EAST, 179.18 FEET; THENCE, NORTH 22°06'38" WEST, 79.94 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE, NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 290.00 FEET, THROUGH A CENTRAL ANGLE OF 11°32'07", AN ARC DISTANCE OF 58.39 FEET; THENCE, NORTH 88°51'31" EAST, 125.16 FEET; THENCE, NORTH 01°11'12" WEST, 39.67 FEET; THENCE, NORTH 88°48'48" EAST, 50.00 FEET; THENCE, NORTH 89°59'03" EAST, 885.75 FEET; THENCE, NORTH 34°46'48" EAST, 53.50 FEET TO THE TRUE POINT OF BEGINNING, PREPARED BY ANNE M. SMOKE, MISSOURI PLS 2016019010, ON JUNE 20, 2024.

CONTAINS 19.36 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

MISSOURI COORDINATE SYSTEM OF 1983 WEST ZONE

HORIZONTAL DATUM:

MISSOURI STATE PLANE (WEST ZONE)  
CAF = 0.99989849

PL-08 RESET (PID 165008)  
NORTHING: 344,180,908 METERS  
EASTING: 841,320,997 METERS

SCALED AROUND CONTROL POINT 3

(N 1,125,610.74', E 2,756,124.93')  
1 METER = 3.28083333 U.S. SURVEY FEET  
ALL DISTANCES SHOWN ARE GROUND DISTANCES.  
TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 1.00010152.

FLOOD ZONE

A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE, SPECIAL FOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED. A PORTION OF THIS PROPERTY LIES WITHIN FLOODWAY AREAS IN ZONE AE. THE FLOODWAY IS THE CHANNEL OF THE STREAM PLUS ANY ADJACENT AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED). FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FLOOD ZONE INFORMATION BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF KANSAS CITY, COMMUNITY NUMBER 290173, MAP NUMBER 29095C0063C, EFFECTIVE DATE JANUARY 20, 2017.

UTILITY EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OF OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

DRAINAGE EASEMENT:

A DRAINAGE EASEMENT (D/E) FOR THE PURPOSE OF STORM WATER DRAINAGE INCLUDING THE RIGHT TO BUILD, CONSTRUCT, KEEP, REPAIR AND MAINTAIN STORM WATER DRAINAGE FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO GO UPON THE LANDS HEREIN DESCRIBED TO CONSTRUCT, MAINTAIN AND REPAIR THE SAID DRAINAGE FACILITIES AS MAY BE NECESSARY. NOTHING SHALL IN ANY WAY INTERFERE WITH THE SAFE AND UNRESTRICTED USE OF THE LAND ADJACENT TO AND ABOVE SAID DRAINAGE FACILITIES, NOR ATTEMPT TO USE SAID PROPERTY IN SUCH MANNER AS WOULD INTERFERE WITH THE PROPER, SAFE AND CONTINUOUS MAINTENANCE AND USE OF SAID DRAINAGE FACILITIES AND SPECIFICALLY SHALL NOT BUILD THEREON OR THEREOVER ANY STRUCTURE WHICH MAY INTERFERE WITH THE MAINTENANCE AND USE THEREOF.

SEWER EASEMENT:

A SEWER EASEMENT (S/E) FOR THE LOCATION, CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF SEWERAGE IMPROVEMENTS AND ANY AND ALL APPURTENANCES INCIDENTAL THERETO IN, UNDER, UPON, OVER AND THROUGH LAND LYING, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("THE CITY") IS HEREBY GRANTED TO THE CITY. BY GRANTING OF THIS EASEMENT, IT SHALL NOT BE CONSTRUED TO PROHIBIT DEVELOPMENT OF ANY ADJOINING PROPERTY OR FROM THE LAYING OUT, ESTABLISHING AND CONSTRUCTING PAVEMENT, SURFACING OF ROADWAYS, CURBING AND GUTTERS ALONG, UPON, OVER OR ACROSS SAID EASEMENT OR ANY PORTION THEREOF; PROVIDED, HOWEVER, SAID EASEMENT SHALL BE KEPT FREE FROM ADDITIONAL DEPTH OF OVERBURDEN, BUILDINGS, AND ANY OTHER STRUCTURE OR OBSTRUCTION (EXCEPT SIDEWALKS, ROADWAYS, PAVEMENT, GRASS, SHRUBS, FENCES OR CURBS), WHICH WILL INTERFERE WITH THE CITY IN ENTERING UPON SAID ADJACENT LAND AND EASEMENT FOR THE PURPOSE OF LAYING, CONSTRUCTING, RECONSTRUCTING, OPERATING, REPAIRING AND MAINTAINING SUCH SEWERAGE IMPROVEMENTS AND APPURTENANCES.

STREET DEDICATION:

STREETS SHOWN AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

MAINTENANCE OF TRACTS:

TRACT 2A IS TO BE USED FOR STORM WATER DETENTION, TRACT 2B IS TO BE USED FOR A CLUB HOUSE & AMENITY AREA, AND TRACT 2C IS TO BE USED AS LANDSCAPE AND PEDESTRIAN PURPOSES. TRACT 2A, TRACT 2B AND TRACT 2C SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODHAVEN 2ND PLAT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

RIGHT OF ENTRANCE:

THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI OR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

STREET DEDICATION:

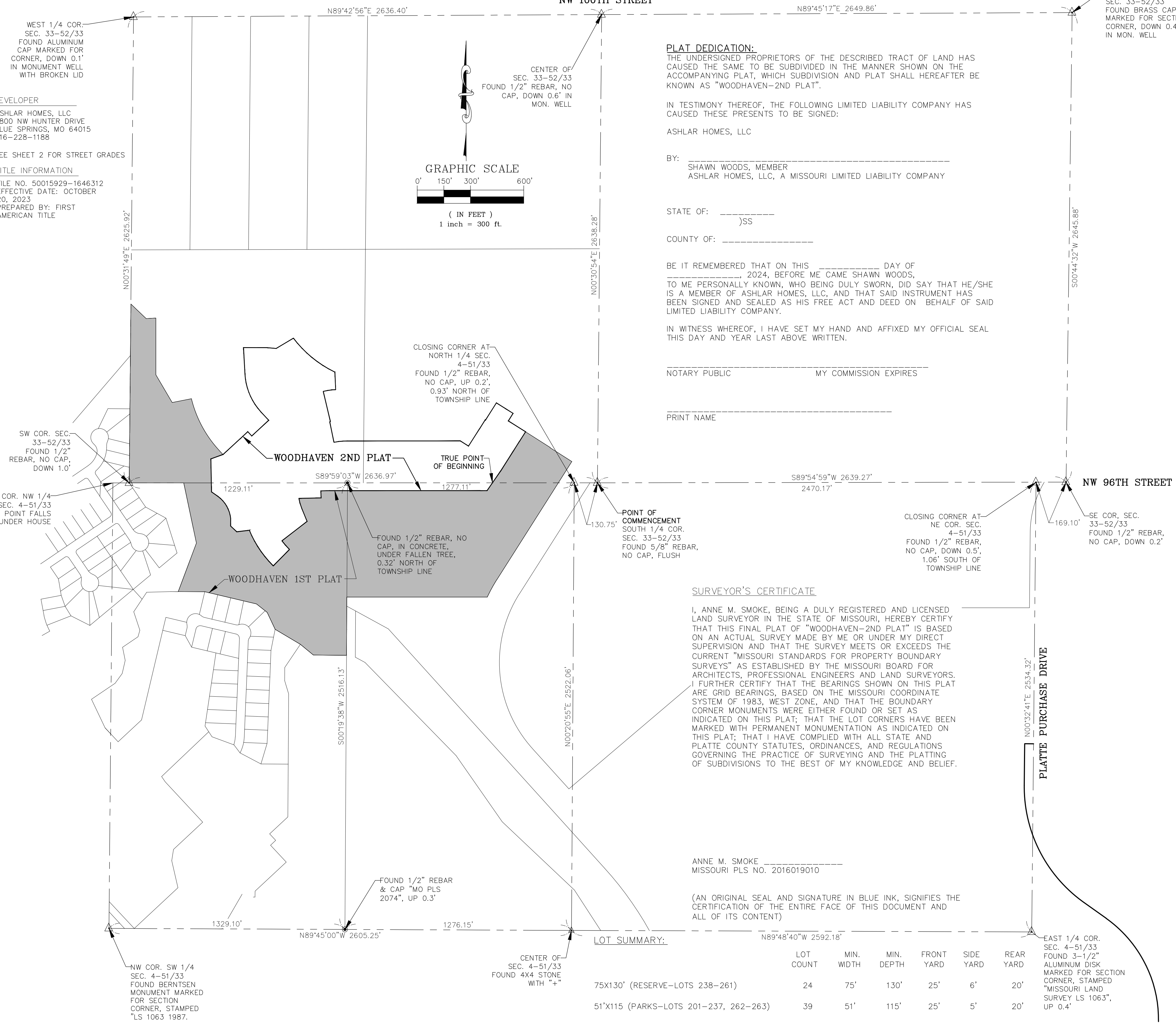
STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

FINAL PLAT OF WOODHAVEN-2ND PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

Table with 2 columns: PLAT DEDICATION, WOODHAVEN-2ND PLAT; PRIVATE OPEN SPACE DEDICATION: PARKLAND DEDICATED WITH WOODHAVEN-1ST PLAT; RECORD AS: PLAT

Table with 2 columns: LAND DATA, AREA; TOTAL LAND AREA 19.361 AC; LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY 4.007 AC; NET LAND AREA 15.354 AC; PLAT DATA, COUNT; NUMBER OF LOTS 63; NUMBER OF TRACTS 3



CITY PLANNING COMMISSION PUBLIC WORKS

APPROVED DATE: \_\_\_\_\_ MICHAEL J. SHAW DIRECTOR  
CASE NUMBER: CLD-FnPlat-2024-00019

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 \_\_\_\_\_ 2024.

MAYOR QUINTON LUCAS CITY CLERK MARILYN SANDERS

PLAT DEDICATION:  
THE UNDERSIGNED PROPRIETORS OF THE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "WOODHAVEN-2ND PLAT".

IN TESTIMONY WHEREOF, THE FOLLOWING LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED:  
ASHLAR HOMES, LLC

BY: SHAWN WOODS, MEMBER  
ASHLAR HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY

STATE OF: \_\_\_\_\_ )SS  
COUNTY OF: \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME CAME SHAWN WOODS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A MEMBER OF ASHLAR HOMES, LLC, AND THAT SAID INSTRUMENT HAS BEEN SIGNED AND SEALED AS HIS FREE ACT AND DEED ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

PRINT NAME \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, ANNE M. SMOKE, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF MISSOURI, HEREBY CERTIFY THAT THIS FINAL PLAT OF "WOODHAVEN-2ND PLAT" IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY MEETS OR EXCEEDS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I FURTHER CERTIFY THAT THE BEARINGS SHOWN ON THIS PLAT ARE GRID BEARINGS, BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AND THAT THE BOUNDARY CORNER MONUMENTS WERE EITHER FOUND OR SET AS INDICATED ON THIS PLAT; THAT THE LOT CORNERS HAVE BEEN MARKED WITH PERMANENT MONUMENTATION AS INDICATED ON THIS PLAT; THAT I HAVE COMPLIED WITH ALL STATE AND PLATTE COUNTY STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANNE M. SMOKE MISSOURI PLS NO. 2016019010

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK, SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

LOT SUMMARY table with columns: LOT, MIN. WIDTH, MIN. DEPTH, FRONT YARD, SIDE YARD, REAR YARD. Includes lot numbers 75X130 and 51X115.

NOTE: ALL CORNER SIDE YARDS SHALL BE 15'

Table with columns: REVISIONS PER CITY COMMENTS, SCALE, AS NOTED, DESIGNED BY: KR, DRAWN BY: AMS, CHECKED BY: AMS, DATE

Kimley-Horn & Associates, Inc. logo and contact information: 2021 KIMLEY-HORN AND ASSOCIATES, INC., 802 PENNSYLVANIA, SUITE 150, MANASSAS, VA 20108-1500, PHONE: 818-482-0300, WWW.KIMLEY-HORN.COM, AUTHORITY #001912, EXPIRES 12/31/24

MINNEY SURVEYING logo and contact information: 15547 W. 81ST STREET, LENEXA, KS 66219, PH. (913) 766-5141, WWW.MINNEYSURVEYING.COM

WOODHAVEN 2ND PLAT KANSAS CITY, MO. ORIGINAL ISSUE: 8-30-24, KHA PROJECT NO. 268030005, SHEET NUMBER 1 OF 4

# FINAL PLAT OF WOODHAVEN-2ND PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

LINE	BEARING	LENGTH
L1	S70°21'06"W	28.76'
L2	S12°43'56"E	18.73'
L3	S70°21'06"W	40.95'
L4	S70°21'06"W	17.24'
L5	N55°56'56"W	84.87'
L6	N54°36'47"E	12.83'
L7	N35°23'13"W	115.79'
L8	S52°26'28"W	3.10'
L9	N35°40'47"W	33.46'
L10	S79°05'22"W	1.25'
L11	S45°36'33"E	7.65'
L12	N44°59'03"E	9.87'
L13	N61°20'55"E	38.64'
L14	N47°21'01"E	8.00'
L15	N28°17'13"W	69.19'
L16	N44°30'46"E	5.73'
L17	N44°30'46"E	11.89'
L18	N30°43'23"W	94.89'
L19	N30°43'23"W	73.93'
L20	N44°42'45"E	13.53'
L21	N54°55'45"W	4.74'
L22	N35°23'09"W	13.14'
L23	N54°36'51"E	12.50'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	19.00'	086°15'23"	28.60'
C2	19.00'	094°14'48"	31.25'
C3	19.00'	086°11'28"	28.58'
C4	19.00'	094°19'15"	31.28'
C5	19.00'	084°21'53"	27.98'
C6	19.00'	084°21'53"	27.98'
C7	420.00'	007°07'02"	52.17'
C8	290.00'	007°14'01"	36.61'
C9	290.00'	007°07'02"	36.02'
C10	610.00'	000°46'03"	8.17'
C11	480.00'	000°46'03"	6.43'
C12	290.00'	004°43'24"	23.91'
C13	610.00'	001°54'56"	20.39'
C14	14.00'	086°58'30"	21.25'
C15	14.00'	086°58'30"	21.25'
C16	19.00'	090°13'13"	29.92'
C17	19.00'	089°46'47"	29.77'
C18	19.00'	090°13'13"	29.92'
C19	19.00'	089°46'47"	29.77'
C20	19.00'	046°00'25"	15.26'
C21	175.00'	012°05'26"	36.93'
C22	725.00'	000°37'54"	7.99'
C23	19.00'	040°26'42"	13.41'
C24	675.00'	002°28'25"	29.14'
C25	420.00'	002°12'01"	16.13'
C26	420.00'	004°29'17"	32.90'
C27	480.00'	002°49'26"	23.66'
C28	480.00'	003°45'03"	31.42'
C29	480.00'	001°11'11"	9.94'
C30	19.00'	080°08'28"	26.58'
C31	175.00'	000°12'46"	0.65'
C32	420.00'	004°25'54"	32.49'
C33	19.00'	044°58'55"	14.92'
C34	480.00'	001°50'48"	15.47'

POINT TABLE STATE PLANE GRID MISSOURI WEST ZONE		
POINT #	NORTHING (m)	EASTING (m)
1	344166.650	840143.387
2	344187.075	840157.573
3	344221.810	840179.626
4	344221.848	840179.567
5	344237.248	840189.427
6	344254.249	840200.222
7	344273.035	840170.633
8	344285.900	840178.801
9	344294.061	840165.932
10	344293.953	840165.864
11	344303.978	840150.207
12	344274.390	840131.421
13	344274.687	840130.957
14	344229.771	840102.197
15	344238.581	840088.438
16	344238.528	839894.145
17	344236.239	839871.289
18	344271.539	839864.159
19	344271.790	839865.190
20	344323.708	839852.976
21	344326.741	839874.229
22	344356.794	839872.972
23	344415.035	839801.745
24	344397.415	839771.995
25	344398.681	839756.809

POINT TABLE STATE PLANE GRID MISSOURI WEST ZONE		
POINT #	NORTHING (m)	EASTING (m)
26	344398.900	839716.053
27	344353.033	839718.623
28	344288.625	839745.867
29	344274.008	839759.332
30	344247.164	839730.192
31	344254.498	839723.436
32	344242.109	839709.987
33	344215.265	839680.846
34	344207.863	839660.116
35	344151.225	839661.105
36	344143.471	839672.090
37	344105.565	839694.029
38	344092.634	839693.879
39	344082.642	839704.455
40	344085.197	839726.096
41	344024.125	839767.099
42	344052.281	839794.974
43	344067.142	839781.869
44	344100.403	839825.182
45	344122.974	839816.012
46	344140.020	839811.014
47	344140.780	839849.152
48	344152.868	839848.902
49	344153.184	839864.137
50	344153.258	840134.087



Drawing name: M:\Work\2021\21-0028 Woodhaven-2nd Plat.dwg SHEET 2' Aug 30, 2024 10:17am by mine  
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SCALE:	AS NOTED
DESIGNED BY:	KR
DRAWN BY:	AMS
CHECKED BY:	AMS

1 REVISIONS PER CITY COMMENTS  
 8-30-24  
 NO. DATE BY

**Kimley-Horn**  
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 PH: (913) 766-5141  
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**WOODHAVEN 2ND PLAT**  
 KANSAS CITY, MO

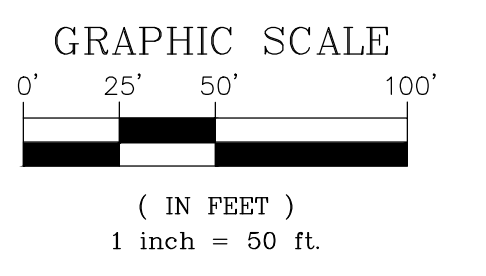
ORIGINAL ISSUE: 8-30-24  
 KHA PROJECT NO. 268030005  
 SHEET NUMBER: 2 OF 4



# FINAL PLAT OF WOODHAVEN-2ND PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

Drawing name: M:\Work\2021\21-0288 Woodhaven\Acad\21-0288-2ND PLAT.dwg SHEET 3 Aug 30, 2024 10:18am by mine  
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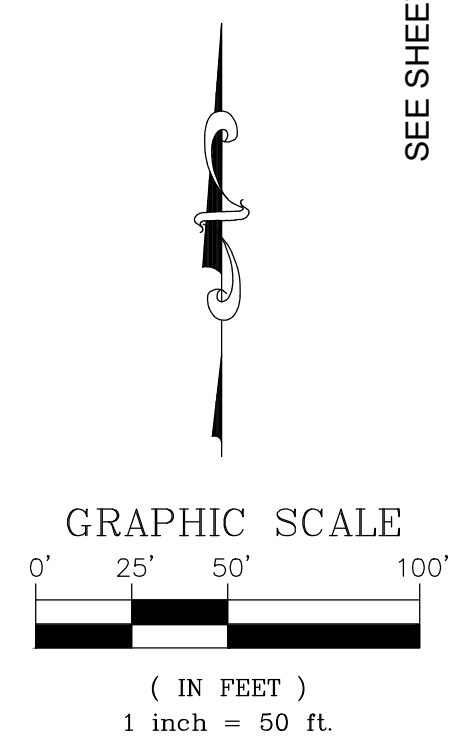


AMS	8-30-24	BY
1	REVISIONS PER CITY COMMENTS	NO.
SCALE:	AS NOTED	
DESIGNED BY:	KR	
DRAWN BY:	AMS	
CHECKED BY:	AMS	
KIMLEY-HORN & ASSOCIATES, INC. © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 865 PENNSYLVANIA, SUITE 150 PHILADELPHIA, PA 19104 WWW.KIMLEY-HORN.COM MOBILE: 610-328-7800 FAX: 610-328-7801 EXPRESS 12/17/24		
<b>WOODHAVEN 2ND PLAT</b> KANSAS CITY, MO		
ORIGINAL ISSUE:	8-30-24	
KHA PROJECT NO.	268030005	
SHEET NUMBER	3 OF 4	

# FINAL PLAT OF WOODHAVEN-2ND PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

Drawing name: M:\WORK\2021\21-0028 Woodhaven\21-0028-2ND PLAT.dwg SHEET 4 Aug 30, 2024 10:18am by mine  
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No.	REVISIONS PER CITY COMMENTS	DATE	BY
1			

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 PROFESSIONAL ENGINEERING LICENSE #001912  
 EXPIRES 12/31/24

SCALE: AS NOTED  
 DESIGNED BY: KR  
 DRAWN BY: AMS  
 CHECKED BY: AMS

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 www.minneysurveying.com

**WOODHAVEN 2ND PLAT**  
 KANSAS CITY, MO

ORIGINAL ISSUE:  
 8-30-24  
 KHA PROJECT NO.  
 268030005  
 SHEET NUMBER  
**4 OF 4**