



CITY PLAN COMMISSION STAFF REPORT

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

January 23, 2024

Project Name
Ascent Apartments Final Plat

Docket #C4

Request
CLD-FnPlat-2023-00031
Final Plat

Applicant
Neil Haas
Northpoint Development

Owner
Northpoint Development

Location 3301 N Cherry Rd
Area About 20 acres
Zoning R-0.75
Council District 4th
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Residential, zoned R-6
South: Undeveloped, zoned R-6
East: Undeveloped, zoned R-2.5
West: Office, zoned R-0.5

Major Street Plan

The City's Major Street Plan do not identify any streets at this location

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends Residential Medium Density uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on XXX.
(No) Scheduling deviations from 2023 Cycle C have occurred.

- Reasons for deviations.

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 and contains 3 heavily wooded lots. Land to the south and east is undeveloped. Northpoint's office building is to the west of the site. To the north is single family residential. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Final Plat in District R-0.75 (Residential) on about 20 acres generally located between North Cherry Street and North Holmes Street, north of Northeast 32nd Terrace allowing for the creation of a multi-family development on one lot and one tract.

CONTROLLING CASE

Case No. CD-CPC-2022-00205 – Approved a Development Plan/Preliminary Plat for a multiunit development with associated amenities, ordinance no. 230258 was approved by City Council on March 23, 2023.

PROFESSIONAL STAFF RECOMMENDATION

Docket #C4 Recommendation: **Approval Subject to Conditions**

RELEVANT CASES

Case No. CD-CPC-2022-00202- Approved a Rezoning without plan from District R-6 (Residential 6) and District R-2.5 (Residential 2.5) to District R-0.75 (Residential 0.75), ordinance no. 230258 was approved by City Council on March 23, 2023.

Case No. CD-CPC-2022-00203 – Approved an Area Plan Amendment from Residential Medium Density to Residential High Density, resolution no. 230261 was approved by City Council on March 23, 2023.

Case No. CD-CPC-2023-00108- Approved a Project Plan for a multi-unit development on about 19.79 acres generally located between North Cherry Street and North Holmes Street, north of Northeast 32nd Terrace.

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-0.75 (Residential) on about 19.79 acres generally located between North Cherry Street and North Holmes Street, north of Northeast 32nd Terrace creating one lot and one tract to allow for a multifamily development. This use was approved in Case No. CD-CPC-2022-00205 which served as the Preliminary Plat. The Development Plan proposed to develop four apartment buildings with associated parking and amenities. Access to the site will come from North Holmes Road. This Final Plat is in conformance with the Preliminary Plat as well as the lot and building standards of Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	Final Plat conforms to standards set by controlling plan.
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Payment in lieu of dedication elected.

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 request 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,

A handwritten signature in black ink, appearing to read "Matthew Barnes", with a large, stylized flourish at the end.

Matthew Barnes
Planner



Plan Conditions

Report Date: January 17, 2024

Case Number: CLD-FnPlat-2023-00031

Project: Ascent Apartments

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 upload Paid Tax Receipts for the most recent applicable year.
2. That prior to submitting documents for final approval the applicant update the plat to reflect the correct City Plan Commission Date, Ordinance Number, and Council Approval Date by utilizing the revised City Signature Block and insert Case No. CLD-FnPlat-2023-00031.
3. That prior to submitting documents for final approval the applicant ensure that the Title Report is current within 90 days or submits an updated Title Report.
4. That prior to recording of the Final Plat the developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan.
5. That prior to obtaining a Certificate of Occupancy for each individual lot 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.
6. Prior to recording of the plat submit an executed original (hard copy) of the Covenant to Maintain Storm Water Detention and BMP Facilities. The covenants will be recorded simultaneously with the final plat.

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

7. That N Holmes shall be improved to full street standard 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.
8. 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.
9. The developer shall 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.
10. 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.
11. The developer shall enter into a covenant agreement for the maintenance of any stormwater detention area tracts as required by the Land Development Division, prior to recording the plat.
12. 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.

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

13. 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
14. 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.
15. 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.
16. The developer shall 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.
17. 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.

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

18. Per CD-CPC-2022-00205, the developer shall pay money-in-lieu of parkland dedication. Said fee will be assessed at the time of building permit and due prior to Certificate of Occupancy.

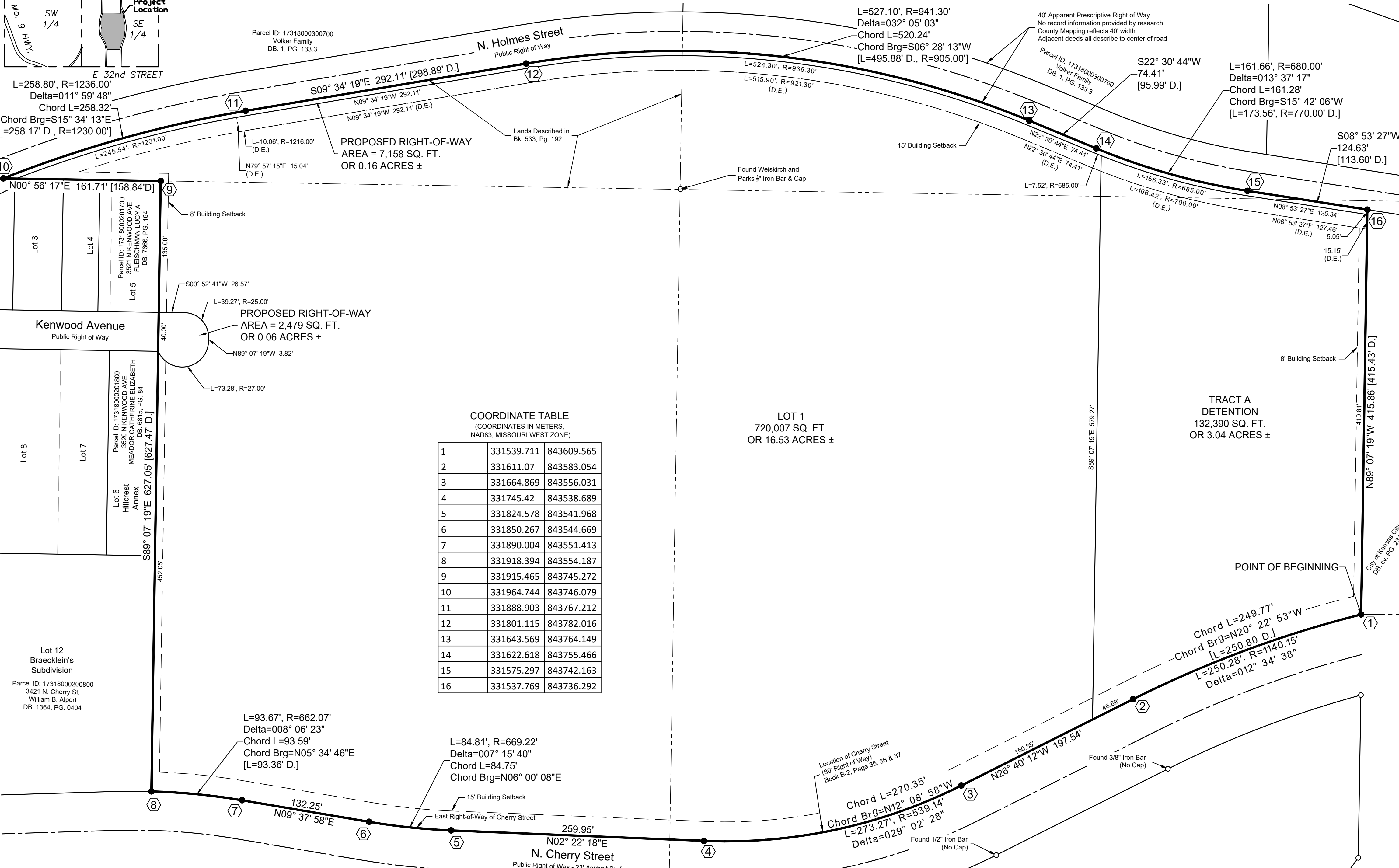
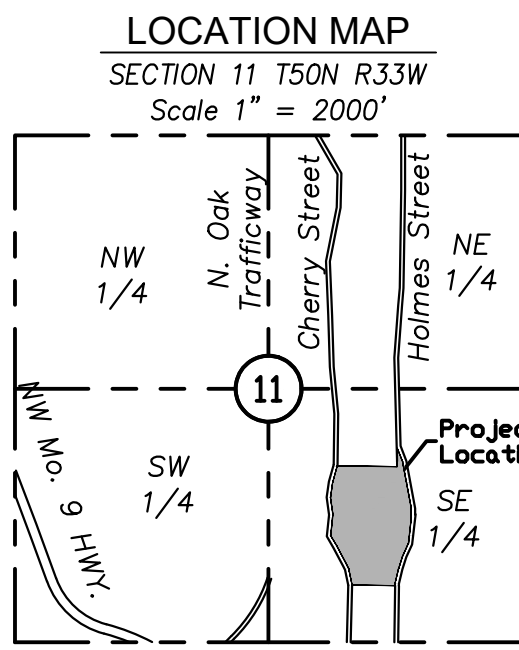
Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.

19. The developer shall submit a final stream buffer plan to the Land Development Division for approval prior to issuance of any building permits and obtain permits for the Stream Buffer prior to removal of any mature riparian species within the buffer zones due to construction activities on the site, in accordance with the Section 88-415 requirements.
20. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and Land Development Division, prior to issuance of any stream buffer permits.
21. The developer must mitigate any increase in peak flow rate and total volume for storm water on the project due to sensitive downstream infrastructure.

FINAL PLAT OF ASCENT APARTMENTS A SUBDIVISION IN SECTION 11-T50N-R33W KANSAS CITY, CLAY COUNTY, MISSOURI

COUNTY RECORDING INFORMATION

Plat Dedication:	Reservel for County Recording Stamp
Private Open Space Dedication:	0.00
Record As:	Plat



COORDINATE TABLE
(COORDINATES IN METERS, NAD83, MISSOURI WEST ZONE)

1	331539.711	843609.565
2	331611.07	843583.054
3	331664.869	843556.031
4	331745.42	843538.689
5	331824.578	843541.968
6	331850.267	843544.669
7	331890.004	843551.413
8	331918.394	843554.187
9	331915.465	843745.272
10	331964.744	843746.079
11	331888.903	843767.212
12	331801.115	843782.016
13	331643.569	843764.149
14	331622.618	843755.466
15	331575.297	843742.163
16	331537.769	843736.292

PROPERTY DESCRIPTION:

All that part of the East Half of the Southeast Quarter lying West of N. Holmes Road, as now established and the South Quarter of Lot 12, all of Lots 13 and 14, and all of Lot 15, except the South 475 feet thereof, in BRAECKLEIN'S SUBDIVISION, a subdivision, all in Section 11, Township 50, Range 33 in Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 11, thence South 89°03'20" East along the South line of said Southeast Quarter, 884.44 feet, thence North 00°56'40" East, 609.53 feet a point on the East Right-of-Way of Chery Street, as now established and the true Point of Beginning of the tract herein described; Thence along said East Right-of-Way line the following seven courses; Course one, on a curve to the left with an initial tangent bearing North 14°16'52" West, a radius of 1,160.15 feet, a length of 250.80 feet; Course two, North 26°40'01" West, 197.54 feet; Course three, on a curve to the right, tangent to the last described course, with a radius of 539.14 feet, a length of 273.27 feet; Course four, North 02°22'29" East, 259.95 feet; Course five, on a curve to the right, tangent to the last described course, with a radius of 669.22 feet, a length of 84.81 feet; Course six, North 09°38'09" East, 132.25 feet; Course seven, on a curve to the left, tangent to the last described course, with a radius of 662.07 feet, a length of 93.36 feet to the North line of the South Quarter of said Lot 12; Thence South 89°06'11" East along said North line and the south line of HILL CREST ANNEX, a subdivision in said Kansas City, 627.47 feet to the Southeast corner thereof and the West line of the East Half of said Southeast Quarter; Thence North 00°57'07" East along the East line of said HILL CREST ANNEX and the West line of the East Half of said Southeast Quarter, 158.84 feet to the West Right-of-Way line of N. Holmes Road, as now established; Thence along said West Right-of-Way line the following six courses; Course one, on a curve to the right with an initial tangent bearing South 21°36'00" East, a radius of 1,230.00 feet, a length of 258.17 feet; Course two, South 09°34'27" East, 298.89 feet; Course three, on a curve to the right, tangent to the last described course, with a radius of 905.00 feet, a length of 495.88 feet; Course four, South 21°49'14" West, 95.99 feet; Course five, on a curve to the left, tangent to the last described course, with a radius of 770.00 feet, a length of 173.56 feet; Course six, South 08°54'20" West, 113.80 feet to the North line of the South 475 feet of said Lot 15; Thence North 89°05'03" West along said North line, 415.43 feet to the Point of Beginning. Containing 862,034 square feet or 19.79 Acres, more or less.

CITY PLAN COMMISSION: PUBLIC WORKS:

Approved Date: _____
Case Number: _____

Michael Shaw
Director

COUNCIL:

This is to certify that the within Plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this ____ day of _____ 2024.

Mayor
Quinton Lucas

City Clerk
Marilyn Sanders

IN WITNESS WHEREOF:

Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri, has caused these presents to be executed this ____ day of _____, 20____.

Port Authority of Kansas City, Missouri

Jon D. Stephens, President and CEO

State of Missouri SS:
County of Jackson

Be it remembered that on this ____ day of _____, 20____, before me, the undersigned, a notary public in and for the county and state aforesaid, came Jon D. Stephens to me personally known, who being by me duly sworn, did say that he is president and CEO of Port Authority of Kansas City, Missouri, a political subdivision of the state of Missouri and that said instrument was signed in behalf of Port Authority of Kansas City, Missouri and that said Jon D. Stephens, acknowledged said instrument to be the free act and deed of said political subdivision.

I have hereunto set my hand and affixed my notarial seal in the date herein last above written.

My commission expires: _____

Notary Public

Plat Data		Count	
Number of Lots	1		
Number of Tracts	1		

Land Data		Area	
Total Land Area	19.79 Acres		
Land Area for Proposed and Existing Right of Way	0.16 Acres		
Net Land Area	19.63 Acres		

DEVELOPER:
NorthPoint Development
3315 North Oak Trafficway
Kansas City, MO 64116
816.888.7380

Owner:
Cherry Street Residential LLC
3315 North Oak Trafficway
Kansas City, MO 64116

PLAT DEDICATION:

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown hereon, which subdivision and plat shall hereafter be known as **ASCENT APARTMENTS**

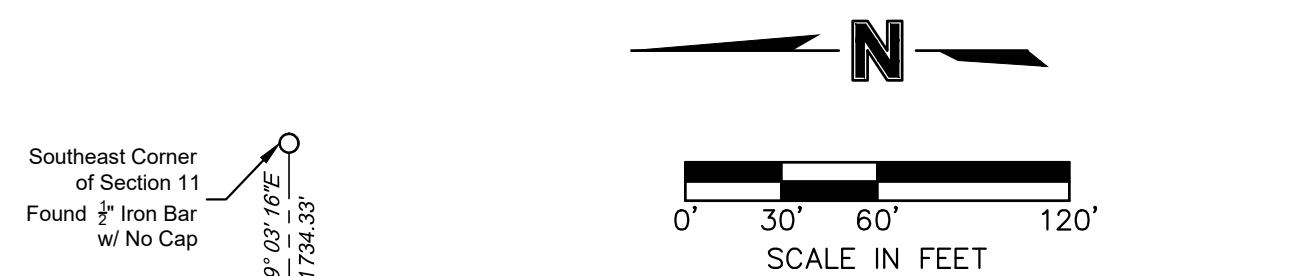
DRAINAGE EASEMENT: A drainage easement (D.E.) for the purpose of storm water drainage including the right to build, construct, keep, repair and maintain storm water drainage facilities under, in, over, and upon as may be necessary, being and situated in the City is hereby granted to the city. The City 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.

FLOODPLAIN: The subject property lies partially in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone A (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood - no base flood elevations determined) as shown on Flood Insurance Rate Map 29095C0510G, effective 01/20/2017. Limits of Zone A are depicted in the northern portion of the property.

STREET DEDICATION AND GRADES: There are no new streets being dedicated with this plat.

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

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 "Covenant to Maintain Storm Water Detention and BMP Facilities, Ascent Apartments", recorded simultaneously with this plat.



LEGEND

○	FOUND MONUMENT
●	SET MONUMENT
D.E.	DRAINAGE EASEMENT
L	LENGTH OF CURVE
R	RADIUS OF CURVE

SURVEY NOTES:

- This survey is based on the following prior surveys:
 - ALTA survey by Anderson Survey Company dated August 6, 1999
 - ALTA survey by Weiskirch & Parks as Project 4371 on April 26, 2021
 - ALTA survey by SitePoint LLC as Project MISC-007 on June 23, 2021
- Basis of Bearings: Grid North, Missouri West Zone, U.S. State Plane, NAD 83.
- All bearings and distances shown on this survey are as measured and substantially agree with record unless indicated by [xx.xx' D.]
- The subject property shown on this survey is the same property that is described in title commitment listed herein.
- The property abuts and has legal vehicular access to and from the public roadways known as North Holmes Street and North Chery Street.
- Except as shown on this plat there are no improvements that (i) are located in any area designated as a special flood hazard area by the Federal Emergency Management Agency; or (ii) encroach onto any adjoining property, easement area, right of way, setback line or boundary line.
- Discrepancies were found between Braecklein's Subdivision platted road locations, the location of those same roads by recorded description, and by road records. The boundaries shown hereon are based on road records found to be the most recent and fitting the traveled way.

SURVEYORS CERTIFICATION:

I hereby certify: that the plat of **ASCENT APARTMENTS**, a 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, urban type property, as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and the Department of Agriculture Land Survey Program of the State of Missouri. 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.

Tobin R. Roberts
Professional Land Surveyor
Number 2001015269 - State of Missouri
Date: 2024.01.04



NO.	REVISIONS/APPROVALS:
1	Revised per City Comments
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FINAL PLAT

ASCENT APARTMENTS

A SUBDIVISION IN SECTION 11-T50N-R33W

KANSAS CITY, CLAY COUNTY, MO

Certificate of Authority #: LS-2020017253

SHEET #:

001

OF 001

S:\PROJECTS\MULTI-FAMILY\ASCENT APARTMENTS KANSAS CITY, MO\07 SURVEY\04 CAD\FINAL PLAT\CHERRY STREET APARTMENTS