

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2025-00029



KANSAS CITY
Planning & Dev

The Parker Final Plat

January 7, 2026

Docket #C3

Request

Final Plat

Applicant

Ryan Hunt
Taliaferro & Browne, Inc

Owner

City of Kansas City, MO

Site Information

Location	1511 E 18 th St.
Area	1.009 Acres
Zoning	UR
Council District	3 rd
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Commercial, UR
South: Residential/Vacant, UR
East: Commercial, UR
West: Surface Parking, DX-5

Land Use Plan

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

Major Street Plan

The Paseo is identified as an Established Boulevard and E 18th Street is identified as an Activity Street.

Approval Process



Overview

The applicant seeks to gain approval of a Final Plat in District UR on about 1.009 acres generally located at the southeast corner of East 18th Street and The Paseo, allowing for the creation of two (2) lots and one (1) tract for a mixed-use development.

Existing Conditions

The subject site is currently developed with the Historic House of Hits building and the associated parking area. The subject site is relatively flat and there is no associated regulated stream with the subject site.

Neighborhood(s)

This site is located within the Historic East Neighborhood Coalition (HENC) and Wendell Phillips and Downtown East Neighborhood Association.

Required Public Engagement

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

Controlling Case

CD-AA-2025-00088 - Approving a UR Final Plan for the Jazz District UR to allow for a mixed use development on about 0.969 acres generally located on the south side of East 18th Street between Paseo Boulevard and Vine Street (approved November 7, 2025).

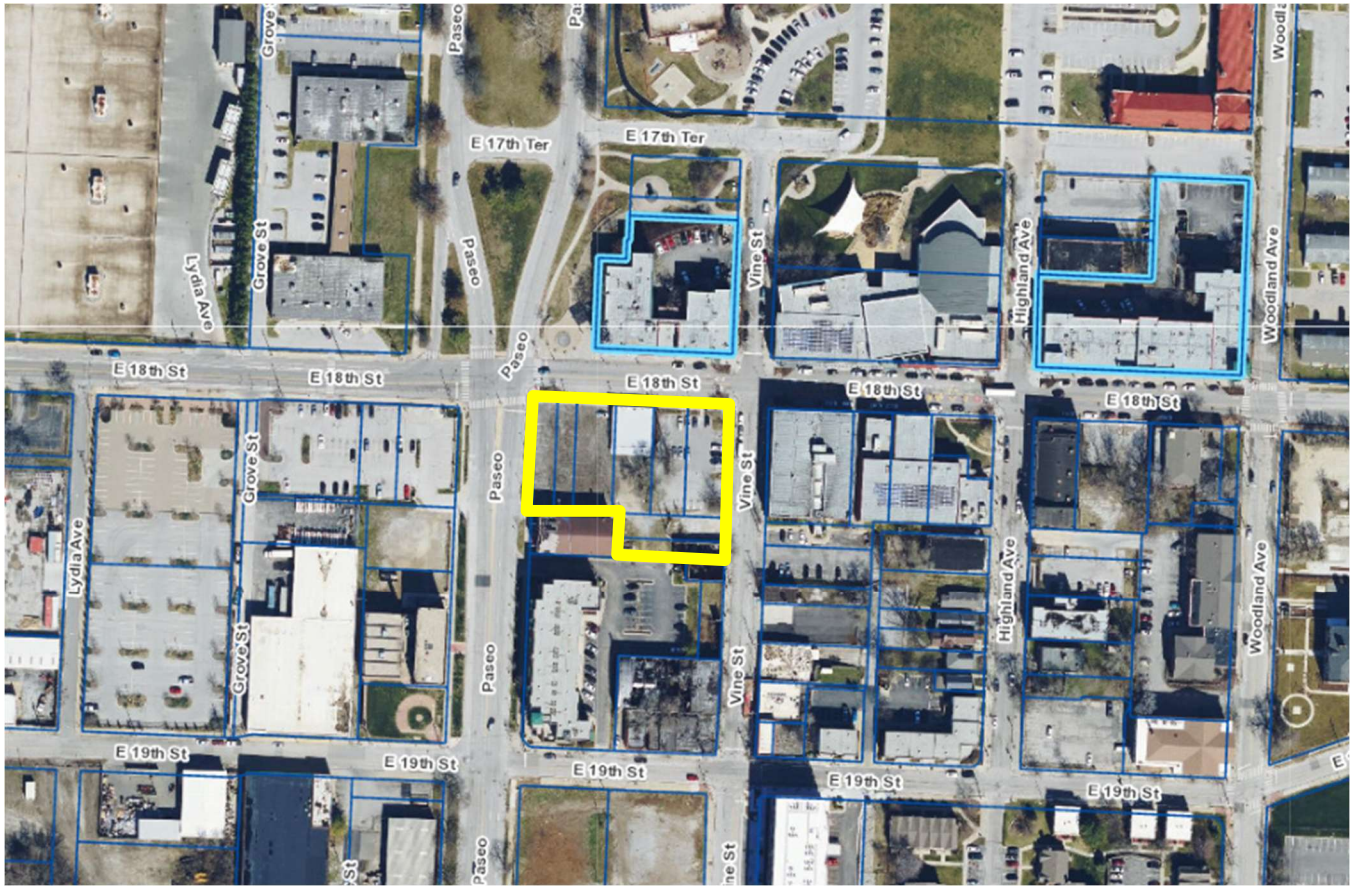
Project Timeline

The application for the subject request was filed on August 14, 2025. Scheduling deviations have occurred to allow the applicant to complete their Minor Amendment and Final Plan requirements.

Professional Staff Recommendation

Docket C3 Approval Subject to Conditions

VICINITY MAP



RELATED CASES

CD-AA-2024-00078 - Approving a minor amendment to the Jazz District UR to allow for a mixed use development on about 0.96 acres generally located on the south side of East 18th Street between Paseo Boulevard and Vine Street (approved March 10, 2025).

PLAT REVIEW

The request is to consider approval of a Final Plat in District UR on about 1.009 acres generally located at the southeast corner of The Paseo and East 18th Street to allow for the creation of two (2) lots and one (1) tract for the purposes of a mixed-use development. This use was approved in Case No. CD-AA-2025-00088 which served as the Preliminary Plat. The Preliminary Plat proposed to develop one building as a mixed-use development with a mixture of residential, retail, entertainment venue, and eating and drinking establishments. The plan does not propose to dedicate any public right-of-way.

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 (88-260)	Yes	
Boulevard & Parkway Standards (88-323)	Yes	The boulevard and parkway standards were reviewed through the Minor Amendment. The proposal complies with all standards of this section.
Parkland Dedication (88-408)	Yes	The developer is proposing to dedicate parkland and pay a fee in lieu to satisfy the requirements.

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,



Larisa Chamb, AICP

Planning Supervisor



Plan Conditions

Report Date: December 30, 2025

Case Number: CLD-FnPlat-2025-00029

Project: The Parker 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 the applicant shall upload Paid Tax Receipts for the most recent applicable year.
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 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-2025-00029.

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

4. Controlling plan conditions shall apply.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

5. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of \$20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

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

6. 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.
7. 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.
8. 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.
9. 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.
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.

