CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00030

Woodhaven Third Plat

November 19, 2025

Docket #C4

Request
Final Plat

Applicant
Kaitlin Raynor
Kimley Horn

Owner
Shawn Woods
Ashlar Homes

Site Information

Location	3201 NW 100th St
Area	20 Acres
Zoning	MPD
Council District	1st
County	Platte
School District	Platte County R-III

Surrounding Land Uses
North: Undeveloped, MPD
South: Residential, MPD
East: Undeveloped, MPD
West: Residential, R-6, R-7.5

Land Use Plan
The KCI Area Plan recommends Residential Low Density for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan
North Line Creek Parkway is identified as a Parkway on the Major Street Plan.

Approval Process

Overview
The applicant seeks approval of a Final Plat in District MPD (Master Planned Development) on about 22 acres generally located at the northwest corner of Line Creek Parkway and Northwest 97th Street, allowing for the creation of 89 residential lots and 5 tracts.

Existing Conditions
The subject site is part of the Woodhaven MPD (Master Planned Development) containing primarily detached houses on for-sale lots. The first and second plat have been recorded, and houses are under construction. The land was previously used for agriculture. There is no regulated stream associated with this site.

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.

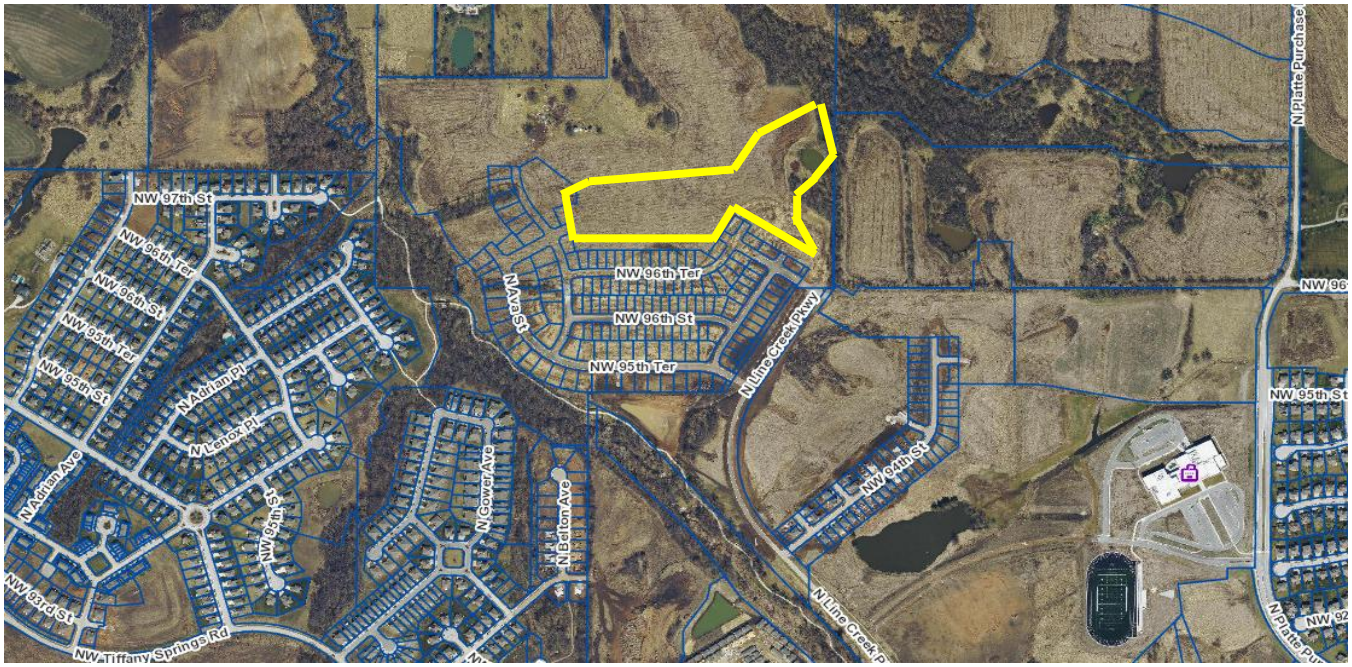
Controlling Case
CD-CPC-2021-00216 – Ordinance CS 220269 – Rezoning an area of about 152 acres generally located on the south side of NW 100th Street between N Green Hills Road to the west and N Platte Purchase Drive to the east from Districts AG-R and R-7.5 to District MPD, and approving a preliminary development plan, which also serves as a preliminary plat to create 468 residential units and other amenities. Approved April 14, 2022

Project Timeline
The application for the subject request was filed on September 23, 2025. Scheduling deviations have occurred due to outstanding revisions needed.

Professional Staff Recommendation
Docket #C4 Approval Subject to Conditions

KANSAS CITY
Planning & Dev

VICINITY MAP



RELATED CASES

CD-CPC-2025-00155 – The City Plan Commission approved a request for a MPD Final Plan for Woodhaven, 3rd Plat in District MPD (Master Planned Development) on about 22 acres generally located north and west of NW 97th Street and N Colrain Avenue. Approved November 6, 2025.

PLAN REVIEW

The request is to consider approval of a Final Plat in District MPD on about 22 acres generally located at the northwest corner of Line Creek Parkway and Northwest 97th Street to allow for the creation of 89 lots and 5 tracts for the purposes of a single unit residential development.

This use and layout were previously approved under Case No. CD-CPC-2021-00216 (Ordinance No. CS 220269), which also served as the Preliminary Plat. The controlling plan approved a 468-unit residential development to be constructed in seven phases.

The proposed Final Plat includes street connections to the existing Woodhaven development to the west and south. A connection to the future Line Creek Parkway to the east is also proposed with this plat. Line Creek Parkway at this location will be dedicated under a separate process at a later date. The Final Plat is consistent with the approved Preliminary Plat and complies with the lot and building standards established by the controlling Master Planned Development.

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.

KANSAS CITY Planning & Dev

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-280)	Yes	Complies with controlling MPD lot and building standards.
Boulevard & Parkway Standards (88-323)	Yes	Complies with deviations granted on controlling MPD.
Parkland Dedication (88-408)	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on zoning and development code text amendments, 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: November 13, 2025

Case Number: CLD-FnPlat-2025-00030

Project: Woodhaven 3rd 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 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-2025-00030.

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. 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 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. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

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.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

7. Line Creek Parkway shall be completed through to NW 100th st prior to issuance of combustible material permits. • One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1) • Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC-2018: § D106.3)

8. Controlling plan conditions shall all be in effect.

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

9. 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.

10. 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.

11. 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.

12. 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.

13. The developer shall dedicate additional right of way [and provide easements] for Line Creek Parkway as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 150 feet of right of way as measured from the centerline, along those areas being platted.

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

14. 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.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

15. 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, as amended, commonly known as the Development Regulations.

16. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.

17. The developer must 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.

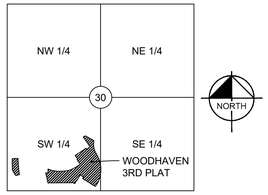
18. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

19. 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.

20. 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.

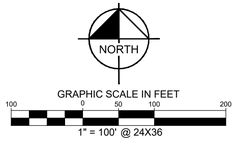
21. The developer must submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

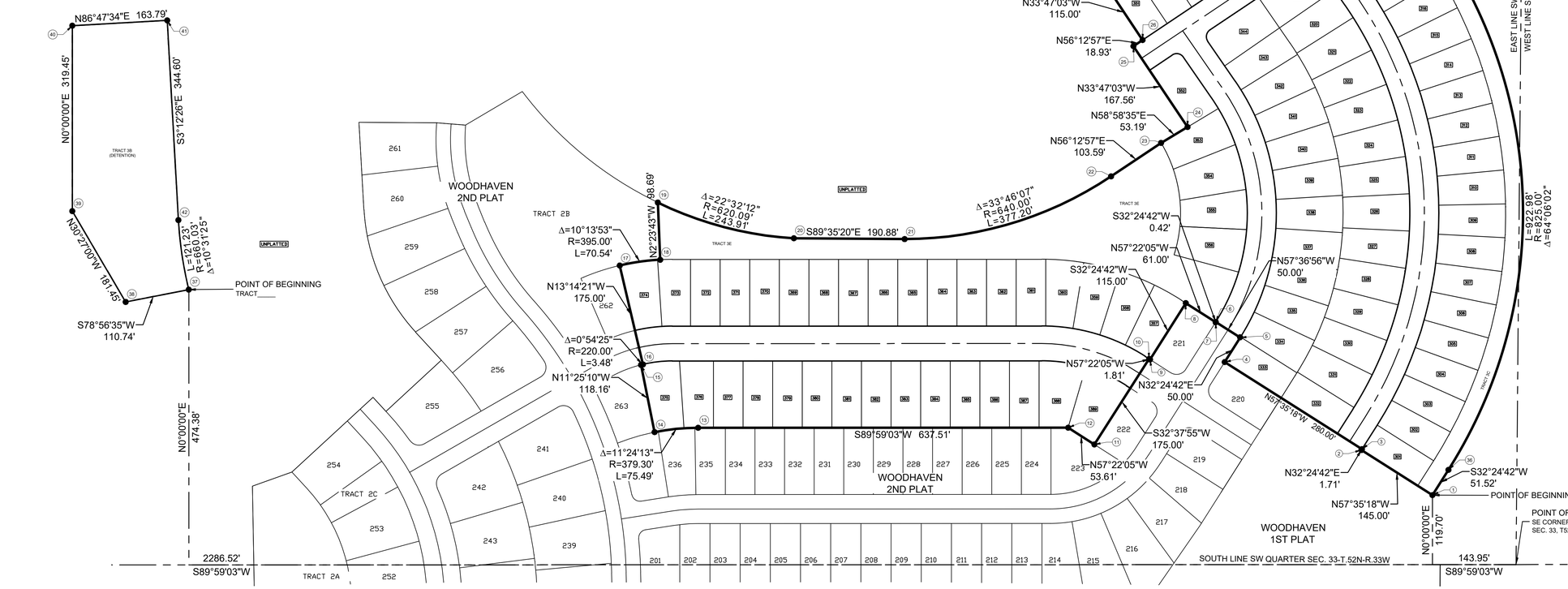
FINAL PLAT
WOODHAVEN, 3RD PLAT
PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER SECTION 33,TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH P.M., KANSAS CITY, JACKSON COUNTY, MISSOURI



LOCATION MAP
SEC. 33, T.52 N., RGE.33 W.
(N.T.S.)

LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
●	5/8" IRON ROD W/ "KHA" CAP SET
Δ	DELTA
R	RADIUS
L	LENGTH





STATE PLANE, MISSOURI WEST ZONE, NAD83 (METER)		
Point #	Northing	Easting
1	344203.18	840279.62
2	344226.87	840242.30
3	344227.31	840242.58
4	344273.06	840170.53
5	344285.92	840178.70
6	344294.09	840165.83
7	344293.98	840165.76
8	344304.00	840150.10
9	344274.41	840131.31
10	344274.71	840130.85
11	344229.79	840102.09
12	344238.60	840088.33
13	344238.55	839894.01
14	344236.26	839871.16
15	344271.56	839864.02
16	344271.81	839865.06
17	344323.74	839852.84
18	344326.77	839874.10
19	344356.82	839872.84
20	344338.06	839944.28
21	344337.64	840002.46
22	344370.58	840110.88
23	344388.14	840137.12
24	344396.50	840151.01
25	344438.94	840122.61
26	344442.15	840127.41
27	344471.29	840107.92
28	344533.87	840201.46
29	344525.27	840207.40
30	344546.24	840237.74
31	344631.49	840178.82
32	344640.19	840196.25
33	344599.98	840268.84
34	344526.29	840271.15
35	344483.32	840289.71
36	344216.44	840288.03
37	344311.11	839626.52
38	344304.64	839593.40
39	344352.32	839565.37
40	344449.68	839565.37
41	344452.48	839615.21
42	344347.61	839621.09

PLAT DEDICATION:	AREA:
TOTAL LAND AREA	970,510.40 SQ. FT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	160,587.83 SQ. FT.
NET LAND AREA	809,922.57 SQ. FT.
PLAT DATA:	**COUNT:**
NUMBER OF LOTS	89
NUMER OF TRACTS	5

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, PLS 2002014092 UNDER THE AUTHORITY OF KIMLEY-HORN CLS 2025011669 ON SEPTEMBER 23, 2025 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°59'03" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 143.95 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 119.70 FEET TO THE NORTHEAST CORNER OF TRACT D , WOODHAVEN 1ST PLAT, A SUBDIVISION OF LAND IN SAID KANSAS CITY, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HERIN DESCRIBED; THENCE NORTH 57°35'18" WEST ON THE NORTHERLY LINE OF SAID WOODHAVEN 1ST PLAT, A DISTANCE OF 145.00 FEET; THENCE NORTH 32°24'42" EAST A DISTANCE OF 1.71 FEET; THENCE NORTH 57°35'18" WEST A DISTANCE OF 280.00 FEET TO THE NORTHERN MOST CORNER OF LOT 220, WOODHAVEN 2ND, A SUBDIVISION OF LAND IN SAID KANSAS CITY; THENCE NORTH 32°24'42" EAST ON THE NORTHERLY LINE OF SAID WOODHAVEN 2ND PLAT, A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTH 57°36'56" WEST ON SAID NORTHERLY LINE A DISTANCE OF 50.00 FEET; THENCE SOUTH 32°24'42" WEST A DISTANCE OF 0.42 FEET; THENCE NORTH 57°22'05" WEST ON SAID NORTHERLY LINE A DISTANCE OF 61.00 FEET; THENCE SOUTH 32°24'42" WEST ON SAID NORTHERLY LINE A DISTANCE OF 115.00 FEET; THENCE NORTH 57°22'05" WEST ON SAID NORTHERLY LINE A DISTANCE OF 1.81 FEET; THENCE SOUTH 32°37'55" WEST ON SAID NORTHERLY LINE A DISTANCE OF 175.00 FEET; THENCE NORTH 57°22'05" WEST ON SAID NORTHERLY LINE A DISTANCE OF 53.61 FEET; THENCE SOUTH 89°59'03" WEST ON SAID NORTHERLY LINE A DISTANCE OF 637.51 FEET; THENCE, ON SAID NORTHERLY LINE, IN A WESTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 379.30 FEET, HAVING A CENTRAL ANGLE OF 11°24'13" AND AN ARC LENGTH OF 75.49; THENCE NORTH 11°25'10" WEST ON SAID NORTHERLY LINE A DISTANCE OF 118.16 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 220.00 FEET, HAVING A CENTRAL ANGLE OF 00°54'25" AND AN ARC LENGTH OF 3.48 FEET; THENCE NORTH 13°14'21" WEST ON SAID NORTHERLY LINE A DISTANCE OF 175.00 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 395.00 FEET, HAVING A CENTRAL ANGLE OF 10°13'53" AND AN ARC LENGTH OF 70.54; THENCE NORTH 02°23'43" WEST A DISTANCE OF 98.69 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 620.09 FEET, HAVING A CENTRAL ANGLE OF 22°32'12" AND AN ARC LENGTH OF 243.91; THENCE SOUTH 89°35'20" EAST A DISTANCE OF 190.88 FEET; THENCE IN A EASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 640.00 FEET, HAVING A CENTRAL ANGLE OF 33°46'07" AND AN ARC LENGTH OF 377.20; THENCE NORTH 56°12'57" EAST A DISTANCE OF 103.59 FEET; THENCE NORTH 58°58'35" EAST A DISTANCE OF 53.19 FEET; THENCE NORTH 33°47'03" WEST A DISTANCE OF 167.56 FEET; THENCE NORTH 56°12'57" EAST A DISTANCE OF 18.93 FEET; THENCE NORTH 33°47'03" WEST A DISTANCE OF 115.00 FEET; THENCE NORTH 56°12'57" EAST A DISTANCE OF 369.23 FEET; THENCE SOUTH 34°38'58" EAST A DISTANCE OF 34.27 FEET; THENCE NORTH 55°21'02" EAST A DISTANCE OF 121.00 FEET; THENCE NORTH 34°38'58" WEST A DISTANCE OF 340.00 FEET; THENCE NORTH 63°29'10" EAST A DISTANCE OF 63.91 FEET; THENCE SOUTH 61°00'59" EAST A DISTANCE OF 272.26 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 529.00 FEET, HAVING A CENTRAL ANGLE OF 26°25'53" AND AN ARC LENGTH OF 244.04; THENCE IN A SOUTHEASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 684.61 FEET, HAVING A CENTRAL ANGLE OF 12°52'48" AND AN ARC LENGTH OF 153.90; THENCE IN A SOUTHERLY DIRECTION WITH A REVERSE NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 825.00 FEET, HAVING A CENTRAL ANGLE OF 64°06'02" AND AN ARC LENGTH OF 922.98; THENCE SOUTH 32°24'42" WEST A DISTANCE OF 51.52 FEET TO THE POINT OF BEGINNING.; CONTAINING 893,030 SQUARE FEET OR 20.5 ACRES MORE OR LESS.

PROPERTY DESCRIPTION (TRACT 3B):

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S. ROUDEBUSH, PLS 2002014092 UNDER THE AUTHORITY OF KIMLEY-HORN CLS 2025011669 ON SEPTEMBER 23, 2025 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°59'03" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,286.52 FEET, THENCE NORTH 00°00'00" EAST A DISTANCE OF 474.38 TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HERIN DESCRIBED; THENCE SOUTH 78°56'35" WEST A DISTANCE OF 110.74 FEET; THENCE NORTH 30°27'00" WEST A DISTANCE OF 181.45 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 319.45 FEET; THENCE NORTH 86°47'34" EAST A DISTANCE OF 163.79 FEET; THENCE SOUTH 03°12'26" EAST A DISTANCE OF 344.60 FEET; THENCE IN A SOUTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 660.03 FEET, HAVING A CENTRAL ANGLE OF 10°31'25" AND AN ARC LENGTH OF 121.23 FEET TO THE POINT OF BEGINNING.; CONTAINING 77,479 SQUARE FEET OR 1.77 ACRES MORE OR LESS.

PLAT DEDICATION:

THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS:

WOODHAVEN 3RD PLAT

PLAT DEDICATION:	RESERVED FOR COUNTY RECORDING STAMP
WOODHAVEN 3RD PLAT	
PRIVATE OPEN SPACE DEDICATION: NONE	
RECORD AS: PLAT	

SURVEYOR'S CERTIFICATION:

THIS PLAT AND SURVEY OF WOODHAVEN, 3RD PLAT WERE EXECUTED BY KIMLEY-HORN. 805 PENNSYLVANIA AVENUE, KANSAS CITY, MISSOURI 64105.

I HEREBY CERTIFY: THAT THE PLAT OF WOODHAVEN, 3RD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION 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, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

KIMLEY-HORN MO CLS 395
JASON S. ROUDEBUSH, MO PLS 2002014092
OCTOBER 15, 2025
JASON.ROUDEBUSH@KIMLEY-HORN.COM

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

No.	DATE	REVISION DESCRIPTION
5		
4		
3		
2		
1	10-15-2025	REVISIONS PER CITY COMMENTS

Kimley»Horn
805 PENNSYLVAINIA AVENUE
KANSAS CITY, MISSOURI 64105
Tel. No. (816) 652-0350
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SFS	JSR	10-15-2025	268030007	1 OF 4

DWG NAME: K:\KNC_DEV\268030007_WOODHAVEN 3RD PLAT\5 DESIGN\SURVEY\FINAL PLAT\WOODHAVEN 3RD PLAT COVER.DWG PLOTTED BY SAHLFELD, SAM 10/15/2025 8:24 AM LAST SAVED 10/14/2025 3:44 PM

FINAL PLAT

WOODHAVEN, 3RD PLAT

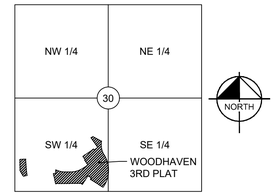
PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER
SECTION 33,TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH P.M.,
KANSAS CITY, PLATTE COUNTY, MISSOURI

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
W/E	WATER EASEMENT
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
S/E	SANITARY SEWER EASEMENT
B/L	BUILDING LINE/SETBACK
Δ	DELTA
R	RADIUS
L	LENGTH



LOCATION MAP
SEC. 33, T.52 N., RGE.33 W.
(N.T.S.)

N86°47'34"E 163.79'

N0°00'00"E 319.45'

S3°12'26"E 344.60'

TRACT 3B
(DETENTION)

N30°27'00"W 181.45'

Δ=10°31'25"
R=660.03'
L=121.23'

UNPLATTED

POINT OF BEGINNING

S78°56'35"W
110.74'

N0°00'00"E
474.38'

SOUTH LINE SW QUARTER
SEC. 33-T.52N-R.33W

2286.52'
S89°59'03"W

WOODHAVEN
2ND PLAT

TRACT 2B

TRACT 2C

UNPLATTED

TRACT 3E

Δ=22°32'12"
R=620.09'
L=243.91'

Δ=33°46'07"
R=640.00'
L=377.20'

S89°35'20"E 190.88'

N2°23'43"W 98.69'

Δ=10°13'53"
R=395.00'
L=70.54'

N13°14'27"W 175.00'

66.13'

25.04' 31.68'

374 373 372 371 370 369 368 367 366 365 364 363 362

N3°38'50"W 115.00'
N0°00'57"W 115.00'

25' B/L
S/E
15' U/E

N64°34'59"E 4.58'
N25°25'01"W 18.90'

46.87'

17.75' 31.68' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 44.09'

N89°58'12"E 382.68'

PORTIONS OF SANITARY SEWER AND STORM EASEMENTS LOCATED IN ROW TO BE VACATED WITH THE RECORDING OF THIS PLAT

NW 97TH STREET
S89°59'03"W 636.76'

30'

Δ=0°54'25"
R=220.00'
L=3.48'

LF62.60'
R1250.00'

54.26' 12.69' 58.47' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00'

20' U/E
10' W/E
25' B/L

N1°25'10"W 118.16'

375 376 377 378 379 380 381 382 383 384 385 386 387

N3°42'56"W 116.03'
N0°00'57"W 115.00'

24.49' 26.51' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00' 51.00'

S89°59'03"W 637.51'

L=75.49'
R=379.30'
Δ=11°24'13"

237 236 235 234 233 232 231 230 229 228 227 226 225

262 263 254 255 256 257 258 259 260 261 241 242 243 253 240 239 201 202 203 204

SURVEYOR'S CERTIFICATION:

THIS PLAT AND SURVEY OF WOODHAVEN, 3RD PLAT WERE EXECUTED BY KIMLEY-HORN. 805 PENNSYLVANIA AVENUE, KANSAS CITY, MISSOURI 64105.

I HEREBY CERTIFY: THAT THE PLAT OF WOODHAVEN, 3RD PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION 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, PROFESSIONAL SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES, AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

KIMLEY-HORN MO CLS 395
JASON S. ROUDEBUSH, MO PLS 2002014092
OCTOBER 15, 2025
JASON.ROUDEBUSH@KIMLEY-HORN.COM

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=50'	SFS	JSR	10-15-2025	268030007	2 OF 4

DWG NAME: K:\KNC_LDEV\268030007_WOODHAVEN 3RD PLAT\3 DESIGN\SURVEY\FINAL PLAT\WOODHAVEN 3RD PLAT.DWG PLOTTED BY SAHLFELD, SAM 10/15/2025 8:30 AM LAST SAVED 10/15/2025 7:43 AM

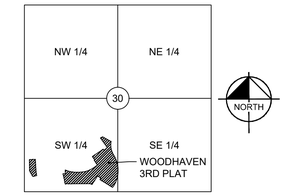
FINAL PLAT

WOODHAVEN, 3RD PLAT

PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER
SECTION 33,TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH P.M.,
KANSAS CITY, PLATTE COUNTY, MISSOURI

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36



LOCATION MAP
SEC. 33, T.52 N., RGE.33 W.
(N.T.S.)

LEGEND

———	BOUNDARY LINE
———	ADJACENT PROPERTY LINE
— — — —	EASEMENT LINE
W/E	WATER EASEMENT
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
S/E	SANITARY SEWER EASEMENT
B/L	BUILDING LINE/SETBACK
Δ	DELTA
R	RADIUS
L	LENGTH

NW 96TH TERRACE
N24°38'58"W 123.03'
R=14.00'
L=21.78'
N33°47'03"W 167.56'
N58°58'35"E 53.19'
N56°12'57"E 103.59'
Δ=33°46'07"
R=640.00'
L=377.20'
TRACT 3E
STORM SEWER EASEMENT TO BE VACATED WITH THE RECORDING OF THIS PLAT
R=235.00'
L=200.00'
R=14.00'
L=22.00'
N57°55'36"E 115.00'
N55°21'02"E 115.00'
R=375.00'
L=438.74'
N65°05'19"E 115.00'
N72°15'02"E 115.00'
N79°24'45"E 115.00'
N86°34'28"E 115.00'
N86°15'49"E 115.00'
N79°06'06"E 115.00'
N71°56'23"E 115.00'
S64°46'40"E 115.00'
S57°35'18"E 115.00'
N57°35'18"W 280.00'
N57°36'56"W 50.00'
N32°24'42"E 50.00'
N32°24'42"E 1.71'
N57°35'18"W 145.00'
S32°24'42"W 51.52'
POINT OF BEGINNING
POINT OF COMMENCEMENT
SE CORNER OF THE SW
QUARTER SECTION 33, T52N, R33W
N0°00'00"E 119.70'
143.95'
S89°59'03"W
SOUTH LINE SW QUARTER SEC. 33-T.52N-R.33W
S32°24'42"W 0.42'
N57°22'05"W 61.00'
R=445.00'
L=253.66'
N25°46'55"E 115.00'
N17°34'37"E 115.00'
N9°20'19"E 115.00'
N0°00'57"W 115.00'
S74°46'58"E 61.59'
L=170.94'
R=300.00'
N57°22'05"W 8.21'
N57°22'05"W 1.81'
S32°24'42"W 115.00'
S32°37'55"W 115.00'
N57°22'05"W 53.61'
N16°18'28"E 108.49'
S70°46'14"W 13.65'
S70°46'14"W 6.21'
S32°37'55"W 16.00'
N57°22'05"W 25.37'
S64°05'22"E 18.09'
N N COLRAIN AVE
L=766.64'
R=655.00'
L=922.98'
R=875.00'
Δ=64°06'02"
TRACT 3C
WOODHAVEN 2ND PLAT
WOODHAVEN 1ST PLAT
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FINAL PLAT
WOODHAVEN, 3RD PLAT
PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER SECTION 33,TOWNSHIP 52 NORTH, RANGE 33 WEST OF THE FIFTH P.M., KANSAS CITY, PLATTE COUNTY, MISSOURI

NORTH

GRAPHIC SCALE IN FEET
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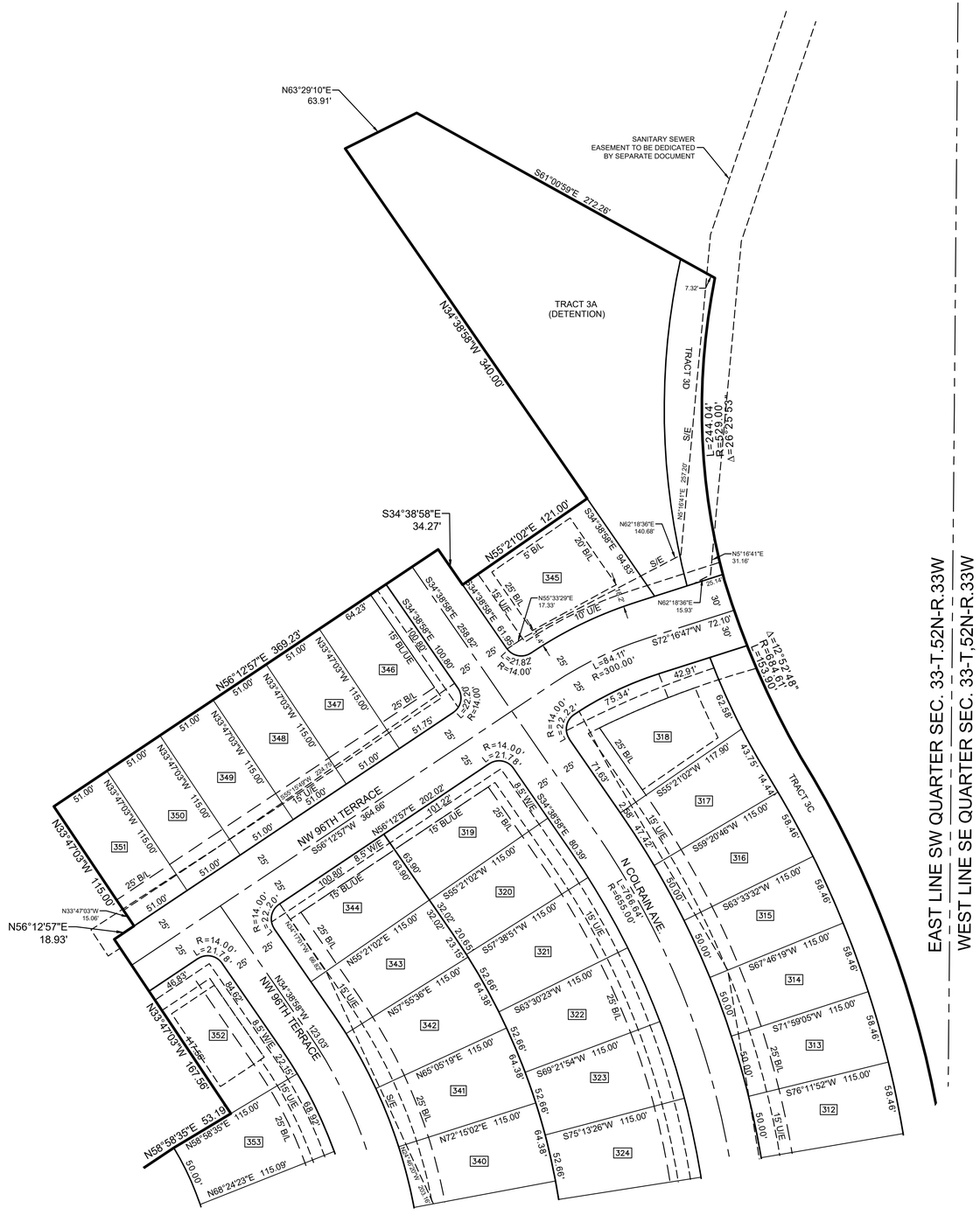
1" = 100' @ 24X36



FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN "ZONE C" (AREAS OF MINIMAL FLOODING) ACCORDING TO THE PLATTE COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 29095C0063G, MAP REVISED JANUARY 20, 2017.

MAINTENANCE OF TRACTS: TRACTS 3A AND 3B ARE TO BE USED FOR DETENTION, TRACTS 3C, 3D AND 3E ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO (NAME OF THE DOCUMENT) RECORDED SIMULTANEOUSLY WITH THIS PLAT.

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.

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.

UTILITY EASEMENT: 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 APPURTENCES 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.

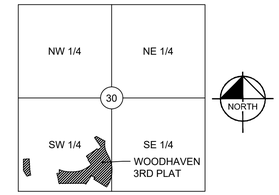
BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG 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.

DEDICATION OF PARKLAND- PARKLAND DEDICATION AND FEE'S IN-LIEU-OF, ARE NOT BEING PROVIDED WITH THIS PLAT. PARKLAND WAS PREVIOUSLY DEDICATED WITH WOODHAVEN 1ST PLAT, THROUGH TRACT P (14.70 ACRES), WHICH DEDICATED PARKLAND FOR THE ENTIRE SUBDIVISION, INCLUDING ALL FUTURE PHASES (ALL 468 LOTS OF THE OVERALL MPD).

LEGEND

———	BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
— — — — —	EASEMENT LINE
W/E	WATER EASEMENT
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
S/E	SANITARY SEWER EASEMENT
B/L	BUILDING LINE/SETBACK
Δ	DELTA
R	RADIUS
L	LENGTH



LOCATION MAP
SEC. 33, T.52 N., RGE.33 W.
(N.T.S.)

EXECUTION:

ASHLAR HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF MISSOURI, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2025.

ASHLAR HOMES, LLC,
A MISSOURI LIMITED LIABILITY COMPANY

_____
SHAWN WOODS MEMBER

STATE OF _____
SS:
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____DAY OF _____ 2025 , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, CAME SHAWN WOODS TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MEMBER OF ASHLAR HOMES, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID SHAWN WOODS, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE DATE HEREIN LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF KANSAS CITY AND COUNTY OF JACKSON, MISSOURI THIS _____ DAY OF _____, 2025

CITY PLANNING COMMISSION APPROVAL:

APPROVED DATE: _____

CASE NO: _____

_____ _____
QUINTON LUCAS MAYOR MARILYN SANDERS CITY CLERK

_____
SHERRI K. MCINTYRE, P.E DIRECTOR OR PUBLIC WORKS

_____
JACKSON COUNTY GIS

SURVEYOR'S CERTIFICATION:

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STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

_____
KIMLEY-HORN MO CLS 395
JASON S. ROUDEBUSH, MO PLS 2002014092
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