CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

May 21, 2025

Project Name
Northland Workforce Development Center

Docket #C4

Request
CLD-FnPlat-2025-00005
Final Plat

Applicant
Matt Kist
Kimley-Horn

Owner
Jay Harris
Platte County R-III Schools

Location	9550 N Platte Purchase
Area	About 19 acres
Zoning	MPD
Council District	1st
County	Platte
School District	Platte County

Surrounding Land Uses
North: Undeveloped, Zoned MPD
South: Institutional, Zoned MPD
East: Residential, Zoned R-6
West: Residential, Zoned MPD

Land Use Plan
The KCIA Area Plan recommends Mixed Use Community for this location.
The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
North Platte Purchase Drive is identified on City's Major Street Plan as a Local Link with 4 lanes at this location.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a Final Plat in District MPD (Master Planned Development) on about 19 acres generally located at the northwest corner of Northwest 95th Street and North Platte Purchase Drive, allowing for the creation of one lot for the purposes of an educational facility.

PROJECT TIMELINE
The application for the subject request was filed on February 11, 2025. Scheduling deviations from 2025 Cycle 3.2 have occurred due to required corrections needed 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. It is within the existing Twin Creeks Development. There is an associated regulated stream on the south side of the subject site.

CONTROLLING CASE
Case No. CD-CPC-2025-00003– Approved by the City Plan Commission on April 2, 2025, approved a Final Plan in District MPD (Master Planned Development) on about 19 acres generally located at NW 95th Street and N. Platte Purchase Drive allowing for the construction of a school and college/university.

PROFESSIONAL STAFF RECOMMENDATION
Docket #C4 Recommendation: **Approval Subject to Conditions**

VICINITY MAP

PLAT REVIEW

The request is to approve a Final Plat in District MPD on about 19 acres generally located at the northwest corner of Northwest 95th Street and North Platte Purchase Drive, allowing for the creation of one lot for an educational facility. This use was approved in Case No. CD-CPC-2025-00003, the MPD Final Plan. The Preliminary Plat proposed to develop a school with associated parking. The plan also proposes to construct a connection to the Erika's Place development to the west. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-280 (Master Planned Development) of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	Yes	Proposed Final Plat is in conformance with the MPD Plan.
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 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,

Matthew Barnes, AICP
Lead Planner

Plan Conditions

Report Date: May 13, 2025

Case Number: CLD-FnPlat-2025-00005

Project: Northland Workforce Development Center

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 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-2025-00005.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
4. That prior to recording of the final plat the applicant upload a completed Aviation and Noise Amendment which will be recorded simultaneously with the plat. I have placed the example form under attachments.

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

5. 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.
6. 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.
7. 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.
8. 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.
9. The developer shall dedicate additional right of way [and provide easements] for N Platte Purchase Dr. 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.
10. 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.
11. 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.
12. 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.

Condition(s) by Water Services Department. Contact Philip Taylor at / philip.taylor@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 owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

15. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to KC Water showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to KC Water for review and acceptance for the disturbed 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 KC Water.

16. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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 may be required.

17. 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

18. The developer must 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.

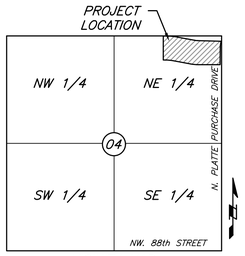
19. The developer shall submit a copy of the approved stream buffer waiver for the regulated stream on the property.

20. Interior storm drains to be private

21. The developer shall provide Covenants to Maintain Private Storm Sewer Mains acceptable to KC Water for any private storm sewer mains prior to the issuance of any building permits.

22. The developer shall provide private (water, storm drainage, sanitary sewer) easements for any private mains prior to issuance of any building permits.

FINAL PLAT
NORTHLAND WORKFORCE DEVELOPMENT CENTER
NE 1/4, SECTION 04, TOWNSHIP 51 NORTH, RANGE 33 WEST
KANSAS CITY, PLATTE COUNTY, MISSOURI



VICINITY MAP
SEC. 04-51-33
N.T.S.

MISSOURI STATE PLANE COORDINATE SYSTEM
NAD 1983, MISSOURI WEST ZONE (METER)
Reference Monument: PL-08 RESET
COMBINED SCALE FACTOR= 0.9998959

SURVEY CONTROL POINTS			
Point #	Northing	Easting	Description
102	344180.908(m)	841320.996(m)	PL-08-RESET
500	344127.503(m)	841073.092(m)	PROPERTY CORNER
501	344081.519(m)	841066.386(m)	PROPERTY CORNER
502	343952.080(m)	841065.155(m)	PROPERTY CORNER
503	343952.078(m)	840903.350(m)	PROPERTY CORNER
504	343957.550(m)	840843.743(m)	PROPERTY CORNER
505	343981.882(m)	840712.354(m)	PROPERTY CORNER
506	343986.842(m)	840659.746(m)	PROPERTY CORNER
507	343986.938(m)	840639.868(m)	PROPERTY CORNER
508	344166.267(m)	840639.925(m)	PROPERTY CORNER
509	344158.647(m)	840745.024(m)	PROPERTY CORNER
510	344134.559(m)	840875.087(m)	PROPERTY CORNER
511	344132.139(m)	840898.091(m)	PROPERTY CORNER

LAND DATA	AREA
TOTAL LAND AREA	19.00 ACRES
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0.26 ACRES
NET LAND AREA	18.74 ACRES
PLAT DATA	**COUNT**
NUMBER OF LOTS	1
NUMBER OF TRACTS	N/A

CLIENT:
Kimley Horn
Matt Kist
email: matt.kist@kimley-horn.com

PROPERTY LOCATION:
North Platte Purchase Drive
Kansas City, Platte County, Missouri

GENERAL SURVEY NOTES:
1.) Deed of record is recorded in Book 1376 at Page 81 in the Recorder of Deeds Office in Platte County, Missouri.

2.) Title Report # NCS-1167247-KCTY, dated May 23, 2023 at 7:46:14 AM provided by First American Title Insurance Company, was provided by client.

3.) Reference surveys of ERIKA'S PLACE - 1ST PLAT, and PLATTE COUNTY R-III SCHOOLS - TWIN CREEKS CAMPUS, both are in the approval process at KCMO Planning & Zoning.

4.) Basis of Bearing was established by the Missouri State Plane Coordinate System from GPS Observation.

5.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map (FIRM) 29095C0063G, effective January 20, 2017.

6.) The Final Plat of PLATTE COUNTY R-III SCHOOLS - TWIN CREEKS CAMPUS is recorded in Book 23 at Page 71 in the office of the Recorder of Platte County, Missouri.

IN TESTIMONY WHEREOF:
Platte County R-III School District, has caused these presents to be executed this _____ day of _____, 2025.

_____
Dr. Jay Harris Superintendent of Schools

STATE OF)
) ss
COUNTY OF)

Be it remembered that on this _____ day of _____, 2025, before me, a Notary Public in and for said County and State, came Dr. Jay Harris, Superintendent of Schools, to me personally known, who being by me duly sworn, did say that he is the Superintendent of Schools of Platte County R-III School District, said instrument was signed in behalf of said Platte County R-III School District, and that said Dr. Jay Harris, acknowledged said instrument to be the free act and deed of said property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office the day and year last above written.

_____
Notary Public

My Commission Expires : _____

CITY PLAN COMMISSION

Approved: _____

PUBLIC WORKS

_____
Director of Public Works
Michael J. Shaw

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

COUNTY RECORDING INFORMATION

Plat Dedication: NORTHLAND WORKFORCE DEVELOPMENT CENTER	Reserved for County Recording Stamp
Private Open Space Dedication: N/A	
Recorded As: Plat	

PROPERTY DESCRIPTION:

A tract being in part of the Northeast Quarter of Section 4, Township 51 North, Range 33 West in Kansas City, Platte County, Missouri, being more particularly described as follows, surveyed and described on February 5, 2025, by John B. Young, LS-2006016647:

Commencing at the Northeast corner of said Northeast Quarter; Thence South 00°32'38" West, along the East line of said Northeast Quarter, 101.50 feet, to the West Right-of-Way line of N. Platte Purchase Drive, as now established; Thence along said West Right-of-Way line on a curve to the left, having an initial tangent bearing of South 19°19'28" West, a radius of 565.14 feet, and an arc length of 32.29, to the Point of Beginning; Thence continuing along said West Right-of-Way line on a curve to the left, tangent to the last described course, having a radius of 565.14 feet and an arc length of 152.94 feet; Thence South 00°32'41" West, continuing along said West Right-of-Way line, 424.73 feet to the Easterly extension of the North line of Lot 1, PLATTE COUNTY R-III SCHOOLS - TWIN CREEK CAMPUS, a subdivision in said Kansas City; Thence along said North line the following five courses; Course 1, South 89°59'57" West, 530.91 feet; Course 2, on a curve to the right, tangent to the last described course, having a radius of 1074.00 feet and an arc length of 196.68 feet; Course 3, North 79°30'30" West, 438.44 feet; Course 4, on a curve to the left, tangent to the last described course, having a radius of 974.00 feet and an arc length of 173.61 feet; Course 5, North 89°43'15" West, 65.23 feet; Thence North 00°01'06" East, 588.41 feet; Thence on a curve to the right, having an initial tangent bearing North 87°48'01" East, a radius of 1564.00 feet and an arc length of 346.46 feet; Thence South 79°30'27" East, 434.02 feet; Thence on a curve to the left, tangent to the last described course, having a radius of 485.00 feet and an arc length of 75.97 feet; Thence South 88°28'57" East, 574.41 feet to the Point of Beginning. Contains 827,732 square feet or 19.00 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: "NORTHLAND WORKFORCE DEVELOPMENT CENTER"

AVIATION AND NOISE EASEMENT:
An Aviation and Noise Easement is hereby granted by Document No. _____, in Book _____, at Page _____. The easement covering this plat boundary will be recorded simultaneously with this plat.

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.

STREET DEDICATION:
Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

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

BUILDING LINES:
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.

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.

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 the 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.

MAINTENANCE OF TRACT:
TRACT A within PLATTE COUNTY R-III SCHOOLS - TWIN CREEKS CAMPUS is to be used as a detention facility and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat, pursuant to the Covenant to Maintain Storm Water Detention Facility of the PLATTE COUNTY R-III SCHOOLS - TWIN CREEKS CAMPUS, recorded simultaneously with this plat.

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 24th day of July, 2023 and that said 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, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI ★ MISSOURI ★ JOHN B. YOUNG NUMBER LS-2006016647 PROFESSIONAL LAND SURVEYOR

3-27-25
Date

John B. Young PLS-2006016647

1	INITIAL SUBMITTAL	02-05-25
2	REVISED PER COMMENTS	02-07-25
3	REVISED PER CITY COMMENTS	03-27-25
4	REMOVED PARKLAND NOTE	05-12-25

Location: S:\23.279 - CTE Facility\DRAWINGS\2025.03.26-FPLAT REV 2\23.279FPLAT.dwg-May 12, 2025-10:18am

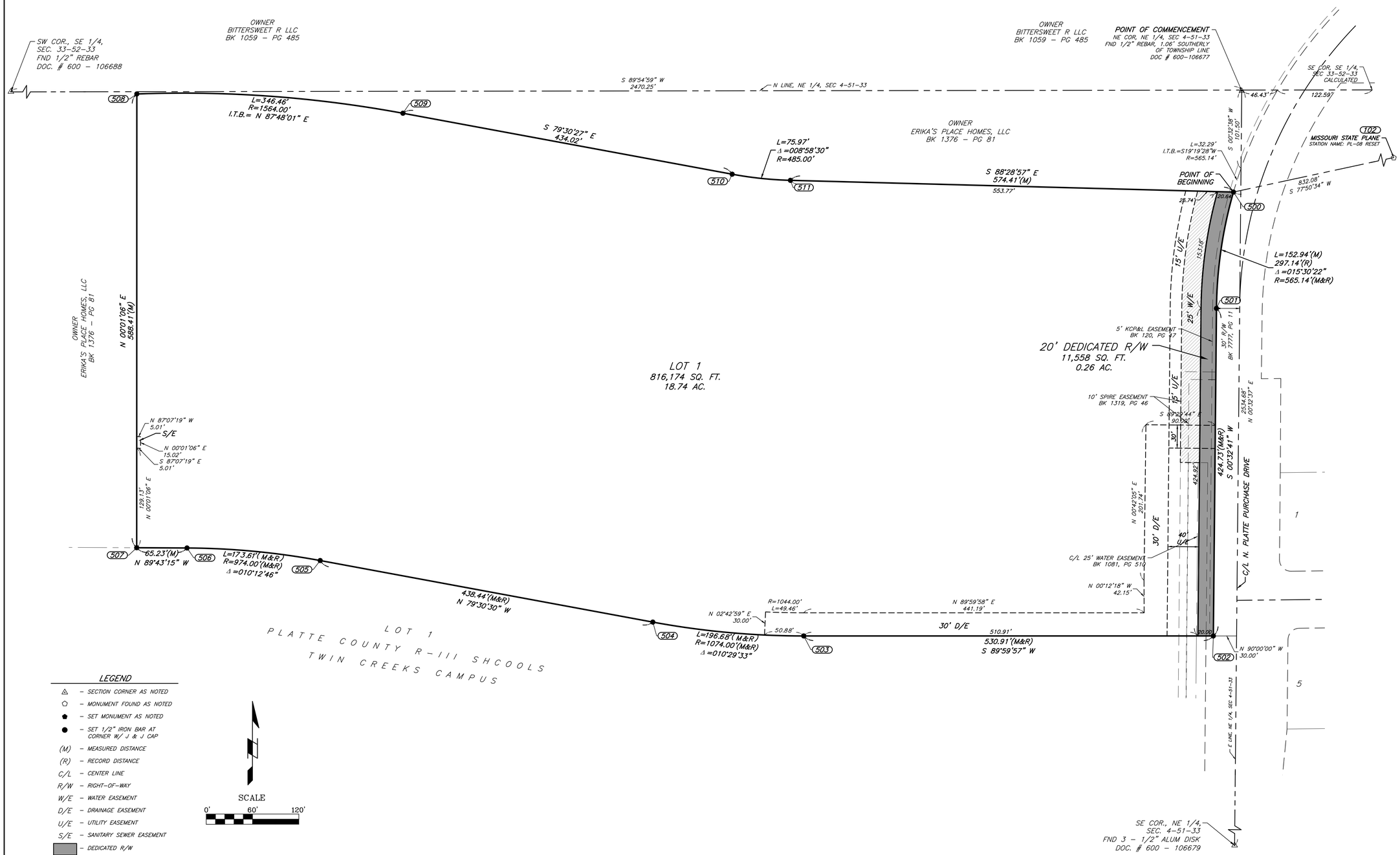
J & J SURVEY LLC
8690A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

FINAL PLAT

NORTHLAND WORKFORCE DEVELOPMENT CENTER

NE 1/4, SECTION 04, TOWNSHIP 51 NORTH, RANGE 33 WEST

KANSAS CITY, PLATTE COUNTY, MISSOURI



LEGEND

- △ – SECTION CORNER AS NOTED
- ⬠ – MONUMENT FOUND AS NOTED
- ⬟ – SET MONUMENT AS NOTED
- ● – SET 1/2" IRON BAR AT CORNER W/ J & J CAP
- (M) – MEASURED DISTANCE
- (R) – RECORD DISTANCE
- C/L – CENTER LINE
- R/W – RIGHT-OF-WAY
- W/E – WATER EASEMENT
- D/E – DRAINAGE EASEMENT
- U/E – UTILITY EASEMENT
- S/E – SANITARY SEWER EASEMENT
- – DEDICATED R/W
- – DEDICATED W/E

SCALE

0' 60' 120'

CERTIFICATION:

I, hereby certify, that this drawing is based on an actual field survey made by me or under my direct supervision on the 24th day of July, 2023 and that said 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, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI JOHN B. YOUNG NUMBER PLS-2006016647 PROFESSIONAL LAND SURVEYOR

3-27-25
Date

John B. Young PLS-2006016647

Location: S:\23.279 - CTE Facility\DRAWINGS\2025.03.26-FPLAT REV 2\23.279FPLAT.dwg-May 12, 2025-10:19am

1	INITIAL SUBMITTAL	02-05-25
2	REVISED PER COMMENTS	02-07-25
3	REVISED PER CITY COMMENTS	03-27-25
4	REMOVED PARKLAND NOTE	05-12-25

J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018