



# CITY PLAN COMMISSION STAFF REPORT

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

May 8, 2024

**Project Name**  
Chaves Development 1<sup>st</sup> Plat

**Docket #C1**

**Request**  
CLD-FnPlat-2024-00008  
Final Plat

**Applicant**  
Rachelle Biondo  
Rouse, Frets, White, Goss, Gentile, Rhodes

**Owner**  
Richard Chaves  
Ambassador Building LLC

**Location** 12001 NW Roanridge  
**Area** About 88 acres  
**Zoning** B3-3  
**Council District** 1<sup>st</sup>  
**County** Platte  
**School District** Platte County R-III

**Surrounding Land Uses**  
**North:** I-435, Zoned AG-R  
**South:** I-29, Zoned AG-R  
**East:** Parking for Airport, Zoned B3-3  
**West:** I-29, Zoned AG-R

**KC Spirit Playbook Alignment**  
Not Applicable- Reviewed under Controlling Case.

**Land Use Plan**  
The KCIA Area Plan recommends Commercial/Industrial uses for the subject property.

**Major Street Plan**  
The City's Major Street Plan identifies North Ambassador Drive as a Thoroughfare with 4 lanes at this location and Northwest Cookingham Drive as a Thoroughfare with 6 lanes at this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on March 27, 2024. No scheduling deviations from 2024 Cycle 5.1 have occurred.

## 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 partially developed. The existing Ambassador Building at KCI is on the southeast corner of the subject property. To the north, south, and west are Interstates 29 and 435. There is no associated regulated stream with the subject site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District B3-3 on about 88 acres generally located at the northeast corner of Northwest Roanridge Road and Northwest Cookingham Drive, allowing for the creation of 5 lots and 1 tract.

## CONTROLLING CASE

**Case No. CD-CPC-2020-000067** – Ordinance 220529, approved by City Council on 6/30/2022, rezoned an approximately 86 acre tract of land generally located at the northwest corner of N. Ambassador Drive and N.W. Cookingham Drive from B3-3 and AG-R to B3-3 and approved a development plan for the same which also serves as a preliminary plat to allow for 762,000 square foot of mixed office/commercial development on 12 Lots and 4 tracts.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #C1 Recommendation: **Approval Subject to Conditions**

**RELEVANT CASES**

**Case No. 12285-GP** – Ordinance No. 990694 passed by City Council on June 10, 1999, rezoned approximately 128 acres located east of Interstate 29, south of Interstate 435, and north of N.W. Cookingham Drive (Missouri Highway 291) from Districts GP7 (Agricultural and low density residential uses) and GP3 (Regional business) to District GP3 and approved a development plan for 1,154,000 sq. ft. of commercial office and retail development.

**Case No. 12285-P-6** – Ordinance No. 18746 passed by City Council on October 11, 2018, approved a major amendment to a development plan on approximately 40.0 acres generally located east of N. Ambassador Avenue, south of Interstate 435, and north of N.W. Cookingham Drive to allow development of a vehicle parking facility in District B3-3 (Community Business, dash 3).

**Case No. CD-CPC-2020-00066**- Ordinance 220530, approved by City Council on 6/30/2024, approved a Council approved signage plan for the Ambassador/Chaves Development to allow a comprehensive sign plan associated with the development of property generally located at the northwest corner of N. Ambassador Drive and N.W. Cookingham Drive

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District B3-3 on about 88 acres generally located at the northeast corner of Northwest Roanridge Road and Northwest Cookingham Drive, creating five (5) lots and one (1) tract to allow for a mixed-use development. This use was approved in Case No. CD-CPC-2020-000067 which served as the Preliminary Plat. The development plan proposed 3 phases with the existing office building to remain as phase I. Phase II is proposed to be the construction of the parking facility and the commercial development along I-29. These will be developed as market demands. The plan proposes public streets to be able to serve each individual out lot with utilities. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-120 of the Zoning and Development Code.

**PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-120)	Yes	Yes	
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 request 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". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes  
Planner



## Plan Conditions

Report Date: May 01, 2024

Case Number: CLD-FnPlat-2024-00008

Project: Chaves Development 1st 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. Prior to recording of the plat submit an executed original (hard copy) of the Covenant to Maintain Storm Water Detention and BMP Facilities. The covenants will be recorded simultaneously with the final plat.
2. That prior to submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
3. 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-2024-00008.
4. 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.
5. 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.
6. 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.

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

7. 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.
8. 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.
9. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
10. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
11. 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.
12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

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13. The developer shall submit a letter to the Land Development Division from a Licensed Civil Engineer, Licensed Architect, or Licensed Landscape Architect, who is registered in the State of Missouri, that identifies sidewalks, curbs, and gutters in disrepair as defined by Public Works Department's "OUT OF REPAIR CRITERIA FOR SIDEWALK, DRIVEWAY AND CURB revised 11/5/2013" and based on compliance with Chapters 56 and 64 of the Code of Ordinances for the sidewalks, curbs, and gutters where said letter shall identify the quantity and location of sidewalks, curbs, gutters that need to be constructed, repaired, or reconstructed to remedy deficiencies and/or to remove existing approaches no longer needed by this project. The developer shall secure permits to repair or reconstruct the identified sidewalks, curbs, and gutters as necessary along all development street frontages as required by the Land Development Division and prior to issuance of any certificate of occupancy permits including temporary certificate occupancy permits.
14. 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.
15. 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.
16. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development 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 the Land Development Division.
17. 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.
18. 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.
19. 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.









