CITY PLAN COMMISSION STAFF REPORT

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

June 18, 2025

Project Name
Falk Quarry Final Plat

Docket #C1

Request
CLD-FnPlat-2025-00011
Final Plat

Applicant
Matt Schlicht
Midwest Engineering Solutions

Owner
Jeffery Falk
7300 Quarry LLC

Location	7300 E 63rd Trfy
Area	About 66 acres
Zoning	M2-2
Council District	5th
County	Jackson
School District	Raytown

Surrounding Land Uses
North: Residential, Zoned R-7.5
South: Office, Zoned M2-2
East: I-435, Zoned R-7.5
West: Communication Tower, Zoned R-80

Land Use Plan
The Blue Ridge Area Plan recommends Industrial Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
The City's Major Street Plan identifies East 63rd Trafficway as a Thoroughfare with 6 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 M2-2 (Manufacturing) on about 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway allowing for the creation of 2 lots for an industrial development.

PROJECT TIMELINE
The application for the subject request was filed on April 29, 2025. No scheduling deviations from 2024 Cycle 6.2 have occurred.

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 serves as land reclamation, quarry, and excavation site. There is an associated regulated stream on the subject site at the southeast corner.

CONTROLLING CASE
Case No. CD-CPC-2024-00152 – Ordinance 241104, approved by City Council on January 9, 2025 approved a major amendment to a previously approved development plan that also served as a preliminary plat on about 70 acres in District M2-2 generally located at the northwest corner of E. 63rd Trafficway and 1-435 to incorporate new phasing and building layout for the existing land reclamation, quarry, excavation, office, commercial, and warehouse development.

PROFESSIONAL STAFF RECOMMENDATION
Docket #C1 Recommendation: **Approval Subject to Conditions**

VICINITY MAP

RELEVANT CASES

Case No. 14459-P & 14459-P-1 –Ordinance No. 140482 passed by City Council on June 19, 2014, rezoned and approved a development plan in District M2-2 allowing for the existing land reclamation, quarry, excavation, and future office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435.

PLAT REVIEW

The applicant is seeking approval of a Final Plat in District M2-2 for approximately 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway. The plat proposes the creation of two lots intended for industrial development.

This request follows the approval of Case No. CD-CPC-2024-00152, which served as the Preliminary Plat. The Development Plan approved a two-story metal office building to support existing quarrying, land reclamation, and excavation operations. The proposed development will not include any new access points from East 63rd Trafficway and will utilize the existing entrance.

The Final Plat is consistent with the previously approved Preliminary Plat and complies with the lot and building standards outlined in Section 88-130 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Applies	Meets	More Information
Lot and Building Standards (88-130)	Yes	Yes	
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: June 12, 2025

Case Number: CLD-FnPlat-2025-00011

Project: Falk Quarry

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

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-2025-00011.

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 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.

Condition(s) by Parks & Recreation. Contact Virginia Tharpe at / virginia.tharpe@kcmo.org with questions.

5. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.

6. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way.

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

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 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.

9. 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.

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

10. The developer must show the limits of the 100-year floodplain on the final plat and show the Minimum Low Opening Elevation (MLOE) of any structure on each lot that abuts a 100-year flood prone area (including detention basins and engineered surface drainage conveyances) on any plat and plan, as required by KC Water.

11. 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.

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

12. 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.

13. 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.

14. The developer must grant a BMP Easement to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

15. The developer shall submit a Preliminary Stream Buffer plan prior to approval of the plan in accordance with the Section 88-415 requirements.

16. The developer shall submit a final stream buffer plan to KC Water 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.

17. The developer must grant on City approved forms, a STREAM BUFFER Easement to the City, as required by Chapter 88 and KC Water, prior to issuance of any stream buffer permits.

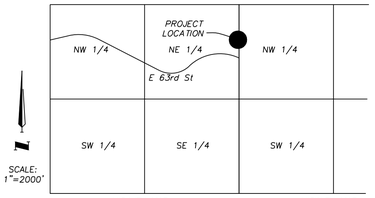
18. The developer must obtain a Floodplain Development Permit from Development Services prior to beginning any construction activities with the floodplain.

Final Plat

Falk Quarry

Section 26, Township 52, Range 33

Kansas City, Jackson County, Missouri



PROPERTY DESCRIPTION:

TRACT 1

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 48, RANGE 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 87°-37'-06" WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 45.14 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE NO. 435, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 87°-37'-06" WEST, CONTINUING ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 621.59 FEET; THENCE SOUTH 6°-02'-54" WEST, A DISTANCE OF 329.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 10 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 87°37'-06" WEST ALONG LAST SAID SOUTH LINE, A DISTANCE OF 634.92 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 2°-07'-01" WEST ALONG LAST SAID QUARTER QUARTER LINE, A DISTANCE OF 983.37 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 87°-15'-56" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 1324.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 2°-07'-16" WEST ALONG THE WEST LINE OF LAST SAID QUARTER QUARTER SECTION, A DISTANCE OF 344.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 63RD STREET, AS NOW ESTABLISHED; THENCE THE FOLLOWING COURSES ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF 63RD STREET; SOUTH 62°-48'-44" EAST, A DISTANCE OF 240.99 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 915.37 FEET, A CENTRAL ANGLE OF 10°23'00", AN ARC DISTANCE OF 165.89 FEET; THENCE SOUTH 73°-11'-44" EAST, A DISTANCE OF 223.30 FEET; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 779.02 FEET, A CENTRAL ANGLE OF 55°14'00", AN ARC DISTANCE OF 750.98 FEET; THENCE NORTH 51°-34'-16" EAST, A DISTANCE OF 202.40 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 613.69 FEET, A CENTRAL ANGLE OF 31°39'00", AN ARC DISTANCE OF 339.00 FEET; THENCE NORTHEASTERLY EASTERLY AND SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 74°-39'-19" EAST, A RADIUS OF 813.94 FEET, A CENTRAL ANGLE OF 32°44'09", AN ARC DISTANCE OF 465.04 FEET; THENCE SOUTH 72°-36'-31" EAST, A DISTANCE OF 352.81 FEET; THENCE NORTH 12°-41'-03" EAST, A DISTANCE OF 74.86 FEET, THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 77°-18'-57" EAST, A RADIUS OF 888.94 FEET, A CENTRAL ANGLE OF 30°41'10", AN ARC DISTANCE OF 476.09 FEET; THENCE SOUTH 87°-23'-46" EAST, A DISTANCE OF 142.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE ROUTE NO. 435; THENCE THE FOLLOWING COURSES ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE ; NORTH 7°-09'-59" EAST, A DISTANCE OF 574.75 FEET TO A POINT 175.00 FEET RIGHT OF HIGHWAY STATION 555+00; THENCE NORTH 15°-56'-48" WEST, A DISTANCE OF 452.89 FEET TO A POINT 175.00 FEET RIGHT OF HIGHWAY STATION 550+00; THENCE NORTH 23°-55'-36" WEST, A DISTANCE OF 310.48 FEET TO A POINT 150.00 FEET RIGHT OF HIGHWAY STATION 546+61.30; THENCE NORTH 38°-17'-13" WEST, A DISTANCE OF 464.38 FEET TO THE POINT OF BEGINNING. CONTAINING 2,458,700 SQUARE FEET OR 56.444 ACRES, MORE OR LESS.

TRACT 2

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 48, RANGE 32, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 2°-04'-10" WEST, ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 239.84 FEET; THENCE NORTH 87°-23'-46" WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 307.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE NO. 435; THENCE THE FOLLOWING COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROUTE NO. 435; NORTH 0°-53'-09" WEST, A DISTANCE OF 54.15 FEET TO A POINT 251.40 FEET LEFT OF HIGHWAY STATION 559+50; THENCE SOUTH 84°-56'-48" EAST, A DISTANCE OF 48.60 FEET TO A POINT 300.00 FEET LEFT OF HIGHWAY STATION 559+50; THENCE NORTH 5°-28'-46" EAST, A DISTANCE OF 180.44 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 86°-32'-00" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 250.80 TO THE POINT OF BEGINNING. CONTAINING 61,765 SQUARE FEET OR 1.418 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION WAS PREPARED BY ANDERSON SURVEY COMPANY.

SITE INFORMATION:

Lot Area(Sq. Ft.):	2,950,359.75 Sq. Ft.
Lot Area(Acres):	67.73 Ac.
Number of Lots	2
Lot 1:	1,194,158.75 Sq. Ft.
Lot 2:	756,201.00 Sq. Ft.

City Plan Commission

Approved Date:_____
Case Number:_____

_____
Director

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__.

_____
Quinton Lucas, Mayor

_____
Marilyn Sanders, City Clerk

Plat Dedication:	Reserved for County Stamping
Falk Quarry	
Private Open Space Dedication:	
N/A	
Record As:	
Plat	

_____
Jackson County GIS Department

PLAT DEDICATION

The undersigned proprietor(s) 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 hereafter be known as:

"FALK QUARRY"

IN TESTIMONY WHEREOF:

_____, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS _____DAY OF SEPTEMBER, 20__.

_____
, AS MANAGING MEMBER OF

NOTARY CERTIFICATION:

STATE OF _____)
SS
COUNTY OF _____)

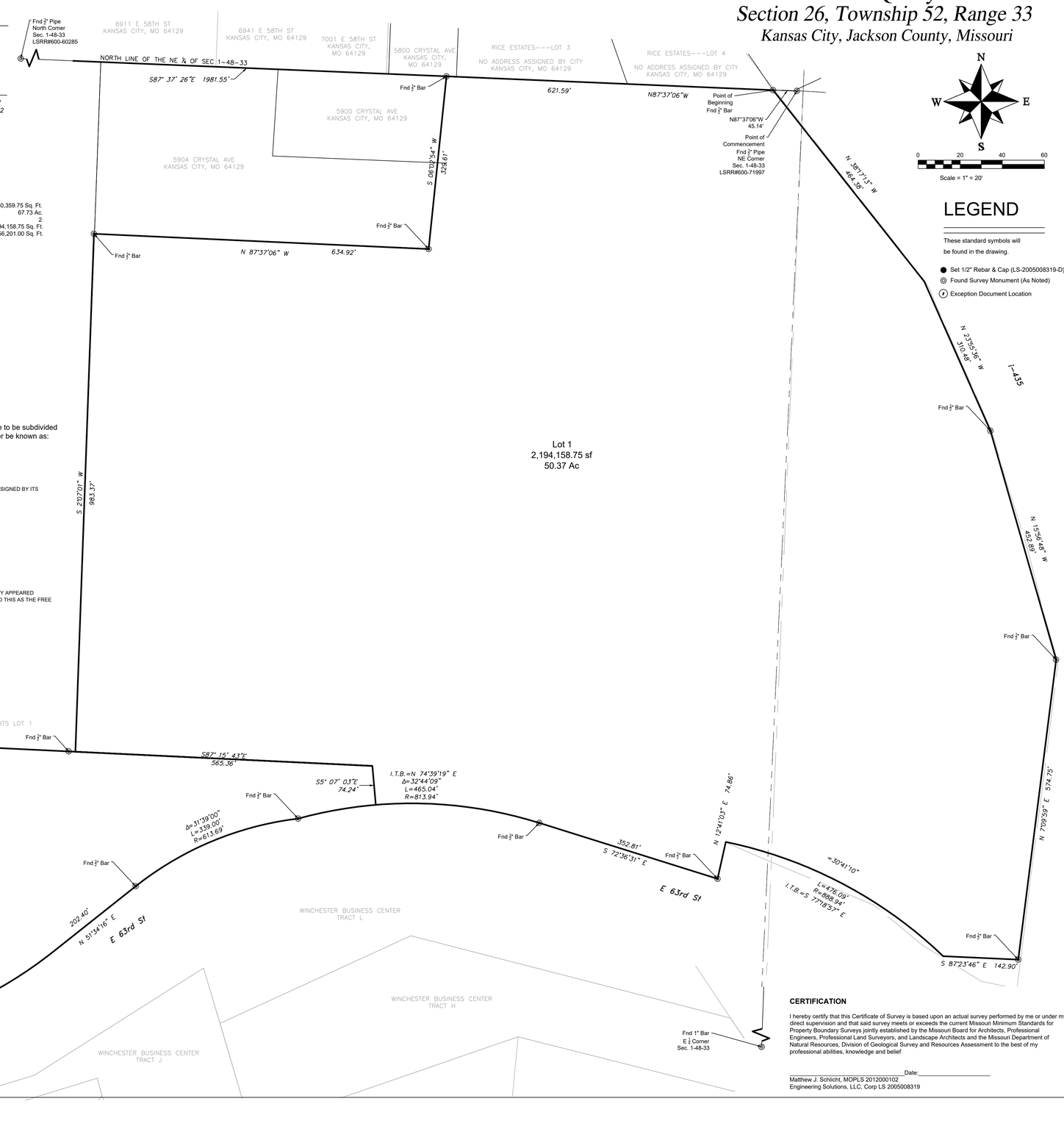
ON THIS _____ DAY OF SEPTEMBER , 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, AS MANAGING MEMBER OF THE OWNERSHIP ENTITY, _____, WHO SIGNED THIS AS THE FREE ACT AND DEED OF THE OWNERSHIP ENTITY, A MISSOURI LIMITED LIABILITY COMPANY.

IN WITNESS THEREOF:

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____



LEGEND

These standard symbols will be found in the drawing.

- ● Set 1/2" Rebar & Cap (LS-2005008319-D)
- ◎ Found Survey Monument (As Noted)
- Ⓔ Exception Document Location

CERTIFICATION

I hereby certify that this Certificate of Survey is based upon an actual survey performed by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys jointly established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment to the best of my professional abilities, knowledge and belief

_____Date:_____
Matthew J. Schlicht, MOPLS 2012000102
Engineering Solutions, LLC, Corp LS 2005008319

REVISIONS

DATE	
5-21-2025	City Comments 5-21-2025

Final Plat
Falk Quarry
Section 26, Township 52, Range 33
Kansas City, Jackson County, Missouri

Final Plat

SHEET	SECTION	TOWNSHIP	RANGE	COUNTY	JOB NO.
1	1	48	33	Jackson	Falk Quarry

PROFESSIONAL SEAL

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET

NOTE:

INTERNAL TREES WILL BE PRESERVED AS MUCH AS POSSIBLE. TO BE DETERMINED WITH CONSTRUCTION PLANS.

North

0 50' 100' 200'

TREE PRESERVATION PLAN

SCALE: 1" = 100'

EXISTING TREES TO REMAIN

EXISTING TREES

EXISTING TREES

EXISTING TREES TO REMAIN

PROPERTY LINE

I-435

EXISTING TREES

EXISTING TREES

CELL TOWER

PROPERTY LINE

OUTDOOR STORAGE

OHE

EXISTING TREES

EX GRAVEL ROAD

EX DETENTION

Asphalt

Asphalt

Asphalt

PROPERTY LINE

EXISTING TREES TO REMAIN

EXISTING TREES

QUARRY

Asphalt

EX GRAVEL ROAD

Asphalt

EXISTING TREES

EXISTING TREES

E 63rd St

E 63rd St

EXISTING TREES

EXISTING TREES

EXISTING TREES TO REMAIN

PROPERTY LINE

E 63rd St

PROPERTY LINE

W

W/M

SS

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

7300 E 63RD TRFY
7530 E 63RD ST
6625 E 63RD ST
KANSAS CITY, JACKSON COUNTY, MISSOURI

Project: FALK QUARRY, KCMO
Issue Date: October 14, 2024

Tree Preservation Plan
Development Plan for:
FALK QUARRY
Kansas City, Jackson County, Missouri

STATE OF MISSOURI
MATTHEW J. SCHLICHT
NUMBER PE-2006019708
PROFESSIONAL ENGINEER

Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226
NE PE E-14335

REVISIONS

L.101