

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00013



KANSAS CITY
Planning & Dev

Woodland Avenue Church Subdivision Final Plat

July 15, 2026

Docket #C2

Request

Final Plat

Applicant

Edward Dannewitz
Continental Consulting Engineers
Inc

Owner

Property Reserve Inc.

Site Information

Location	12181 N Woodland Ave
Area	10 Acres
Zoning	R-80
Council District	1 st
County	Clay
School District	Smithville

Surrounding Land Uses

North: Open Space, R-80
South: Open Space, R-80
East: Open Space, R-80
West: Residential, R-7.5

Land Use Plan

The Shoal Creek Valley Area Plan recommends Office for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

North Woodland Avenue is identified as a Local Link.

Approval Process



Overview

The applicant seeks approval of a Final Plat in District R-80 (Residential) on about 10 acres generally located at the northeast corner of Interstate 435 and North Woodland Avenue, creating one lot and one tract to facilitate the construction of a religious assembly.

Existing Conditions

The subject site is undeveloped.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

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

Controlling Case

CD-SUP-2026-00002 - Approved a Special Use Permit which serves as a Preliminary Plat for a religious assembly and community center in a R-80 Zoning District on about 10 acres, approved March 11 2026.

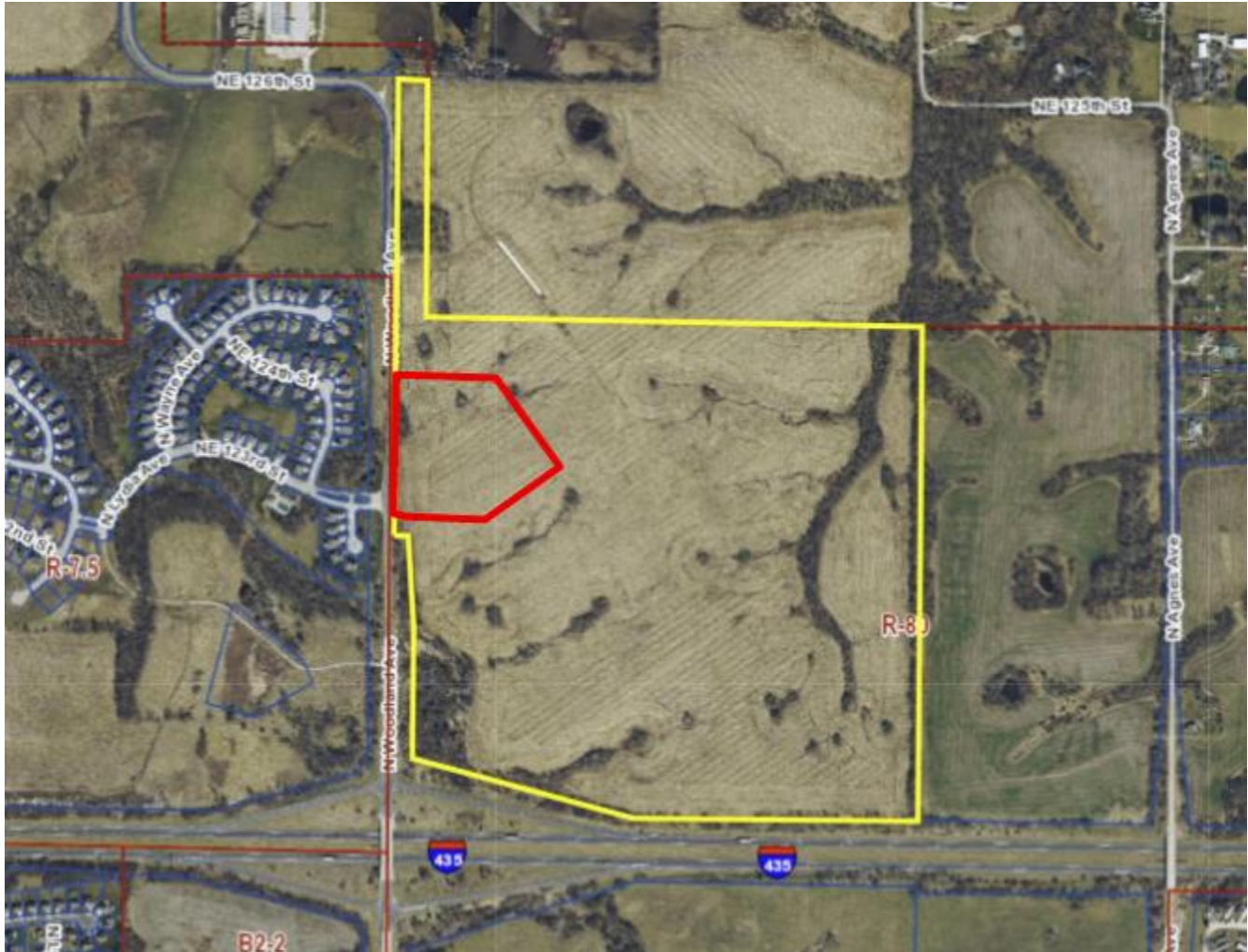
Project Timeline

The application for the subject request was filed on June 10, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #C2 Approval Subject to Conditions

VICINITY MAP



PLAT REVIEW

The request is to consider approval of a Final Plat in District R-80 on about 10 acres generally located at the northeast corner of Interstate 435 and North Woodland Avenue, creating one lot and one tract to facilitate the construction of a religious assembly. This use was approved in Case No. CD-SUP-2026-00002 which served as the Preliminary Plat. The Preliminary Plat proposed to develop one lot for the purposes of a religious assembly. This will also dedicate 123rd Street for future connections to the east.

Final Plats are the legal instruments used to formally subdivide land in accordance with the layout approved in the Preliminary Plat, which is often presented in multiple phases, as this proposed plat is. The review of a Final Plat includes verification that all required public utilities have been properly extended and accepted by the City, and that stormwater detention covenants have been finalized and reviewed for compliance. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	
Use-Specific Standards (88-305)	Yes	
Tree Preservation & Protection (88-424)	Yes	Over 1 acre of tree canopy is not proposed to be removed.

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: July 09, 2026

Case Number: CLD-FnPlat-2026-00013

Project: Woodland Avenue Church Subdivision Final Plat

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

1. That prior to submitting documents for final approval of conditions, the applicant shall update the plat using the Final Plat Signature and County Recording Block found in the Director's Minimal Submittal Requirements. The block shall include the applicable City Plan Commission date, ordinance number, Council approval date, and case number.
2. That prior to submitting documents for the final approval of conditions the applicant ensure that the Title Report is current within 90 days or submit an updated Title Report.
3. Prior to issuance of the Certificate of Occupancy for the first structure built the developer must post a sign at the terminus of 123rd Street indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed, per Section 88-405-10-B(6). The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."
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. 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)
6. 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)
7. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
8. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
9. 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)
10. 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)
11. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
12. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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

13. 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 Section 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 Section 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.
14. The developer shall submit a streetscape plan with street tree planting plan per Section 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.

15. The developer shall coordinate with the Public Works Dept-Traffic Division to determine the scope for improvements at the N Woodland Ave and NE 123rd St intersection necessary to accommodate the development's proposed NE 123rd street connection. The developer shall submit construction plans meeting the scope requirements designated by the Public Works Department and in compliance with adopted standards and secure permits for those improvements as required by the Land Development Division, prior to recording the plat.
16. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
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 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 dedicate additional right of way [and provide easements] for N Woodland Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted.
20. The developer shall pay the arterial street impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.
21. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
22. 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.
23. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City 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.

24. Show and label all required new water main easements based on final approved water main extension plans. Show and label all existing water main easements.

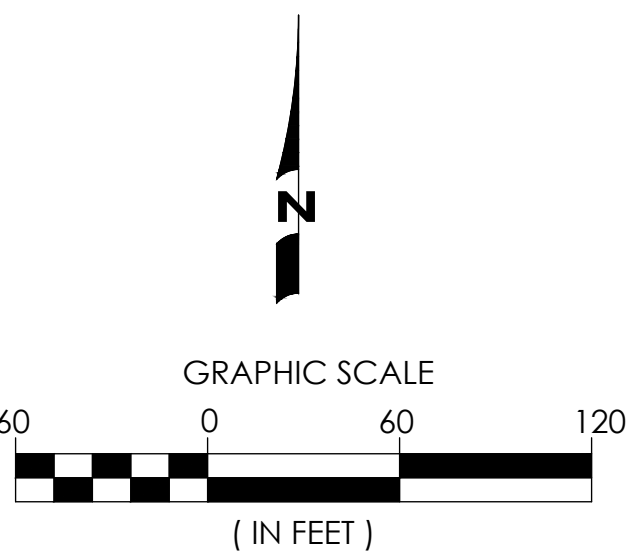
POINT	NORTHING	EASTING
A	349,518.052m	845,125.721m
B	349,549.751m	845,125.902m
C	349,728.361m	845,126.915m
D	349,727.525m	845,273.987m
E	349,625.620m	845,343.694m
F	349,625.621m	845,343.694m
STATION CL-04	350,717.747m	844,721.916m

CL-04 MISSOURI DNR CONTROL MONUMENT
BASIS OF BEARINGS, MISSOURI STATE PLANE COORDINATE
SYSTEM—WEST ZONE NAD 1983
Grid Factor .99998979
Convergence —00'02"20"

THEORY OF LOCATION.
The Section lines were established from found monuments documented with reference ties held by the Missouri Department of Natural Resources recorded Section Corner Reports. Centerline of Woodland Avenue was reestablished base on the Recorded Plat of Woodland Creek First Plat.

BASIS OF BEARINGS:
Missouri State Plane Coordinate System, West Zone, NAD 83

FLOOD STATEMENT
Subject property is shown to be located in Zone X (No Soreen). Other Areas, "Areas of Minimal Flood Hazard", as shown on Flood Insurance Rate Map 29095C0058G effective January 20, 2017.



Point of Commencing:
POSITION OF CTR CRN
SEC 13, T 52N, R 33W
PER THE RECORDED
PLAT OF WOODLAND
CREEK FIRST PLAT
MO DOC 600-79701 TIES
NO LONGER EXISTS

S 00°19'31" W
149.41'

FND 3" STEEL PIPE
FILLED WITH CONCRETE
EAST QTR CRN
SEC 13, T 52N, R 33W
MO DOC 600-54060

S 89°29'50" E
2632.01'

FINAL PLAT WOODLAND AVENUE CHURCH SUBDIVISION

A Subdivision in Kansas City, Clay County, Missouri



9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (813) 642-6642
FAX (813) 642-6841
www.ccengineers.com

COA/Architecture:
000354
COA Engineering:
000657



Stamp:

LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of Section 13, Township 52 North, Range 33 West, in the City of Kansas City, Clay County, Missouri and being more particularly described by Edward K. Dannewitz, PLS 2664, with Continental Consulting Engineers, Inc. as follows:

COMMENCING at the Center of said Section 13; thence South 00°19'31" West, along the West line of said Southeast Quarter, a distance of 149.41 feet to the POINT OF BEGINNING; thence South 89°40'29" East, a distance of 535.03 feet; thence South 34°22'27" East, a distance of 505.07 feet; thence South 55°37'33" West, a distance of 310.82 feet; thence Westerly, along a curve to the right, having a Chord Bearing of South 72°58'35" West, a Chord Distance of 328.04 feet, a Radius of 550.00 feet, an Arc Distance of 333.10 feet; thence North 89°40'24" West, a distance of 253.90 feet to the West line of said Southeast Quarter; thence North 00°19'31" East, along said West line, a distance of 690.00 feet to the Point of Beginning and containing 450,447.9 square feet or 10.34 acres more or less.

PLAT DEDICATION

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "WOODLAND AVENUE CHURCH SUBDIVISION".

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, 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. Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and property, safe and continuous maintenance of the aforesaid use and specifically there shall not be built thereon or thereover any structures (except driveways, paved area, 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 easements as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavating of fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage of the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utilities easements and/or the Director of Water Services as to water main easements.

STREET DEDICATION

Street shown hereon 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 TRACT A

Tract A is to be used for Storm Water Detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the Maintenance Agreement recorded simultaneously with this plat.

STREET GRADES

Street Grades for existing N. Woodland Avenue and NE 123rd Street West of Woodland Avenue, are shown upon the Recorded Plat of Woodland Creek First Plat

Proposed Street Grades for NE 123rd Street East of Woodland Avenue are:

	Elevation(NAD83)	KCMO
Centerline of Woodland Avenue	988.80	265.89
88.18 feet East of the centerline of Woodland Avenue	PVC 993.52	270.61
409.66 feet East of the centerline of Woodland Avenue	PVI 996.68	273.77
554.21 feet East of the centerline of Woodland Avenue	PVT 998.76	275.85

CITY PLAN COMMISSION PUBLIC WORKS

Approved Date: _____

Case Number: _____ Michael J. Shaw
Director

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 _____, 20____.

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

Private Open Space Dedication: Insert Acres of Parkland to be Dedicated COUNTY RECORDING INFORMATION	Reserved for County Recording Stamp
Plat Dedication: "WOODLAND AVENUE CHURCH SUBDIVISION"	
Private Open Space Dedication: N/A	
Record As: Plat	

Vincent E. Brice
Jackson County Assessment Department

IN TESTIMONY WHEREOF: The Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole

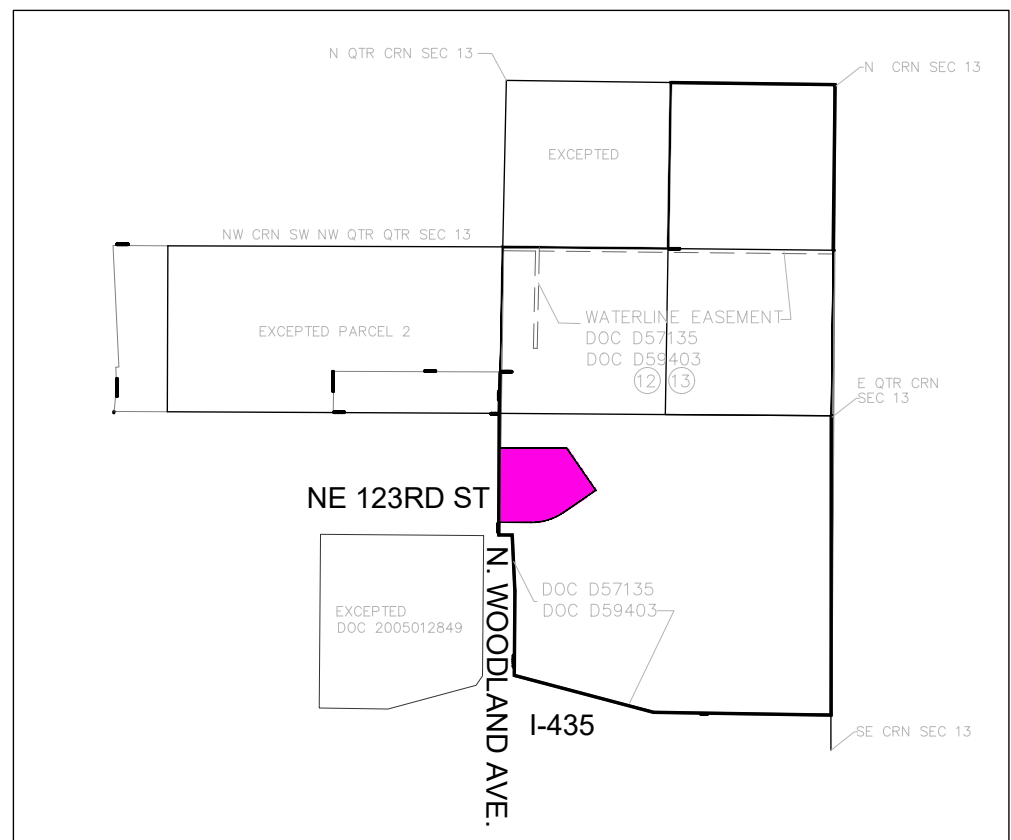
By: _____ Date: _____
Authorized Agent

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this _____ day of _____, 20____, personally appeared before me _____ personally known to me to be an Authorized Agent of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole, who acknowledged before me that he/she signed the foregoing instrument as Authorized Agent for The Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole, that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand.

Notary Public for the
State of Utah



EXCEPTION AND VICINITY MAP
SECTION 13 -T 52 N- R 33 W