



CITY PLAN COMMISSION STAFF REPORT

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

July 18, 2023

Project Name
The Depot Final Plat

Docket # C9

Request
CLD-FnPlat-2023-00011
Final Plat

Applicant
James Cherney
SE3

Owner
Kris Wright
Kittle Property Group

Location 9100 Old Santa Fe Road
Area About 32 acres
Zoning UR
Council District 5th
County Jackson
School District Hickman Mills 140

Surrounding Land Uses

North: Institutional, zoned R-7.5
South: Residential, zoned R-1.5, R-5, R-7.5
East: Residential, zoned R-7.5
West: Commercial, zoned UR

Major Street Plan

Old Santa Fe and E. 93rd Street are not identified on the City's Major Street Plan.

Land Use Plan

The Hickman Mills Area Plan recommends office/residential for the land use.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 04/20/2023. Scheduling deviations from 2023 Cycle K have occurred.

- The applicant had outstanding corrections related to the final plat.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject property is currently undeveloped, and a residential development plan was approved in 2022.

SUMMARY OF REQUEST + KEY POINTS

A request to approve a Final Plat in District UR (Urban Redevelopment) on about 31 acres generally located at Old Santa Fe Road and E. 93rd Street creating one lot and one tract for a future multi-unit building.

CONTROLLING + RELATED CASES

CD-CPC-2022-00161 - A request to approve a UR Development Plan and Preliminary Plat for 252 residential units on about 32 acres generally located at E. 93rd Street and Old Santa Fe Road. **(Ord. No. 220950).**

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

C9 APPROVAL WITH CONDITIONS

PLAN REVIEW

The request to consider approval of a Final Plat in District UR to create one lot and one tract on about 31 acres generally located at Old Santa Fe Road and E. 93rd Street. This use was approved in case CD-CPC-2022-00161 which served as the preliminary plat to develop 252 dwelling units. This final plat is in conformance with the preliminary plat.

PLAN ANALYSIS

Standards	Applicability	Meets	More Information
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	

ATTACHMENTS

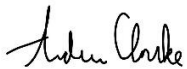
1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

The requested Final Plat is in conformance with the controlling plan.

City staff recommends **APPROVAL WITH CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



Plan Conditions, Corrections, & Suggestions Report

Recommended To
Recommended By Staff

Report Date: July 13, 2023

Case Number: CLD-FnPlat-2023-00011

Project: The Depot

Plan Conditions

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

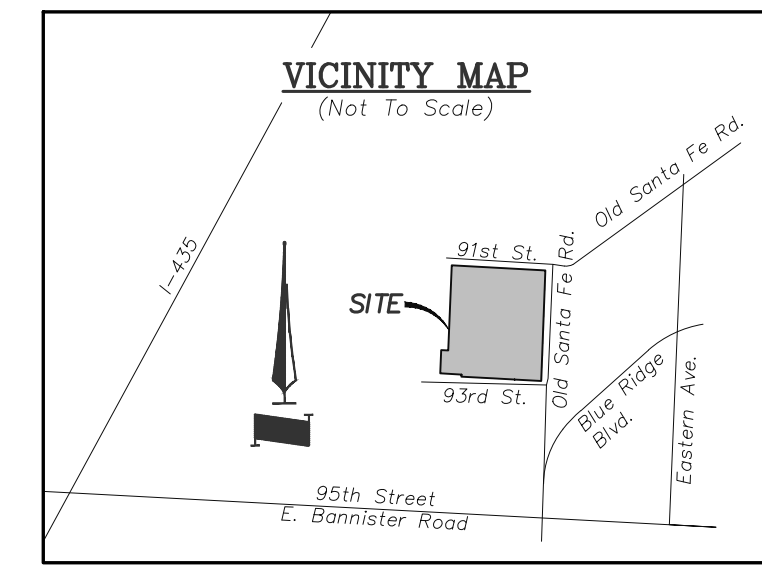
1. That the North half of E 93rd St and the West side of Old Santa Fe Rd shall be improved as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first. (5/10/2023)
2. 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. (5/10/2023)
3. 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. (5/10/2023)
4. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division 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. (5/10/2023)
5. The developer must pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division. (5/10/2023)
6. 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 the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first. (5/10/2023)
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. (5/10/2023)
8. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required. (5/10/2023)
9. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division. (5/10/2023)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

10. As indicated on plat, the developer is electing to pay a money-in-lieu of fee in satisfying the parkland dedication requirements of 88-408. The fee due shall be based on the final number of units proposed utilizing the 2022 park rate of \$64,220.18 per acre and shall be paid prior to Certificate of Occupancy. (5/10/2023)

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

11. Water Main Easements Show and label all required water main easements that may be required as part of the water main extension plans along E 93rd Street. (5/08/2023)



MISSOURI STATE PLANE COORDINATE TABLE
 GEODETIC DATA—NAD 1983 (West Zone)
 PROJECT GRID FACTOR: 0.99990150

Coordinates shown hereon are Grid Coordinates listed in U.S. survey feet and were derived from GPS observations referenced to Missouri Department of Transportation RTK Network

PLAT CORNER NUMBER	NORTHING (Y) COORDINATE	EASTING (X) COORDINATE
SCALE POINT	1017621.64	27857579.45
PC-1	1015747.78	2785318.51
PC-2	1016016.71	2785329.96
PC-3	1016013.30	2785409.88
PC-4	1016997.95	2785451.81
PC-5	1016939.26	2786534.93
PC-6	1015659.58	2786496.78
PC-7	1015709.57	2785562.28
PC-8	1015734.53	2785563.63

AREA TABLE		
SITE DATA	SQUARE FEET	ACRES
LOT 1	1,299,724	29.8375
TRACT A	62,390	1.4323
PLAT GROSS	1,410,708	32.3854
RIGHT-OF-WAY DEDICATION	48,594	1.1156
PLAT NET	1,362,114	31.2698

RECORD SOURCES

- Subdivision plans of "Subdivision of Sechrest Estate", "Camelot Courts", "Foree Heights", "Palestine Acres" and "Corner Trails Campus First Plat"
- Record description provided in Title Commitment, General Warranty Deed in Book K-1362, Page 855 and Missouri Warranty Deed Doc. No. 1966B0563696 in Book B-5927, Page 286

Bearing, distance and or text shown hereon and followed by the word (Plat or Deed) refers to that as shown on the applicable record plat or deed referenced above.

FLOOD NOTE

According to my interpretations of Community Panel No. 29095C03846 of the Flood Insurance Rate Map for Jackson County, Missouri and Incorporated Areas, dated January 20, 2017, the subject property is in Flood Zone "X" Unshaded, i.e. "areas determined to be outside the 0.2% annual chance floodplain."

SURVEYOR'S NOTES

- This survey is based on information (record description, easements, etc.) provided by First American Title Insurance Company as Commitment/File No. NCS-1114081-INDY, with an effective date of April 14, 2023 at 8:00 AM. First Amendment
- Bearings shown hereon are grid bearings based on the Missouri State Plane Coordinate System of 1983 (NAD-83) West Zone.

MONUMENTATION LEGEND

- = Found section corner monumentation as noted hereon.
- = Found property corner monumentation as noted hereon.
- = Set 5/8" iron bar with aluminum cap numbered 2580 unless noted otherwise.

SURVEYOR'S CERTIFICATION

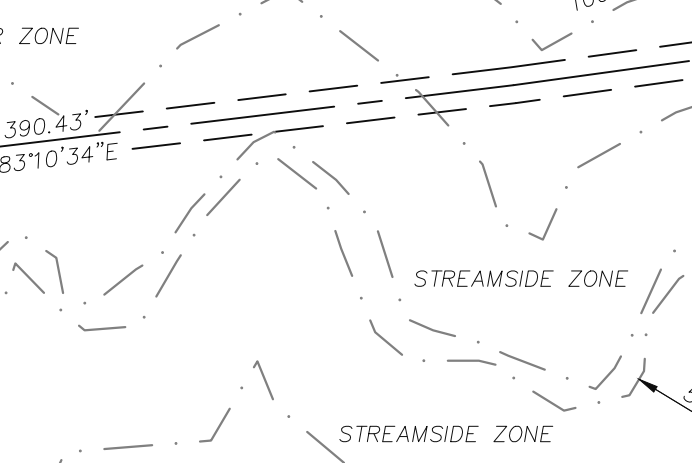
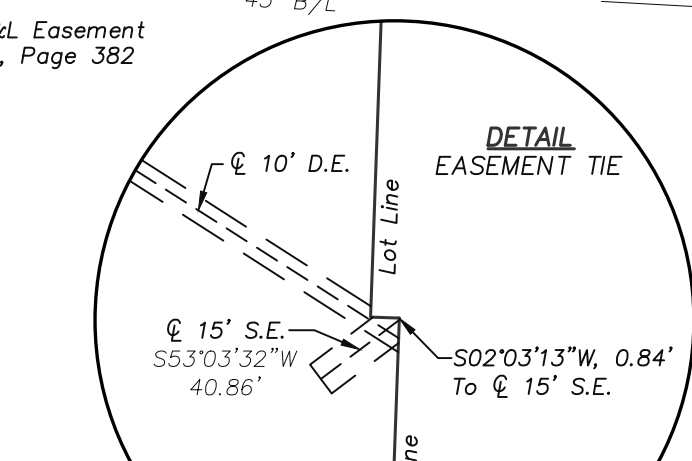
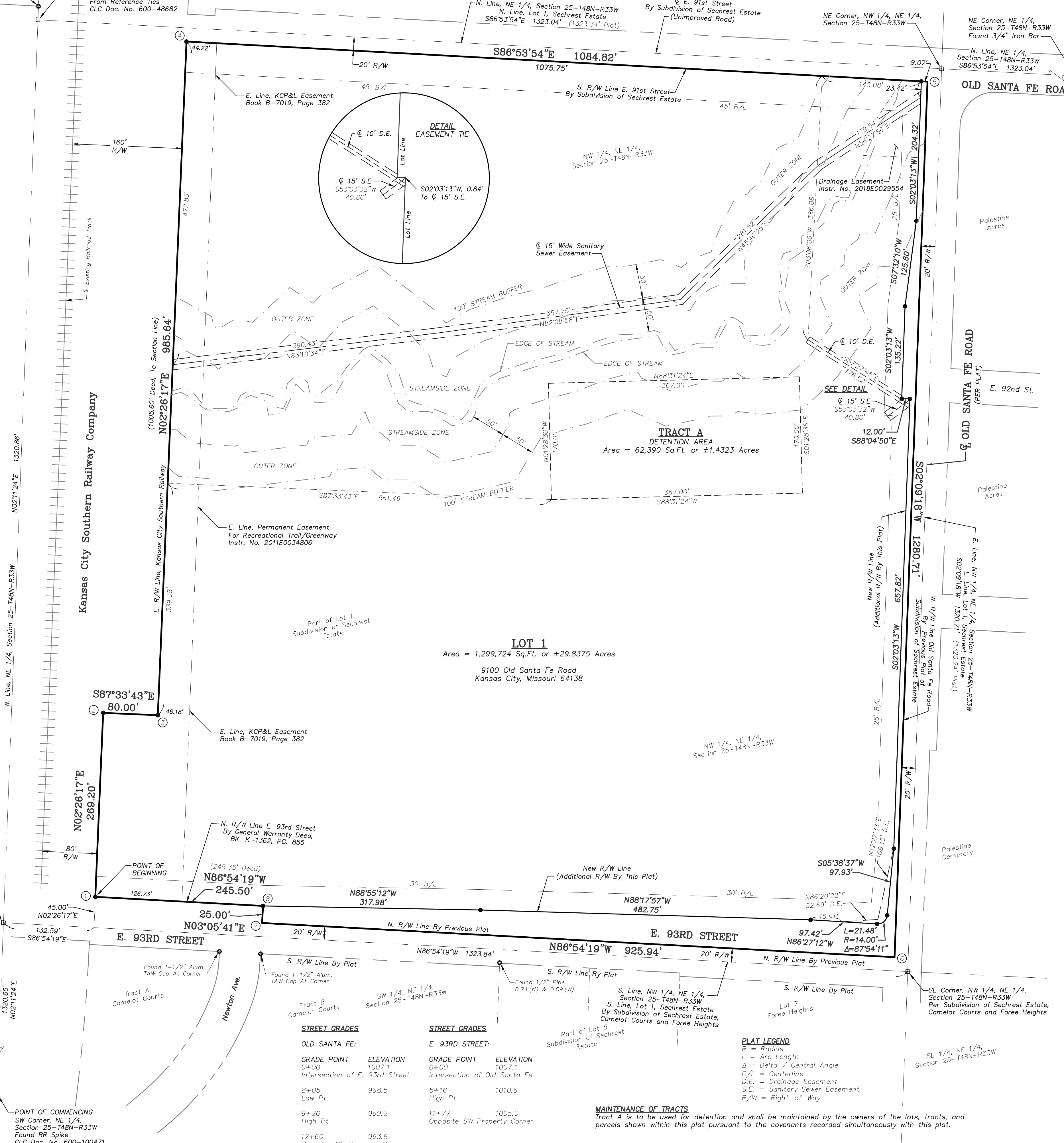
I HEREBY CERTIFY, that the subdivision plot of "THE DEPOT ON OLD SANTA FE" is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional 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.

DEVELOPER
 KITTLE PROPERTY GROUP
 310 E. 96TH ST., STE 400
 INDIANAPOLIS, IN. 46240

Jeffrey B. Lovelace, PLS
 Missouri Registration No. 2580

POINT OF COMMENCING
 SW Corner, NE 1/4,
 Section 25-T48N-R33W
 Found RR Spike
 CLC Doc. No. 600-100471

FINAL PLAT
THE DEPOT ON OLD SANTA FE
PART OF THE NE 1/4, SECTION 25-T48N-R33W
PART OF LOT 1, SUBDIVISION OF SECHREST ESTATE
KANSAS CITY, JACKSON COUNTY, MISSOURI



LOT 1
 Area = 1,299,724 Sq.Ft. or ±29.8375 Acres
 9100 Old Santa Fe Road
 Kansas City, Missouri 64138

MAINTENANCE OF TRACTS
 Tract A is to be used for detention and shall be maintained by the owners of the lots, tracts, and parcels shown within this plat pursuant to the covenants recorded simultaneously with this plat.

PROPERTY DESCRIPTION: Plat Boundary - As Recommended by this Land Surveyor

All that part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 48 North, Range 33 West of the Fifth Principal Meridian in Kansas City, Jackson County, Missouri and All that part of Lot 1, SUBDIVISION OF SECHREST ESTATE, a subdivision in said City, County and State, all being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 25; thence North 02°11'24" East along the West line of said Northeast Quarter a distance of 1320.65 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 25; thence South 86°54'19" East along the South line of the Northwest Quarter of said Northeast Quarter a distance of 132.59 feet to the East right-of-way line of the Kansas City Southern Railway Company; thence North 02°26'17" East along said East right-of-way line a distance of 45.00 feet to the North right-of-way line of E. 93rd Street as established by Warranty Deed in Book K-1362 at Page 855 and the POINT OF BEGINNING; thence continuing along said East right-of-way line the following three (3) courses; North 02°26'17" East a distance of 269.20 feet; thence South 87°33'43" East a distance of 80.00 feet; thence North 02°26'17" East a distance of 885.64 feet to the South right-of-way line of E. 91st Street as established by said SUBDIVISION OF SECHREST ESTATE; thence South 86°53'54" East along said South right-of-way line a distance of 1084.82 feet to the West right-of-way line of Old Santa Fe Road (platted as Winchester Ave.) as established by said SUBDIVISION OF SECHREST ESTATE; thence South 02°09'18" West along said West right-of-way line a distance of 1280.71 feet to the North right-of-way line of E. 93rd Street as established by said SUBDIVISION OF SECHREST ESTATE; thence North 86°54'19" West along said North right-of-way line a distance of 925.94 feet to the North right-of-way line of said E. 93rd Street as established by said Warranty Deed in Book K-1362 at Page 855; thence North 03°05'41" East along said North right-of-way line by said Warranty Deed a distance of 25.00 feet; thence North 86°54'19" West along said North right-of-way line by said Warranty Deed a distance of 245.50 feet to the POINT OF BEGINNING. Containing 1,410,708 square feet or 32.3854 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 shown on the accompanying plat, which subdivision and plat shall be known as: "THE DEPOT ON OLD SANTA FE"

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.

BUILDING LINES

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the lot line nearest thereto.

RIGHT OF ENTRANCE

The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse 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.

PAYMENT IN LIEU OF LAND DEDICATION

The developer elects to pay the city of Kansas City, Missouri, a sum of \$194,201.82 in lieu of required parkland dedication for the 252 multi-family dwelling units, pursuant to section 88-408-c of the city of Kansas City Zoning and Development Code.

ACKNOWLEDGEMENT

IN TESTIMONY WHEREOF The Depot on Old Santa Fe, LP, has caused this instrument to be executed this ____ day of _____, 202__

By: Jeffrey L. Kittle, Manager

STATE OF _____)
 COUNTY OF _____) SS

BE IT REMEMBERED that on this ____ day of _____, 202__ before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey L. Kittle, to me personally known to be the person who executed the foregoing instrument, who, being by me duly sworn, stated that he/she is the Manager of The Depot on Old Santa Fe, LP and that said instrument was signed on behalf of The Depot on Old Santa Fe, LP and such instrument to be the free act and deed of said The Depot on Old Santa Fe, LP.

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

My Commission Expires: _____ Notary Public

CITY PLAN COMMISSION PUBLIC WORKS

Approved: _____

CITY COUNCIL
 Michael J. Shaw
 Director of Public Works

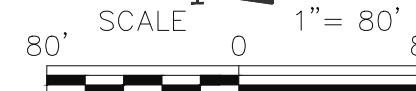
THIS IS TO CERTIFY that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this ____ day of July, 202__

Mayor: Quinton Lucas City Clerk: Marilyn Sanders

COUNTY APPROVALS

Vincent E. Brice
 Jackson County Assessment Department

Date _____

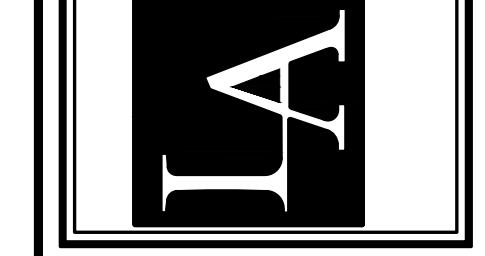


DATE	NUMBER	REVISION	BY:	APPROVED:
05-18-2023	1			
06-09-2023	2			
07-07-2023	3			

FINAL PLAT
THE DEPOT ON OLD SANTA FE
IN THE NE 1/4, SECT. 25-T48N-R33W
KANSAS CITY, JACKSON COUNTY, MISSOURI
 PREPARED FOR: KITTLE PROPERTY GROUP INC.
 310 E. 96TH STREET, SUITE 400
 INDIANAPOLIS, INDIANA 46240

Project No: 23091
 Drawn By: MLR/JBL
 Checked By: JBL
 Date: 04-18-2023
 Scale: 1" = 80'
 File Name: 23091-Final Plat
 Certificate of Authority: Missouri - 200202638
 Kansas - LS-154

LOVELACE & ASSOCIATES
 Land Surveying - Land Planning
 929 SE 3rd Street, Suite 100, Indianapol, Missouri 46203
 Phone: (816) 347-9997 Fax: (816) 347-9979



FINAL PLAT