

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00003

Flexcaves Final Plat



KANSAS CITY
Planning & Dev

April 15, 2026

Docket # C1

Request

Final Plat

Applicant

Andy Gabbert
Renaissance Infrastructure
Consulting

Owner

Pi Real Estate LLC

Site Information

Location	250 E 135 th Street
Area	3.19 Acres
Zoning	MPD
Council District	6 th
County	Jackson
School District	Grandview

Surrounding Land Uses

North: School, R-2.5
South: Commercial, M1-5
East: Commercial, B2-2
West: Commercial, B2-2

Land Use Plan

The Martin City Area Plan recommends Mixed Use Community and Commercial for this location. The proposed Final Plat aligns with this designation.

Major Street Plan

East 135th Street is identified as an Activity Street in this location.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District MPD (Master Planned Development) on about 4 acres generally located on the north side of East 135th Street approximately 150 feet west of Oak Street, creating one lot for the purpose of a commercial development.

Existing Conditions

The subject site is currently undeveloped. There is no associated regulated stream with the subject site. A large portion of the site has tree canopy.

Neighborhood

This site is located within the Center Planning and Development Council, Martin City Community Improvement District, and South Kansas City Alliance.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling Case

CD-CPC-2025-00124 - Ordinance 250877, Rezoning an area of about 4 acres generally located at the northwest corner of East 135th Street and Oak Street from District B2-2 to District MPD and approving a development plan which serves as a preliminary plat to allow for commercial and storage development, approved October 30, 2025.

Project Timeline

The application for the subject request was filed on January 19, 2026. Scheduling deviations have occurred due to outstanding revisions needed from the applicant.

Professional Staff Recommendation

Docket # C1 Approval Subject to Conditions

The request is to consider approval of a Final Plat in District MPD (Master Planned Development) on about 4 acres generally located on the north side of East 135th Street approximately 150 feet west of Oak Street, creating one lot for the purpose of a commercial development. This use was approved in Case No. CD-CPC-2025-00124 which served as the Preliminary Plat. The controlling plan proposed four buildings, three of which will include individual units leased for private use or storage and will not be accessible to the general public. The building adjacent to East 135th Street is marketed as a "ShopCave". These 11 units are marketed towards retailers who are looking for a space which is open to the public but also need a place for storage/logistics. The development will utilize one new curb cut along East 135th Street in addition to the existing curb cut that is shared with the property to the west. The plan provides a single row of angled parking along the front of the buildings to serve the shopfronts. The applicant is not dedicating any new right of way or any public streets with this Final Plat.

Page 2 of 3

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes	The proposed Final Plat is in conformance with the controlling Master Planned Development
Tree Preservation & Protection (88-424)	Yes	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

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. Applicant's 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: April 09, 2026

Case Number: CLD-FnPlat-2026-00003

Project: FLEXCAVES Final Plat

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

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. 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 8 in the 2025 Director's Minimal Submittal Requirements and insert Case No. CLD-FnPlat-2026-00003.
3. 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.
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 with questions.

5. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
6. 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)
7. Fire hydrant distribution shall follow IFC-2018 Table C102.1
8. 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)
9. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6)
10. 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)
11. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end streets in excess of 150 feet in length or a through access drive.. (IFC-2018: § 503.2.5)
12. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
13. 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)
14. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

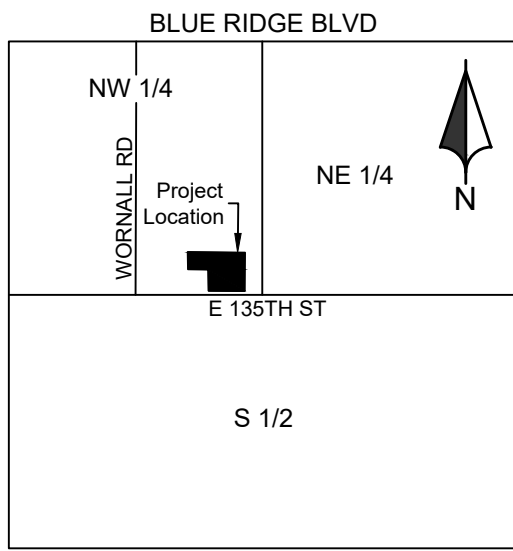
15. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 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.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@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.

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

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 integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.
19. Proposed on-street parking shall be approved by the Public Works Department prior to the issuance of a permit from the Land Development Division for construction. Requests for on-street parking require review by Public Works staff during the plan review process.
20. 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.
21. 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.
22. 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.



LOCATION MAP

SECTION 20-47-33
Scale 1" = 2000'

FINAL PLAT FLEXCAVES

All that part of Lot 2 and Tract A of Replat of Tract No. 2, Lillis Estates,
a subdivision in the SE 1/4 of the NW 1/4 of Section 20, Township 47 North, Range 33 West
all in Kansas City, Jackson County, Missouri

PROPERTY DESCRIPTION:

All that part of Lot 2 and Tract A of Replat of Tract No. 2, Lillis Estates, a subdivision in the Southeast Quarter of the Northwest Quarter of Section Twenty (S20), Township Fifty-Seven North (T47N), Range Thirty-Three West (R33W) of the Fifth Principal Meridian (5th P.M.) in Kansas City, Jackson County, Missouri, recorded in Book K39, Page 46 at the Jackson County, Missouri Recorder of Deeds more particularly described by Michelle Brown, Professional Land Surveyor No. 2016019003 in the State of Missouri, on March 23, 2026 as follows:
BEGINNING at the Northwest Corner of Lot 2, Replat of Tract No. 2, Lillis Estates, a subdivision in the Southeast Quarter of the Northwest Quarter of Section Twenty (S20), Township Forty-Seven North (T47N), Range Thirty-Three West (R33W) of the Fifth Principal Meridian (5th P.M.) all in Kansas City, Jackson County, Missouri; thence along the North line of said Lot 2, South 85°07'00" East a distance of 594.92 feet to the Northeast Corner of said Lot 2; thence along the East line of said Lot 2, South 4°49'39" West a distance of 399.88 feet to a point on the North right-of-way line of Missouri Highway 150 (aka 135th Street) as now established, said point also being the Southeast Corner of Tract A, of said subdivision Replat of Tract No. 2, Lillis Estates; thence along said North right-of-way line Missouri Highway 150, North 85°10'24" West a distance of 375.10 feet to the Southeast corner of Lot 1, of said subdivision Replat of Tract No. 2, Lillis Estates; thence departing said North right-of-way line and along the East line of said Lot 1, North 3°28'08" East a distance of 220.13 feet to the Northeast corner of said Lot 1; thence along the North line of said Lot 1, North 85°09'48" West a distance of 210.01 feet to the West line of Lot 2, of said subdivision Replat of Tract No. 2, Lillis Estates; thence North 3°22'11" East a distance of 180.42 feet to the POINT OF BEGINNING, and containing 189,853 square feet, or 4.358 acres.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be sub-divided in the manner as shown on the accompanying plat which subdivision shall be known as "FLEXCAVES".

UTILITY EASEMENT DEDICATION: 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, services 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 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 with the maintenance and use thereof.

SANITARY SEWER EASEMENT: A Sewer Easement (SS/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 the granting 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.

WATER MAIN EASEMENT: A water main easement (W/E) for the operation and movement of equipment, and the movement of a working force, in connection with the location, construction, reconstruction, maintenance, operation and repair of water mains and any appurtenances thereto over, under and through land lying, being, and situated in Kansas City, Missouri ("The City") is hereby granted to The City. The City, its agents, employees or independent contractors shall have the right to go upon the above described tracts of land, for the purpose of constructing, maintaining, and repairing the water main improvements and appurtenances thereto, and shall upon completion of such construction, maintenance or repair, cause the land to be restored to substantially the same condition that existed prior to the City's entry upon it. The tract of land over which a water main easement is being granted shall be kept free from buildings or any other structures or obstructions (except non-ornamental grass, non-ornamental shrubs, sidewalks, roadways, pavement or curbs) that would interfere with the City in excavating upon said easement for the purposes of laying, constructing, operating, maintaining or repairing water mains and all appurtenances incidental thereto. No change in the earth cover over the water line will be made without the written approval of the Director of Water Services. This easement shall not be construed to prohibit development of any adjoining property or from the laying out, establishing and constructing of pavement, surfacing of roadways, curbing and gutters along, upon, over or across said easement or any portion thereof.

TREE PRESERVATION EASEMENT: An easement or license is hereby dedicated to the City of Kansas City, to enter upon, over and across those areas outlined and designated on this plat as "Tree Preservation Easement" or "TP/E". Trees shall not be removed from a tree preservation easement without the City of Kansas City's permission, unless such trees are dead, diseased or pose a threat to the public or adjacent property. The Owner, or their designees, shall be responsible for the maintenance of the tree preservation easement, including but not limited to the removal of dead, diseased trees or trees posing a threat to the public or adjacent property.

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.

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 the United States Postal Service 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 nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

STREET GRADES: The Street Grades for Missouri Highway 150 were previously established by Ordinance No.

SURVEYOR'S NOTES:

- References Plat: Replat of Tract No. 2, Lillis Estates recorded on 5/10/1996 in Plat Book K39, Page 46, at the Jackson County Recorder of Deeds.
- Bearings shown hereon are Grid Bearings based on and tied to Control Monument "JA-130", 2003 Adjustment (N:301496.041m, E:842490.018m) of the Missouri Geographic Reference System the Missouri Coordinate System of 1983, West Zone and developed from GPS observations.
- All distances shown on this plat are platted and measured unless otherwise noted and are US. Survey Feet.
- Flood Plain: According to the F.E.M.A. Flood Insurance Rate Map Number 29095C0389G, revised 1/20/2017 this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

I hereby certify that this Subdivision Plat is based upon an actual field survey performed by me or under my direct supervision during February 2026, and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri.

EXECUTION:

IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this ____ day of _____, 2026.

PI REAL ESTATE LLC

ANDREW OSMAN, PRESIDENT

STATE OF _____)
COUNTY OF _____) SS

BE IT REMEMBERED, that on this ____ day of _____, 2026, before me a Notary Public in and for said County and State, came ANDREW OSMAN, PRESIDENT of PI REAL ESTATE LLC who is personally known to me to be the same person who executed the foregoing instrument of writing, and he duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

Notary Public _____ My Appointment Expires: _____

APPROVALS:

CITY PLAN COMMISSION: PUBLIC WORKS:

Approved Date: _____

Case Number: _____ Michael J. Shaw, Director

CITY 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 _____, 2026.

Quinton Lucas, Mayor Marilyn Sanders, City Clerk

Land Data	Area
Total Land Area	189,853 s.f. or 4.358 ac.
Land Area for Proposed and Existing Right of Way	N/A
Net Land Area	189,853 s.f. or 4.358 ac.
Plat Data	Count
Number of Lots	1
Number of Tracts	0

Plat Dedication: FLEXCAVES	Reserved for County Recording Stamp
Private Open Space Dedication:	
Record As: PLAT	

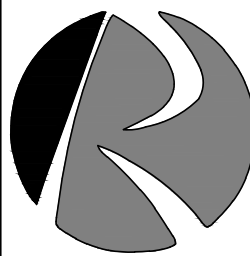
JACKSON COUNTY ASSESSMENT DEPARTMENT:

Vincent E. Brice

FLEXCAVES

Prepared For:

Company: ARCO National Holdings, Inc.
Name: c/o ARCO National Construction-KC
Address: 5450 NW 40th St.
Riverside, Missouri 64150

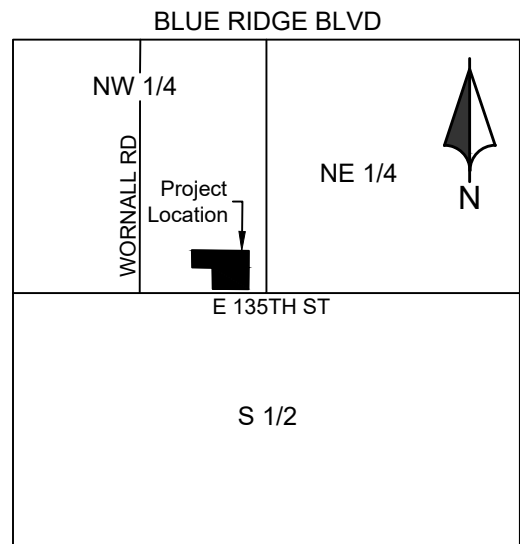


Renaissance
Infrastructure
Consulting

102 Abbie Avenue 913.317.9500
Kansas City, Kansas 66103 www.ric-consult.com

Date of Preparation: November 16, 2025
Revised: March 21, 2026

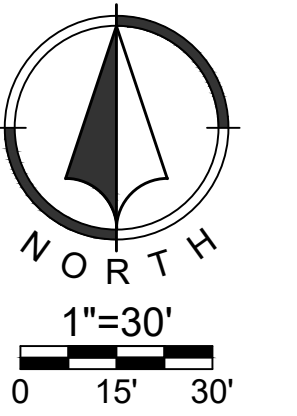
Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234



LOCATION MAP
SECTION 20-47-33
Scale 1" = 2000'

FINAL PLAT FLEXCAVES

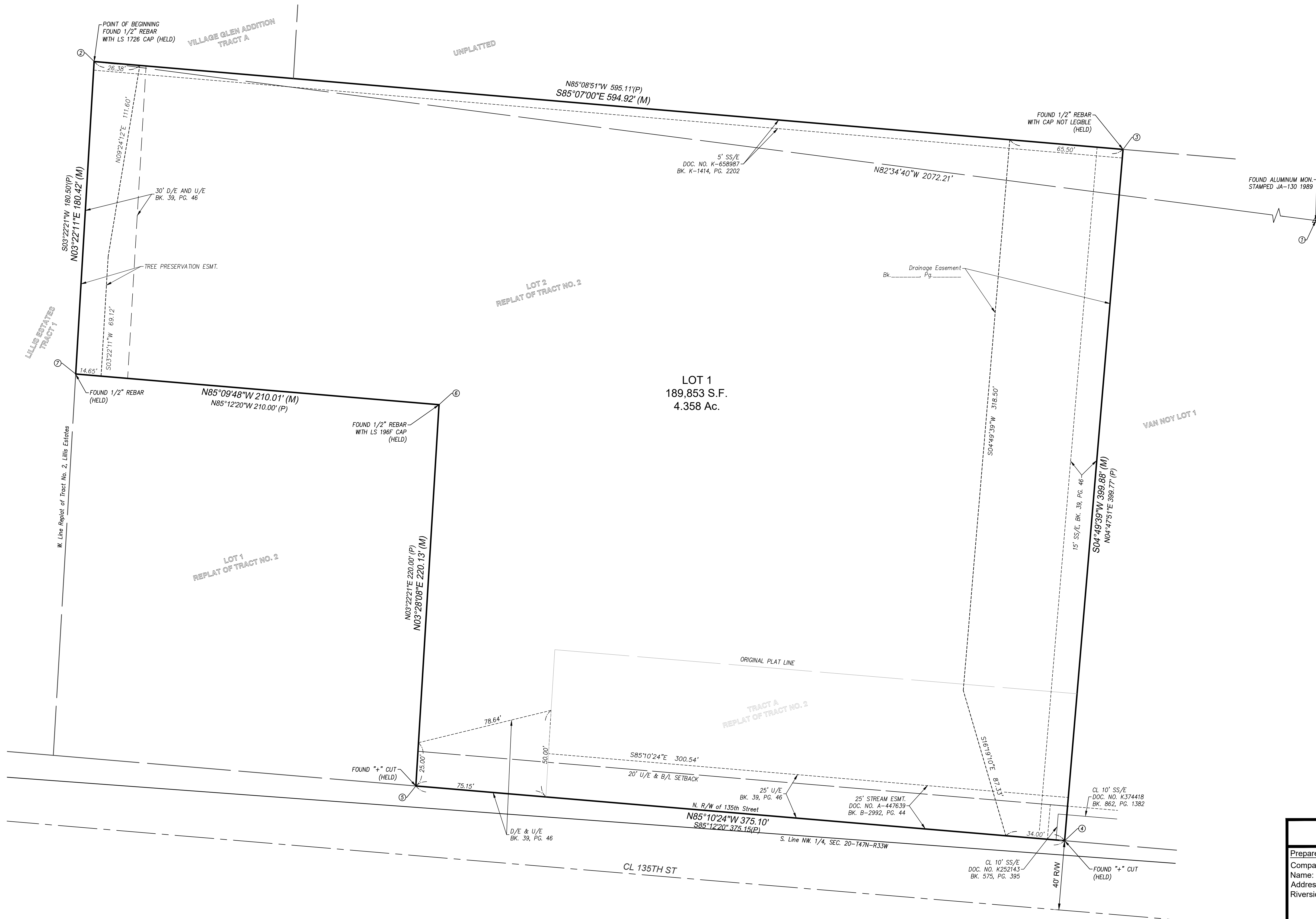
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a subdivision in the SE 1/4 of the NW 1/4 of Section 20, Township 47 North, Range 33 West
all in Kansas City, Jackson County, Missouri



LEGEND:

- △ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- (P) PLATTED
- (M) MEASURED
- R/W= RIGHT-OF-WAY
- D/E= DRAINAGE EASEMENT
- SS/E= SANITARY SEWER EASEMENT
- U/E= UTILITY EASEMENT
- B/S= BUILDING SETBACK

Plat Corners (State Plane Coords in Meters)		
Point #	Northing	Eastng
1	301496.041	842490.018
2	301577.632	841863.701
3	301562.196	842044.375
4	301440.745	842034.118
5	301450.365	841920.193
6	301517.337	841924.253
7	301522.734	841860.468



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