



# CITY PLAN COMMISSION STAFF REPORT

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

November 6, 2024

**Project Name**  
Hollingsworth Subdivision

**Docket #**C1

**Request**  
CLD-FnPlat-2024-00014  
Final Plat

**Applicant**  
Dustin Burton  
Renaissance Infrastructure Consulting

**Owner**  
Omid Shahbazian  
Genesis Construction

**Location** 11600 N Congress Ave  
**Area** About 12 acres  
**Zoning** M2-3  
**Council District** 1<sup>st</sup>  
**County** Platte  
**School District** Platte County

**Surrounding Land Uses**  
**North:** Undeveloped, Zoned M2-3  
**South:** Undeveloped, Zoned M2-3  
**East:** Undeveloped, Zoned M2-5  
**West:** Undeveloped, Zoned M2-3

**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 N Congress as a Thoroughfare with 2 lanes at this location.

## APPROVAL PROCESS



## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District M2-3 (Manufacturing) on about 12 acres generally located at the southwest corner of Interstate 435 and North Congress Avenue, creating two (2) lots and one (1) tract for the purpose of an industrial development.

## PROJECT TIMELINE

The application for the subject request was filed on May 28, 2024. Scheduling deviations from 2024 Cycle 7.2 have occurred. The review failed due to delays by the applicant in re-uploading revised plans.

## 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. To the north is Interstate 435. There is an associated regulated stream on the western side of the subject site.

## CONTROLLING CASE

**Case No. CD-CPC-2021-00210** – Ordinance 220247 approved a development plan that serves as a preliminary plat on about 60.8 acres in District M2-3 (Manufacturing) generally located at the southwest corner of I-435 and N. Congress Avenue, to allow for three industrial buildings.

## PROFESSIONAL STAFF RECOMMENDATION

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

**VICINITY MAP**



**RELEVANT CASES**

**Case No. CD-CPC-2021-00223-** Ordinance 220247 approved a request to rezone from District AG-R (Agriculture-Residential) to District M2-3 (Manufacturing) on about 60.8 acres generally located at the southwest corner of I-435 and N. Congress Avenue, to allow for three industrial buildings.

**PLAT REVIEW**

The request is to consider approval of a Final Plat in District M2-3 on about 12 acres generally located at the southwest corner of Interstate 435 and North Congress Avenue, creating two (2) lots and one (1) tract for the purpose of an industrial development. This use was approved in Case No. CD-CPC-2021-00210 which served as the Preliminary Plat. The Preliminary Plat proposed to develop an industrial development on three lots and two tracts. The plan also proposes to construct public streets from North Congress Avenue to the west. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-130 of the Zoning and Development Code.

**PLAT ANALYSIS**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-130)	Yes	Yes, Subject to Conditions	
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.

Matthew Barnes, AICP  
Lead Planner



## Plan Conditions

Report Date: October 30, 2024

Case Number: CLD-FnPlat-2024-00014

Project: Hollingsworth Subdivision

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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 submitting documents for final approval the applicant upload Paid Tax Receipts for the most recent applicable year.
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-2024-00014.
4. 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."
5. 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.
6. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.
7. Prior to recording the applicant must gain approval of the submitted Street Name Plan (CD-ROW-2024-00031). If there is any changes to the street names on the face of the plat they must be updated to reflect the approved names.
8. Before final approval for recording the applicant must place the County Recording Block on the face of the plat as found in Table 7 of the Directors Minimal Submittal Requirements.
9. Before Final Approval of recording the applicant must update the City Signature Block to that of Table 7 in the Directors Minimal Submittal Requirements and place the Case Number CLD-FnPlat-2024-00014 within it.
10. That prior to final approval to record the applicant must update the labels for Lots 1 and 2 to be larger, bolder, and clearly visible on the face of the plat.

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

11. 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
12. Prior to recording of the Final Plat, the applicant shall remove the "Cash in Lieu of Parkland" section of the plat text as there is parkland dedication requirement for commercial development.

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

13. 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.
14. 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.
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.

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

16. 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.
17. 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.
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 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.
20. 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.
21. 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.
22. 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.

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

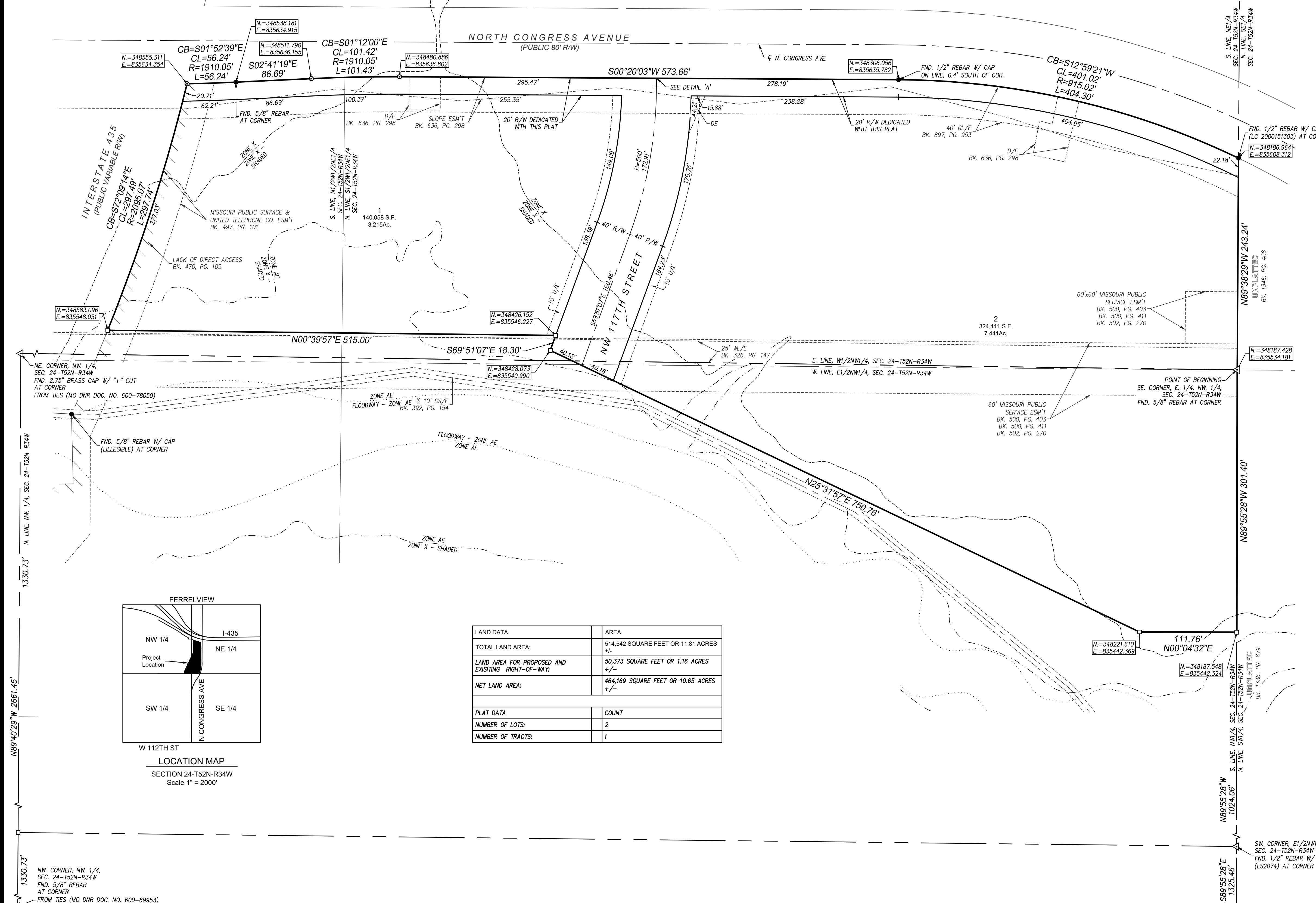
23. Show and label water all main easements as required from the approved water main extension plans.



FINAL PLAT

# HOLLINGSWORTH SUBDIVISION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 52 NORTH, RANGE 34 WEST, IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



**PROPERTY DESCRIPTION:**  
All that part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and the Northeast Quarter (NE1/4) of Section Twenty-four (S24), Township Fifty-two North (T52N), Range Thirty-four West (R34W) of the Fifth Principal Meridian (5th P.M.) all in the City of Kansas City, County of Platte, State of Missouri being more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on October 3, 2023 as follows:  
Beginning at the Southeast corner of said East Half of the Northwest Quarter, thence North 89°55'28" West, along the South line of said Northwest Quarter 301.40 feet; thence departing said South line, North 00°04'32" East, 111.76 feet; thence North 25°31'57" East, 750.76 feet; thence South 69°51'07" East, 18.30 feet; thence North 00°39'57" East, 515.00 feet to a point on the South right-of-way line of Interstate 435; thence easterly, along said South right-of-way line, along a non-tangent curve to the left having an arc length of 297.74 feet, a radius of 2095.07 feet, and a chord that bears South 72°09'14" East, 297.49 feet to a point of intersection with the West right-of-way line of North Congress Avenue as described in a General Warranty Deed recorded in Book 636, on Page 298 in the Platte County Recorder's Office; thence along said West right-of-way line for the following five courses; thence southerly, along a non-tangent curve to the left having an arc length of 58.24 feet, a radius of 1910.05 feet, and a chord that bears South 01°12'00" East, 101.42 feet; thence southerly, along a tangent curve to the right having an arc length of 101.43 feet, a radius of 1910.05 feet, and a chord that bears South 01°12'00" East, 101.42 feet; thence South 00°20'03" West, 573.66 feet; thence southerly, along a tangent curve to the right having an arc length of 404.30 feet, a radius of 915.02 feet, and a chord that bears South 12°59'21" West, 401.02 feet to a point of intersection with the South line of said Northeast Quarter; thence departing said right-of-way, North 89°39'28" West, along said South line, 243.24 feet to the Point of Beginning, containing 514,542 square feet, or 11.812 acres.

**DRAINAGE EASEMENT:** A Drainage Easement (DE) 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.

**STREET DEDICATION:** Streets shown on this plat and not heretofore dedicated for public use as thoroughfares, are hereby so 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.

**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.

**FLOOD PLAIN:** The subject property is located in OTHER AREAS, ZONE X, (areas determined to be outside the 0.2% annual chance floodplain), OTHER FLOOD AREAS, ZONE X, (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile), SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, ZONE AE (Base Flood Elevations determined), and FLOODWAY AREAS IN ZONE AE (the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights), according to the Flood Insurance Rate Map (FIRM), Number 28095C0041G, effective January 20, 2017.

**FLOODPLAIN:** The lands herein platted lie totally/partially within the limits of a regulatory floodplain, as designated on the official floodplain documents and are subject to the restrictions of Chapter 28, Code of Ordinances of Kansas City, Missouri, and are further subject to the revisions of Chapter X- Federal Insurance Administration, Subchapter B- National Flood Insurance Program for eligibility thereof. However, due to change in circumstances, the boundaries as shown herein may be modified from time to time. Therefore, specific information concerning the location of the floodplain boundaries should be ascertained at the particular site from the appropriate authority, the City of Kansas City, Missouri and the Federal Emergency Management Administration.

**STREET GRADES:** The Street Grades for NE 76th Street were previously established by Ordinance No. \_\_\_\_\_ passed \_\_\_\_\_

**UNDESIRABLE NOISE LEVELS:** The area described herein lies adjacent to Interstate I-435 as such, such development may be subject to undesirable noise levels due to traffic generation. Appropriate measures should be taken through acoustical site planning and/or acoustical construction to reduce the impact of undesirable noise levels.

**CASH IN LIEU OF PARKLAND:** The developer elects to pay the City of Kansas City, Missouri, a sum of \$ \_\_\_\_\_ in lieu of required parkland dedicating for (# single family units, duplex units, multi-family units) pursuant to section 88-405-17-c of the zoning and development code.

**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 "HOLLINGSWORTH SUBDIVISION".

**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, and manholes, transformers, services, pedestals, any or all of them upon, over, under and along the strips of land designated Utility Easements (UE), 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.

**EXECUTION**  
IN TESTIMONY WHEREOF, the undersigned proprietor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Hollingsworth Industrial LLC

Philip Goforth, Managing Member

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

Notary Public

My Appointment Expires: \_\_\_\_\_

**CITY PLAN COMMISSION**  
Approved: \_\_\_\_\_

Chairman  
Babette Macy

Asst. Secretary  
Diane M. Brinkley

**PUBLIC WORKS**  
City Engineer  
Ralph S. Davis, P.E.

Director  
Sherri K. McIntyre, P.E.

**BE IT REMEMBERED**, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me a Notary Public in and for said County and State, came Philip Goforth, Managing Member of Hollingsworth Industrial LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said corporation, and he duly acknowledged the execution of the same to be the act and deed of said corporation.

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

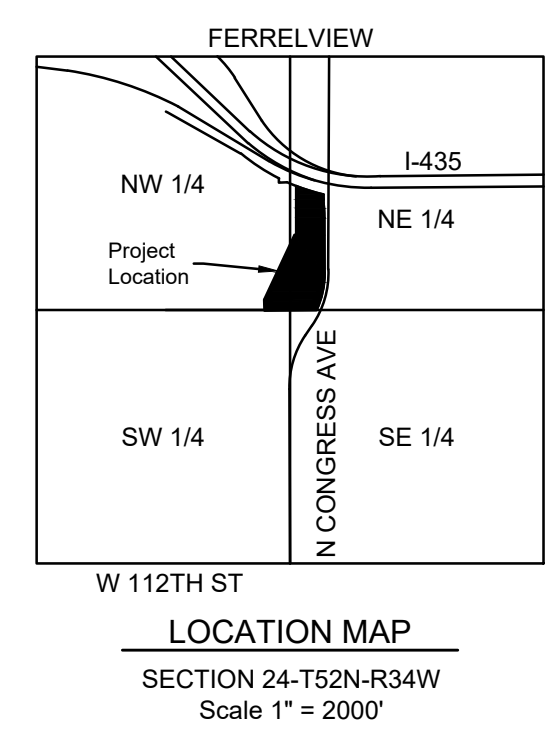
**NOTES:**

- Basis of Bearings: Bearings shown hereon are Grid Bearings based on the Missouri Coordinate System of 1983, West Zone and tied to Control Monument "PL-04", 2003 Adjustment (N: 347556.619, E: 83718.089) of the Missouri Geographic Reference System, as developed from GPS observations, with a Grid factor of 0.9998996.
- Error of Closure: 1 part in: 704621.617
- All bearings and distances shown on this plat are platted and measured unless otherwise noted.
- Flood Plain Note: Floodplain line work shown hereon is approximate location only and is created with FEMA downloadable shapefiles.

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

Randy G. Zerr Missouri PLS-2018016442  
RIC MO CLS-2011003572  
rzzerr@ric-consult.com

LAND DATA	AREA
TOTAL LAND AREA:	514,542 SQUARE FEET OR 11.81 ACRES +/-
LAND AREA FOR PROPOSED AND EXISTING RIGHT-OF-WAY:	50,373 SQUARE FEET OR 1.16 ACRES +/-
NET LAND AREA:	464,169 SQUARE FEET OR 10.65 ACRES +/-
PLAT DATA	COUNT
NUMBER OF LOTS:	2
NUMBER OF TRACTS:	1

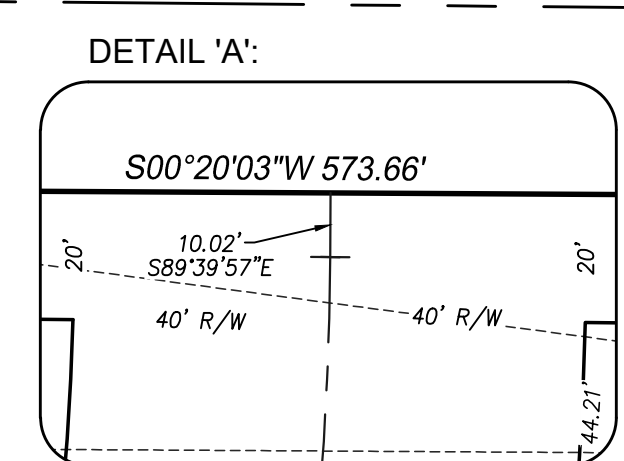


**LEGEND:**

- ▲ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH RIC
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM RIC MOCLS 2011003572 KSCLS 234 CAP
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM RIC MOCLS 2011003572 KSCLS 234 CAP
- A/E ACCESS EASEMENT
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- G/E GAS LINE EASEMENT
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- W/E WATERLINE EASEMENT
- REstricted Access

**1"=60'**

0 30' 60'



**HOLLINGSWORTH SUBDIVISION**

Prepared For:  
Hollingsworth LLC

**PRELIMINARY FINAL PLAT UNDER REVIEW**

**Renaissance Infrastructure Consulting**

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

913.317.9500

Date of Preparation:  
September 27, 2023

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

21-0225