

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00065

Staley Corners West Rezoning

June 17, 2026

Docket # 6

Request

Rezoning

Applicant

Matthew Raveill
Milburn Civil Engineering

Owner

Brian Mertz
Company
Barryview Holdings

Site Information

Location	8699 N Bellefontaine Ave Unit: Tract E
Area	0.335 Acres
Zoning	R-1.5
Council District	1 st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Residential, R-1.5
South: Commercial, B2-2
East: Commercial, B2-2
West: Residential, R-1.5

Land Use Plan

The Gashland/Nashua Area Plan recommends Commercial for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

North Bellefontaine Avenue is not identified on the Major Street Plan.

Approval Process



Overview

The applicant is seeking approval of a Rezoning from District R-1.5 (Residential) to District B2-2 (Commercial) on about 0.335 acres generally located at 8699 N Bellefontaine Ave Unit: Tract E.

Existing Conditions

The subject site is currently undeveloped and serves as a landscape buffer. It is within the existing Staley Corners West Development. There is no associated regulated stream with the subject site.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on June 9, 2026. A meeting summary is attached; see Attachment #3.

Controlling Case

Case No. CD-CPC-2024-00184 - Ordinance 250146 approved a major amendment to a previously approved development plan in District R-1.5, B2-2 and B4-3 on about 36 acres generally located at the northwest corner of N. Indiana Avenue and NE Barry Road.

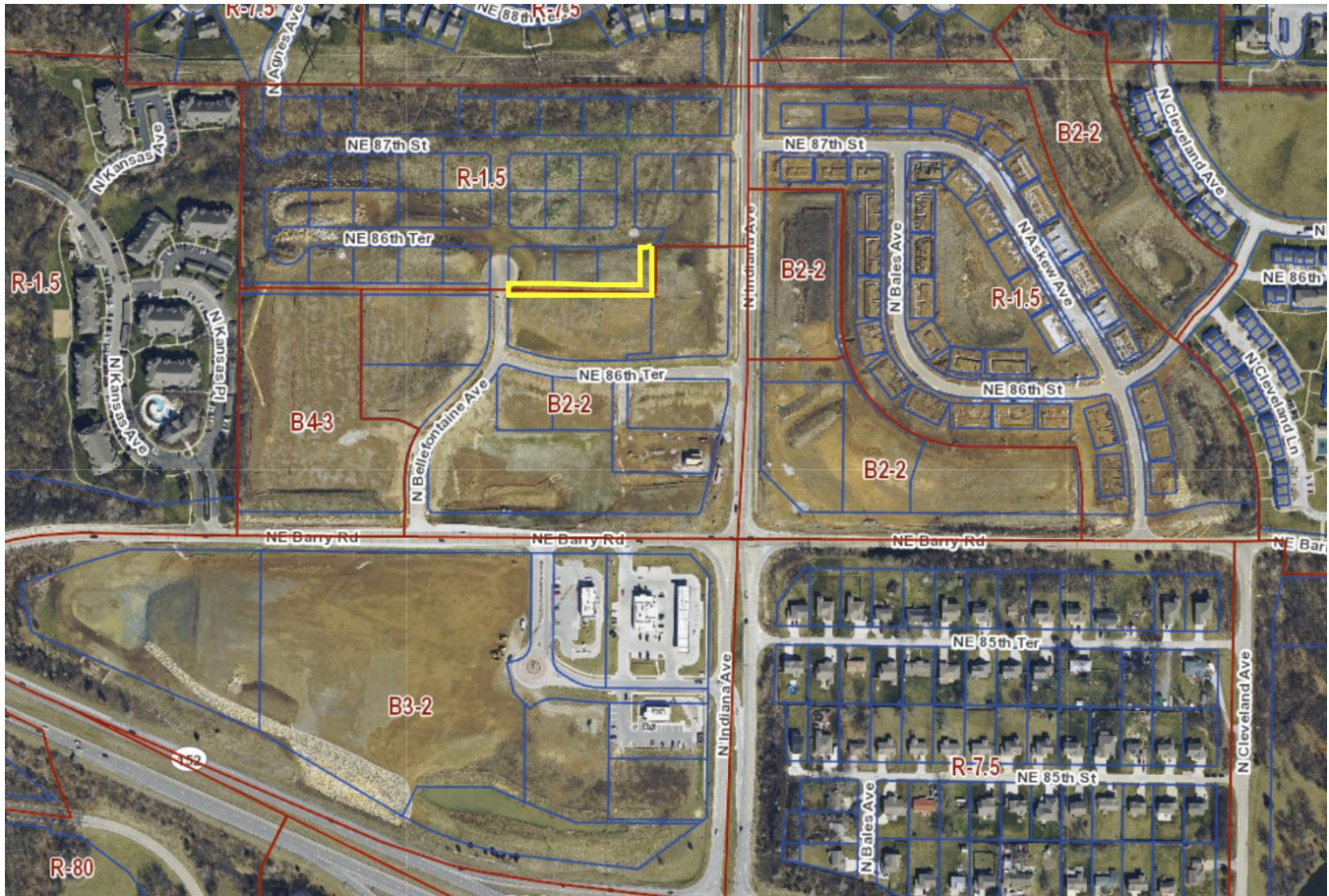
Project Timeline

The application was filed on May 11, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket # 6 Recommendation: Approval

VICINITY MAP



REZONING REVIEW

The applicant requests approval to rezone approximately 0.335 acres from District R-1.5 (Single-Family Residential) to District B2-2 (Community Business). The tract is mostly zoned R-1.5 with some portions of the tract B2-2. Approval of this rezoning will bring the full tract into the B2-2 district. The rezoning is intended to accommodate a landscape buffer that will screen a vehicular drive-through lane located immediately south of the subject property. Drive throughs must be at least 50 feet from any residential zoning district. This rezoning will allow the site to the south to be developed in accordance with the drive through standards of Section 88-340 of the Zoning and Development Code.

The subject site is a platted tract that functions as a transitional landscape buffer between the commercial properties to the south and the residential properties to the north. There is no plan is submitted or required with this rezoning request. The tract is currently split-zoned between District R-1.5 and District B2-2; approval of the request would bring the entire tract into the B2-2 zoning designation.

SPECIFIC REVIEW CRITERIA

Rezoning, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The Gashland/Nasua Area Plan recommends Commercial land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

“Currently the site is being developed as a commercial area with a B2-2 zoning and a "commercial" future land use. The tract being rezoned from R-1.5 was not included in the original submittal and needs to be rezoned to B2-2 to match the rest of the development to the south. The “Commercial” future land use in place supports this rezoning and the surrounding land uses should not be impacted as the area to the south is primarily B2-2. The area to the north will maintain the R- 1.5 zoning.” - Alexis Berra, 1st District Planner, Community Planning Division

B. Zoning and use of nearby property.

Nearby properties to the south and east are zoned B2-2 to the south and consist of commercial uses. Properties to the north are multi-family residential units and zoned R-1.5.

C. Physical character of the area in which the subject property is located.

The subject site is a platted landscape tract and is not intended for future development. The tract serves as a buffer between commercially zoned and planned commercial development to the south and existing residential properties to the north. The commercial properties to the south are in the design phase to be developed.

Because the tract will remain as a landscaped buffer and no development is proposed as part of this rezoning request, the rezoning is not expected to change the physical character of the area or negatively affect adjacent properties.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

No utilities are necessary for the site as this is a landscape tract which cannot be developed.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The current zoning designation is R-1.5 and B2-2. The proposed rezoning will change the zoning to B2-2 for the entire tract. This commercial zoning district will allow for the proper separation requirements from a potential drive through, which must be set back 50 feet from a residential district. The landscaping in the tract will buffer the vehicular use area.

F. Length of time the subject property has remained vacant as zoned.

The subject site will be developed with a landscape buffer. This tract cannot be developed with a building.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning is not expected to detrimentally affect nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application will not provide any gain to the public health, safety, and welfare.

ATTACHMENTS

1. Legal Description
2. Public Engagement Materials
3. Area Plan Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval.

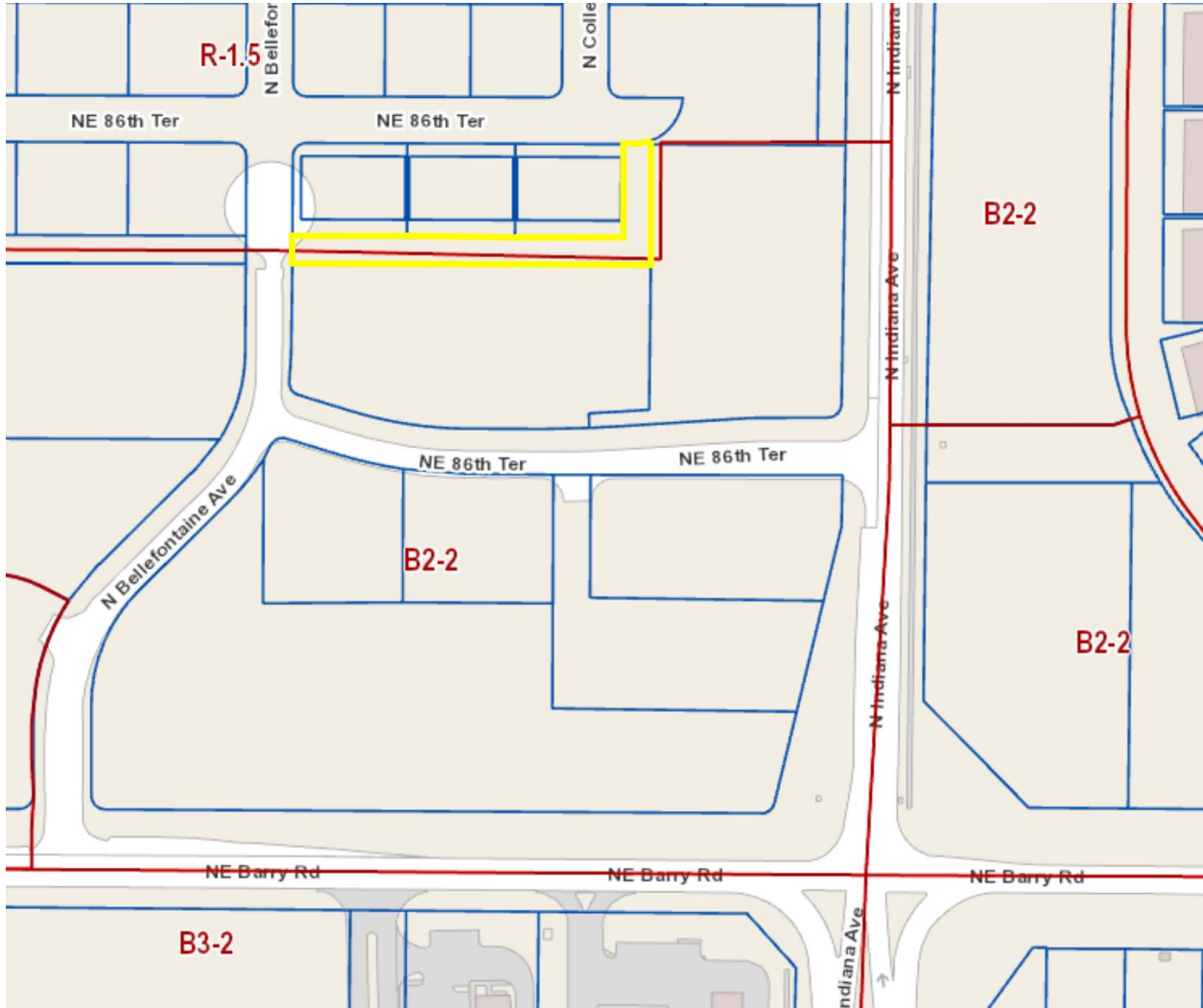
Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner

Legal Description

Staley Corners West 4th Plat Tract E





CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00065

Meeting Date: JUNE 9, 2026

Meeting Location: VIRTUAL ONLINE MEETING - MICROSOFT TEAMS
Meeting ID: 256 263 905 787 047 Passcode: H3Hg7np6
Join: <https://teams.microsoft.com/meet/256263905787047?p=QaFFOLGknxDJlvje8J>

Meeting Time (include start and end time): 5:30 PM TO 6:30 PM

Additional Comments (optional):

OTHER THAN THE OWNER, ARCHITECT, AND
ENGINEER NO ONE ELSE ATTENDED THE
NEIGHBORHOOD MEETING.

SUMMARY

Area Plan Alignment:

High, *Medium*, *Low*

KC Spirit Playbook Alignment:

High, *Medium*, *Low*, **N/A**

Alignment Comments:

Currently the site is being developed as a commercial area with a B2-2 zoning and a "commercial" future land use. The tract being rezoned from R-1.5 was not included in the original submittal and needs to be rezoned to B2-2 to match the rest of the development to the south. The "Commercial" future land use in place supports this rezoning and the surrounding land uses should not be impacted as the area to the south is primarily B2-2. The area to the north will maintain the R- 1.5 zoning.