



Agenda

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Councilmember Andrea Bough

Tuesday, August 18, 2026

1:30 PM

26th Floor, Council Chamber

Meeting Link: <https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:
<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

BEGINNING OF CONSENTS

Director of City Planning & Development

[260713](#) Sponsor: Director of City Planning and Development Department

Approving the plat of Weatherby Meadows 2nd Plat, an addition in Platte County, Missouri, on approximately 7.6 acres generally located at the southeast corner of Northwest Barry Road and North Childress, creating 30 lots and 3 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00008)

END OF CONSENTS

FIRST READINGS

Director of City Planning & Development

[260712](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.5 acres from District B4-2 to District DX-5 generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez. (CD-CPC-2026-00083).

City Manager's Office

[260715](#) Sponsor: Director of City Planning and Development Department

Approving the Sixteenth Amendment to the Parvin Road Corridor Tax Increment Financing Plan.

Patterson Hazley

[260717](#) Sponsor: Councilmember Melissa Patterson Hazley

RESOLUTION - Directing the City Manager to review the 21st Century ROAD to Housing Act and existing City housing and development policies and to identify and implement appropriate policy and administrative changes and recommend additional legislative changes to the City Council within 120 days.

HELD IN COMMITTEE

Director of City Planning & Development

[260677](#) Sponsor: Director of City Planning and Development Department

Rezoning an area of about 7.6 acres generally located at 12220 N.W. Skyview Avenue from District AG-R to District B4-1 and approving a development plan to allow for a variety of uses and multiple buildings on one lot. (CD-CPC-2026-00028 & CD-CPC-2026-00027)

[260682](#) Sponsor: Director of City Planning and Development Department

Approving an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 N.W. Skyview Avenue by changing the recommended land use from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

ADDITIONAL BUSINESS

1. There may be general discussion for current Neighborhood Planning and Development Committee issues.

2. Closed Session

- Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOuBlg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



File #: 260713

ORDINANCE NO. 260713

Sponsor: Director of City Planning and Development Department

Approving the plat of Weatherby Meadows 2nd Plat, an addition in Platte County, Missouri, on approximately 7.6 acres generally located at the southeast corner of Northwest Barry Road and North Childress, creating 30 lots and 3 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and the Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00008)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the plat of Weatherby Meadows 2nd^d Plat, a subdivision in Platte County, Missouri, a true and correct copy of which is attached hereto and incorporated herein by reference, is hereby approved.

Section 2. That the plat granting and reserving unto Kansas City an easement and license or right to locate, construct, operate and maintain facilities including, but not limited to, water, gas, sewerage, telephone, cable TV, surface drainage, underground conduits, pad mounted transformers, service pedestals, any and all of them upon, over, under and along the strips of land outlined and designated on the plat by the words utility easement or U/E be and the same are hereby accepted and where other easements are outlined and designated on the plat for a particular purpose, be and the same are hereby accepted for the purpose as therein set out.

Section 3. That the grades of the streets and other public ways set out on the plat, herein accepted are hereby established at the top of curb, locating and defining the grade points which shall be connected by true planes or vertical curves between such adjacent grade points, the elevations of which are therein given, in feet above the City Directrix.

Section 4. That the Director of Water Services is hereby authorized to execute a Covenant to Maintain Stormwater and BMP Agreement, to be in a form substantially as that attached hereto as Exhibit A and incorporated herein by reference.

Section 5. That the Director of City Planning and Development is hereby authorized to execute and/or accept any and all agreements necessary to clear the title of any right of way, utility easements or other public property dedicated on the plat.

Section 6. That the City Clerk is hereby directed to facilitate the recordation of this ordinance, together with the documents described herein and all other relevant documents, when the Developer has met all of the requirements for the plat to be released for recording, in the Office of the Recorder of Deeds of Platte County, Missouri.

Section 7. That the Council finds that the City Plan Commission has duly recommended its approval of this plat on August 5, 2026.

..end

Approved as to form:

Eluar Alegro
Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-7116

Submitted Department/Preparer: City Planning

Revised 01/30/26

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the plat of Weatherby Meadows 2nd Plat, an addition in Platte County, Missouri, on approximately 7.6 acres generally located at the southeast corner of Northwest Barry Road and North Childress, creating 30 lots and 3 tracts for the purpose of a residential development; accepting various easements; establishing grades on public ways; authorizing the Director of City Planning and Development and Director of Water Services to execute and/or accept certain agreements; and directing the City Clerk to facilitate the recordation of this ordinance and attached documents. (CLD-FnPlat-2026-00008)

Discussion

The request is to consider approval of a Final Plat in District R-5 on about 7.6 acres generally located at the southeast corner of NW Barry Road and N Childress Avenue, creating 30 lots and 3 tracts for a residential open space development. This use was approved in Case No. CD-CPC-2022-00104 which served as the Preliminary Plat. It was further amended by CD-AA-2025-00037. The Preliminary Plat proposed to develop a 138 single unit home development on individual lots under the R-5 Open Space Development which requires at least 30% of the development is set aside as private open space tracts. The proposed development has approximately 31% open space. The plan also proposes to construct public streets with connections to the north on Barry Road and the south to the existing neighborhood to the south.

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.

Staff Recommendation: Approval with Conditions
CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the subdivision of private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing the subdivision of private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the subdivision of private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

CD-CPC-2022-00104– Ordinance 220750 approved a rezoning of approximately 40 acres of land generally located at the southeast corner of Northwest Berry Road and North Childress Avenue from AG-R (Agricultural Residential) to R-5 (Open Space) (Residential Open Space) and approved a Development Plan for the same which also serves as a Preliminary Plat to allow for the creation of 138 single unit homes on individual lots and 9 tracts, approved September 15, 2022.

CD-AA-2025-00037 – Approved a Minor Amendment to a previous approved Development Plan in District R-5 Open Space (Residential) on about 40 acres generally located at the southeast corner of NW Barry Road and N Childress Avenue, approved June 16, 2025.

CLD-FnPlat-2025-00020- Ordinance 250585 approved the plat of Weatherby Meadows, an addition in Platte County, Missouri, on approximately 12.15 acres generally located at the southeast corner of North Childress Avenue and Northwest Barry Road creating 30 lots and 2 tracts, approved July 24, 2025.

Service Level Impacts

Not applicable as this is an ordinance authorizing the subdivision of private property.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval with Conditions

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the subdivision of private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the subdivision of private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the subdivision of private property.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the subdivision of private property.
[Click or tap here to enter text.](#)
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:
Not applicable as this is an ordinance authorizing the subdivision of private property.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the subdivision of private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)

FINAL PLAT
WEATHERBY MEADOWS 2ND PLAT

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., IN THE CITY OF
KANSAS CITY, PLATTE COUNTY, MISSOURI

DESCRIPTION

SURVEYOR SUGGESTED DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., IN PLATTE COUNTY, MISSOURI, PREPARED BY ANDREA N. WEISHAUP, PLS NO. 1730, MISSOURI LICENSE NO. 2025003640, DATED FEBRUARY 27, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22 OF WEATHERBY 1ST PLAT; THENCE NORTH 00°13'32" EAST, A DISTANCE OF 165.00 FEET; THENCE NORTH 08°40'15" WEST, A DISTANCE OF 44.12 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 198.06 FEET, A CHORD BEARING OF NORTH 31°14'06" WEST, AND A CHORD DISTANCE OF 195.27 FEET; THENCE NORTH 47°55'24" WEST, A DISTANCE OF 125.79 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 84.92 FEET, A CHORD BEARING OF NORTH 40°33'03" WEST, AND A CHORD DISTANCE OF 84.69 FEET; THENCE NORTH 57°07'03" WEST, A DISTANCE OF 165.81 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 15.23 FEET, A CHORD BEARING OF SOUTH 35°22'34" EAST, AND A CHORD DISTANCE OF 15.23 FEET; THENCE NORTH 43°57'40" EAST, A DISTANCE OF 122.31 FEET; THENCE SOUTH 39°40'49" EAST, A DISTANCE OF 113.57 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 15.01 FEET, A CHORD BEARING OF NORTH 50°25'36" EAST, AND A CHORD DISTANCE OF 15.01 FEET; THENCE NORTH 37°39'43" WEST, A DISTANCE OF 115.40 FEET; THENCE NORTH 55°06'42" EAST, A DISTANCE OF 53.35 FEET; THENCE NORTH 77°17'46" EAST, A DISTANCE OF 86.26 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 84.65 FEET, A CHORD BEARING OF NORTH 08°37'41" WEST, AND A CHORD DISTANCE OF 84.32 FEET; THENCE NORTH 00°11'26" EAST, A DISTANCE OF 75.51 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 21.99 FEET, A CHORD BEARING OF NORTH 44°48'07" WEST, AND A CHORD DISTANCE OF 19.80 FEET; THENCE NORTH 00°10'56" EAST, A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 21.99 FEET, A CHORD BEARING OF NORTH 45°11'53" EAST, AND A CHORD DISTANCE OF 19.80 FEET; THENCE NORTH 00°11'26" EAST, A DISTANCE OF 141.09 FEET; THENCE SOUTH 89°48'34" EAST, A DISTANCE OF 427.07 FEET; THENCE SOUTH 00°13'33" WEST, A DISTANCE OF 349.65 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 205.92 FEET; THENCE NORTH 00°13'12" EAST, A DISTANCE OF 30.19 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 169.50 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 15.01 FEET, A CHORD BEARING OF SOUTH 35°26'58" EAST, AND A CHORD DISTANCE OF 147.56 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 785.00 FEET, AN ARC LENGTH OF 16.86 FEET, A CHORD BEARING OF SOUTH 43°58'37" EAST, AND A CHORD DISTANCE OF 16.86 FEET; THENCE SOUTH 46°38'18" WEST, A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 19.92 FEET, A CHORD BEARING OF NORTH 84°07'30" WEST, AND A CHORD DISTANCE OF 18.28 FEET; THENCE SOUTH 55°06'42" WEST, A DISTANCE OF 96.69 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 7.65 FEET, A CHORD BEARING OF NORTH 53°51'32" WEST, AND A CHORD DISTANCE OF 7.65 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 15.74 FEET, A CHORD BEARING OF SOUTH 43°26'08" EAST, AND A CHORD DISTANCE OF 15.74 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 233.26 FEET, A CHORD BEARING OF SOUTH 33°48'51" EAST, AND A CHORD DISTANCE OF 231.89 FEET; THENCE SOUTH 16°06'27" EAST, A DISTANCE OF 57.51 FEET; THENCE SOUTH 72°07'29" WEST, A DISTANCE OF 110.72 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 505.00 FEET, AN ARC LENGTH OF 102.14 FEET, A CHORD BEARING OF SOUTH 11°53'14" EAST, AND A CHORD DISTANCE OF 18.68 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 30.27 FEET; THENCE NORTH 00°13'32" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 332,094 SQUARE FEET, OR 7.62 ACRES, MORE OR LESS.

DEDICATION

PLAT DEDICATION:

PARKVILLE HOLDINGS LLC, ("DEVELOPER") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS: **WEATHERBY MEADOWS 2ND PLAT**

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, SERVICE 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 AND USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON 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 OF 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.

WATER LINE EASEMENT:

A WATER LINE EASEMENT (W/E) FOR THE PURPOSE OF INSTALLING, OPERATING, CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, REPAIRING, REPLACING, AND REMOVING WATER MAINS, WATER SERVICE LINES, APPURTENANCES, AND RELATED WATER DISTRIBUTION FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("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, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SAID WATER FACILITIES AS MAY BE NECESSARY.

DRAINAGE DEDICATION:

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 KANSAS CITY, MISSOURI ("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.

SANITARY SEWER EASEMENT:

A SANITARY SEWER EASEMENT (S/E) FOR THE PURPOSE OF CONVEYING SANITARY SEWAGE, INCLUDING THE RIGHT TO LOCATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND RECONSTRUCT SANITARY SEWER LINES AND ALL APPURTENANCES THERETO, UNDER, OVER, AND ACROSS THOSE AREAS DESIGNATED AS SANITARY SEWERS (SS/E) ON THIS PLAT, IS HEREBY GRANTED TO KANSAS CITY, MISSOURI ("THE CITY"). ITS SUCCESSORS AND ASSIGNS. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LAND AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED. ALL SANITARY SEWER EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY STRUCTURES OR OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF SAID FACILITIES, EXCEPT THAT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES MAY BE PERMITTED, PROVIDED THEY DO NOT INTERFERE WITH SAID USES. NO EXCAVATION, FILL, OR OTHER ALTERATION OF THE GROUND SURFACE SHALL BE MADE WHICH WOULD DAMAGE OR INTERFERE WITH SAID FACILITIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

TEMPORARY TURNAROUND EASEMENT:

A TEMPORARY EASEMENT FOR VEHICLE TURNAROUND IS HEREBY DESIGNATED "TEMPORARY TURNAROUND EASEMENT". SAID EASEMENT SHALL RUN WITH THE LAND AND SHALL AUTOMATICALLY TERMINATE UPON COMPLETION OF THE EXTENSION OF THE PUBLIC TRACT IDENTIFIED ON THE PLAT.

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.

MAINTENANCE OF TRACTS:

TRACT "A" & "B" ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMES ASSOCIATIONS.

RIGHT OF ENTRANCE:

A PERMANENT RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO AND FOR THE BENEFIT OF THE PUBLIC, THE CITY OF KANSAS CITY, MISSOURI, AND ITS SUCCESSORS AND ASSIGNS, OVER, UNDER, AND ACROSS THE AREA SHOWN HEREON, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, INCLUDING CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND INSPECTION OF ADJACENT PUBLIC FACILITIES.

OPEN SPACE / COMMUNITY POOL TRACT:

TRACT "C" IS HEREBY DESIGNATED AS PRIVATE OPEN SPACE FOR THE USE AND BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION. SAID TRACT MAY BE USED FOR ACTIVE AND PASSIVE RECREATIONAL PURPOSES, INCLUDING THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A COMMUNITY SWIMMING POOL AND ASSOCIATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DECKING, FENCING, BUILDINGS, PARKING AREAS, AND RELATED APPURTENANCES. THE HOMES ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPGRADE OF SAID TRACT AND ALL IMPROVEMENTS THEREON IN A SAFE AND SANITARY CONDITION. NO USE SHALL BE MADE OF SAID TRACT WHICH WOULD CONSTITUTE A NUISANCE OR OTHERWISE INTERFERE WITH THE USE AND ENJOYMENT OF THE SURROUNDING PROPERTIES.

IN WITNESS THEREOF:

WEATHERBY MEADOWS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2026.

WEATHERBY MEADOWS, LLC

BY: MANAGING MEMBER, BRIAN MERTZ

NOTARY CERTIFICATION:

STATE OF MISSOURI)

)SS

COUNTY OF PLATTE)

ON THIS ____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME, I DO ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING BY AUTHORITY OF THE BOARD OF DIRECTORS AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

LEGEND

SECTION CORNER
BENCHMARK AS NOTED
FOUND PROPERTY CORNER AS NOTED
SET 5/8" X 24" REBAR CAP ALC MO CLS 2022014231

CITY PLAN COMMISSION:

PUBLIC WORKS:

APPROVED DATE: _____

CASE NUMBER:

DIRECTOR OF PUBLIC WORKS, MICHAEL J. SHAW

CITY 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. 250822 DULY AUTHENTICATED AS PASSED THIS ____.

QUINTON LUCAS, MAYOR

MARILYN SANDERS, CITY CLERK

VINCENT E. BRICE, JACKSON COUNTY ASSESSMENT DEPARTMENT

COUNTY RECORDING INFORMATION

RESERVED FOR COUNTY RECORDING STAMP

PLAT DEDICATION:

WEATHERBY MEADOWS 2ND PLAT

PRIVATE OPEN SPACE DEDICATION:

TRACT A & TRACT B
0.63 ACRES

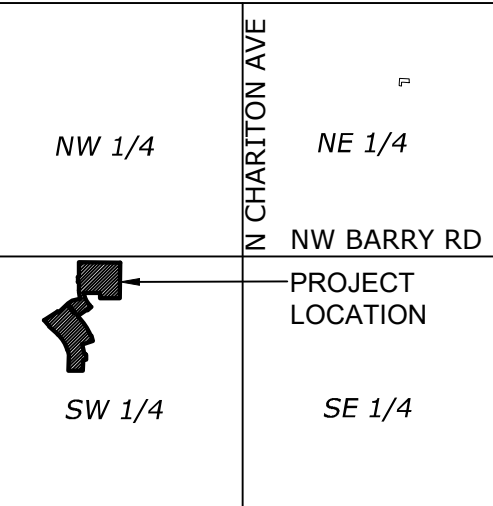
RECORD AS:

FINAL PLAT

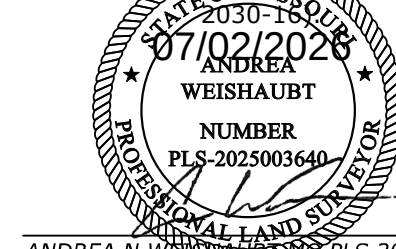
GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS THE SOUTH LINE OF LOTS.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET
- REFERENCED SURVEYS
- FINAL PLAT WEATHERBY MEADOWS BY ENGINEERING SOLUTIONS DATED 8/23/29
- CURRENT ZONING R-5 (RESIDENTIAL)
- CLOSURE PRECISION: 1 PART IN 20091535.000
- BENCHMARK
- BM-1 FOUND MAGNAIL - 49 +/- N/E OF = 857.66 W 1/4 COR OF SEC 10-51-34 PUBLISHED IN REVISED ENG. SOLUTION FILE
- BM-2 N-1120206 FOUND MAG NAIL E-2728358 PUBLISHED IN RECEIVED ENG SOLUTION FILE = 87491
- INTERIOR LOT CORNERS TO BE SET POST CONSTRUCTION.

VICINITY MAP



I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR



ANDREA N. WEISHAUP, PLS. NO. 1730, MISSOURI LICENSE NO. 2025003640

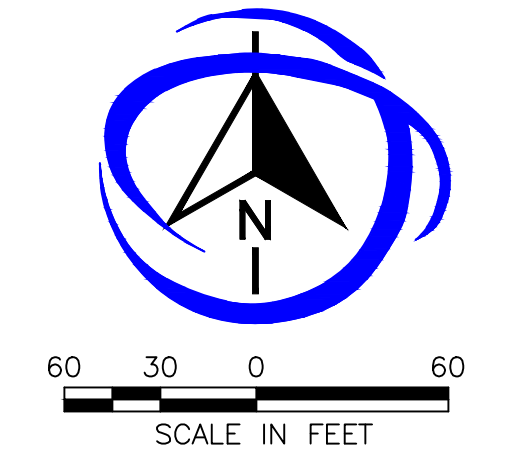
FINAL PLAT

11501 NW BARRY RD
KANSAS CITY, MO

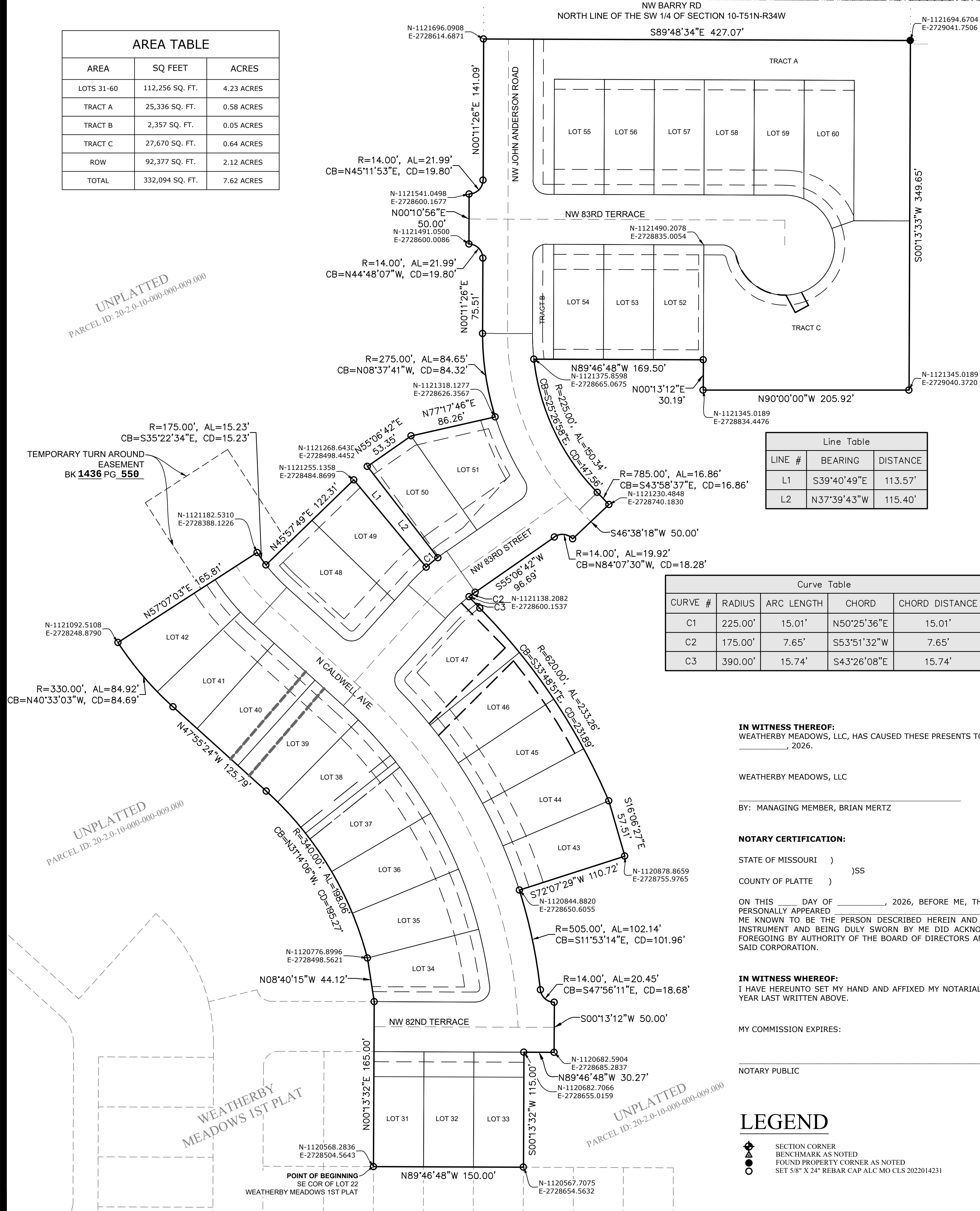
PREPARED FOR:

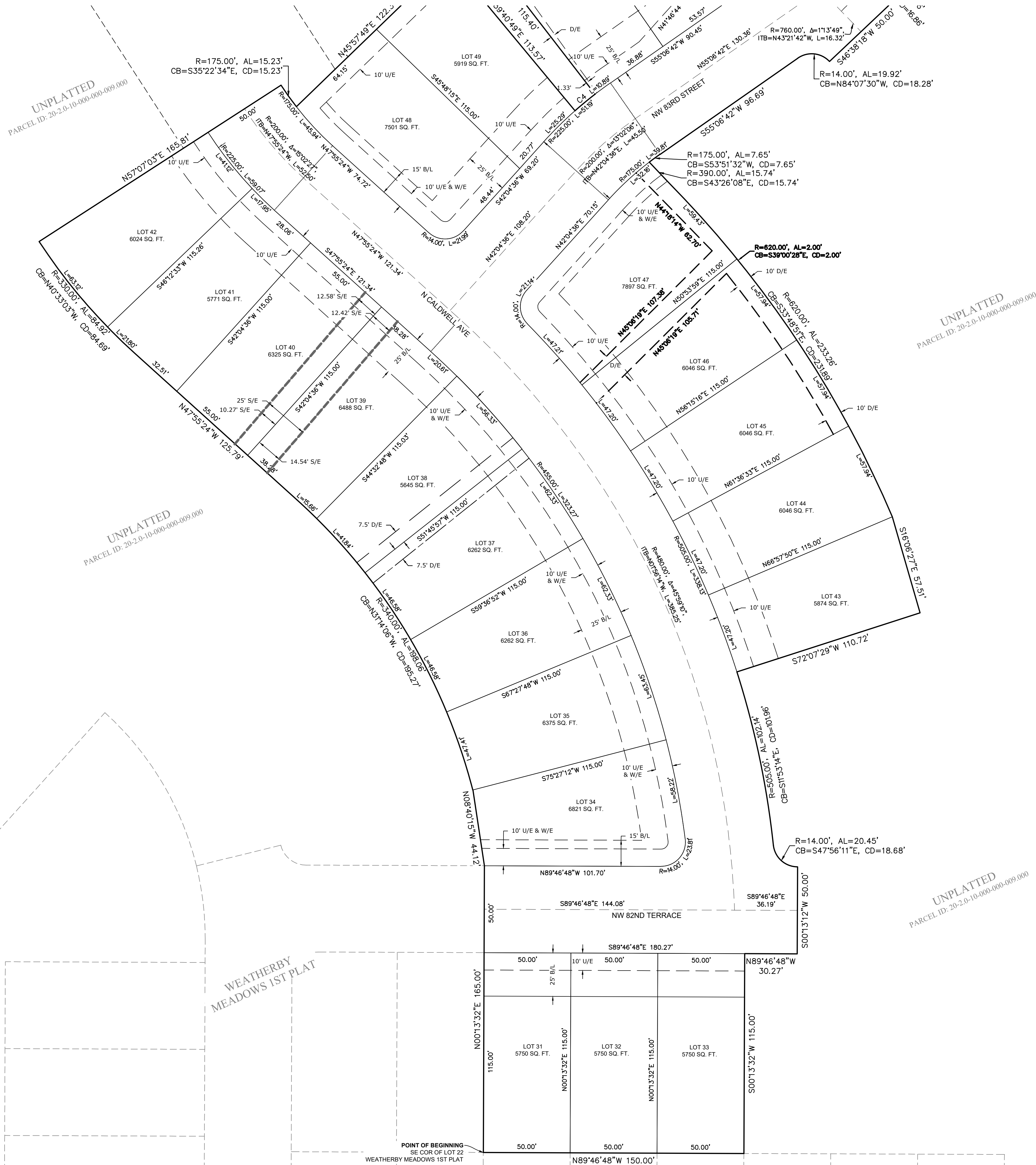
WEATHERBY MEADOWS LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152
PAGE: 1 OF 3

PROJECT #: 26-059
ISSUE DATE: 2/24/2026
REVISION DATE: 06/08/2026



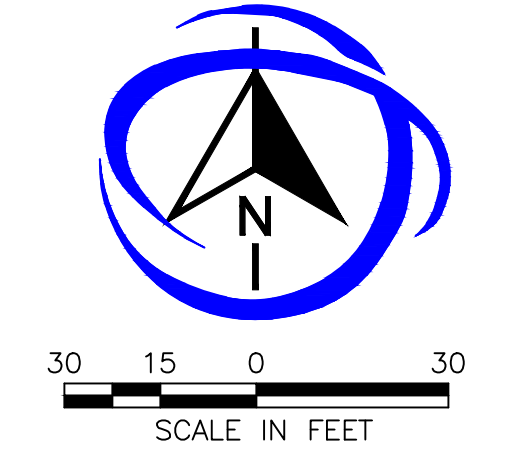
AREA TABLE		
AREA	SQ FEET	ACRES
LOTS 31-60	112,256 SQ. FT.	4.23 ACRES
TRACT A	25,336 SQ. FT.	0.58 ACRES
TRACT B	2,357 SQ. FT.	0.05 ACRES
TRACT C	27,670 SQ. FT.	0.64 ACRES
ROW	92,377 SQ. FT.	2.12 ACRES
TOTAL	332,094 SQ. FT.	7.62 ACRES





WEATHERBY
MEADOWS 1ST PLAT

POINT OF BEGINNING
SE COR OF LOT 22
WEATHERBY MEADOWS 1ST PLAT



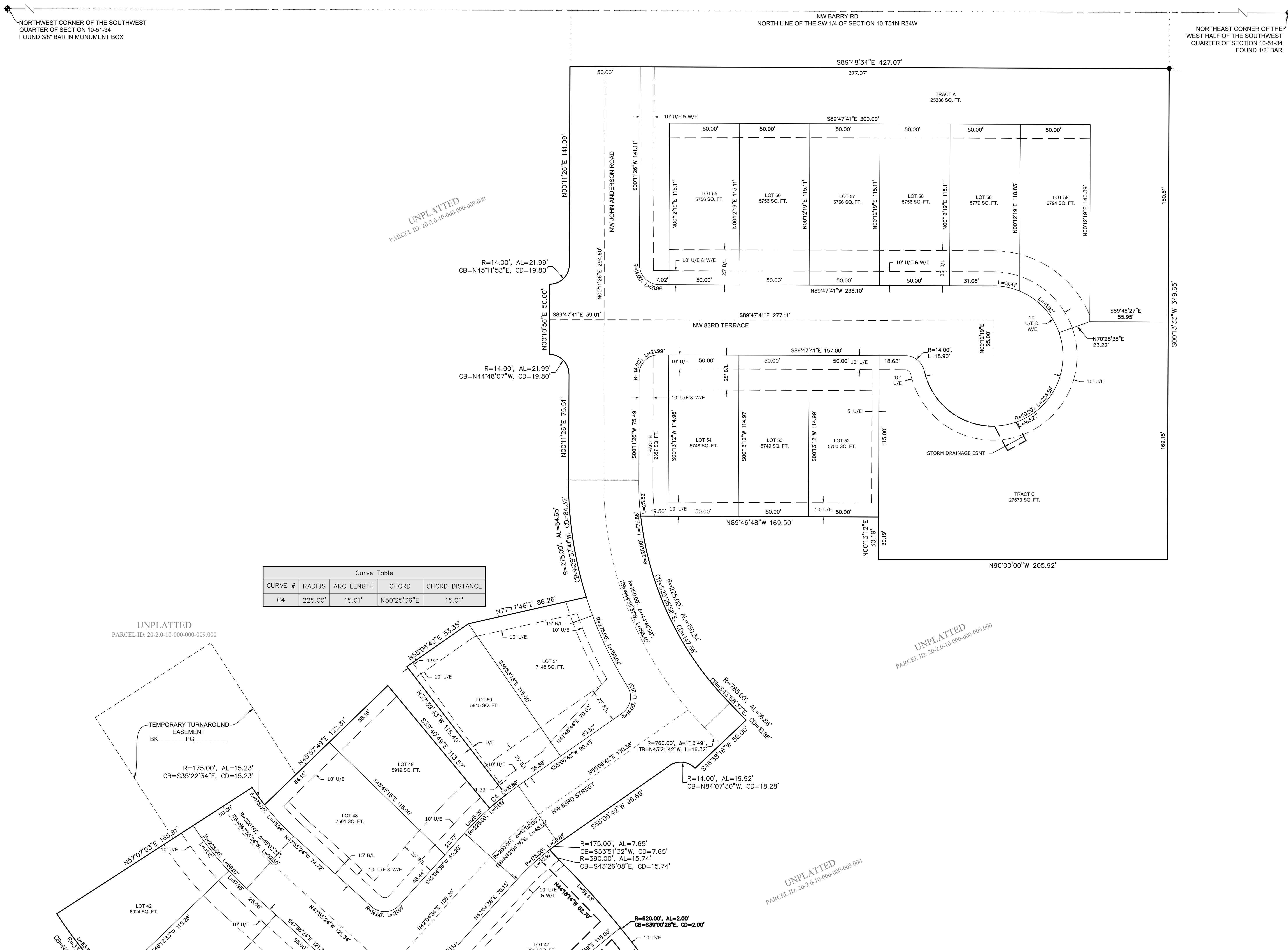
FINAL PLAT

11501 NW BARRY RD
KANSAS CITY, MO

PREPARED FOR:

WEATHERBY MEADOWS LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152
PAGE: 2 OF 3

PROJECT #: 26-059
ISSUE DATE: 2/24/2026
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Curve Table				
CURVE #	RADIUS	ARC LENGTH	CHORD	CHORD DISTANCE
C4	225.00'	15.01'	N50°25'36"E	15.01'

ALC

ATLAS LAND CONSULTING

SURVEYING & CIVIL ENGINEERING DRONE CAD

atlaslandconsulting.com 913-463-5959

14500 Franklin Road, Unit N, Overland Park, KS 66207

30

15

0

30

SCALE IN FEET

FINAL PLAT

11501 NW BARRY RD
KANSAS CITY, MO

PREPARED FOR:

WEATHERBY MEADOWS LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152
PAGE: 3 OF 3

PROJECT #: 26-059
ISSUE DATE: 2/24/2026
REVISION DATE: 06/08/2026

CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00008

Weatherby Meadows 2nd Plat



KANSAS CITY
Planning & Dev

August 5, 2026

Docket # C2

Request

Final Plat

Applicant

Clint Loumaster
Atlas Land Consulting

Owner

Brian Mertz
Barryview Holdings, LLC

Site Information

Location	11501 NW Barry Rd
Area	7.6 Acres
Zoning	R-5
Council District	1 st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Commercial, AG-R
South: Residential, Unincorporated
Platte County
East: Elementary School, AG-R
West: Undeveloped, AG-R

Land Use Plan

The KCIA Area Plan recommends Residential Medium Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan

North Childress Avenue is identified as a throughfare in this location. Northwest Barry Road is identified as a throughfare in this location.

Approval Process



Overview

The applicant seeks approval of a Final Plat in District R-5 (Residential) on about 7.6 acres generally located at the southeast corner of NW Barry Road and N Childress Avenue creating 30 lots and 3 tracts for a residential open space development.

Existing Conditions

The subject site is currently undeveloped. It is within the existing Weatherby Meadows Residential Development, where the first plat is currently under construction to the south. 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 not apply to this request.

Controlling Case

CD-AA-2025-00037 - Approved a Minor Amendment to a previous approved Development Plan in District R-5 Open Space (Residential) on about 40 acres generally located at the southeast corner of NW Barry Road and N Childress Avenue, approved June 16, 2025.

Project Timeline

The application for the subject request was filed on March 26, 2026. Scheduling deviations have occurred due to outstanding corrections required.

Professional Staff Recommendation

Docket # C2 Approval Subject to Conditions

[illegible]

CD-CPC-2022-00104- Ordinance 220750 approved a rezoning of approximately 40 acres of land generally located at the southeast corner of Northwest Berry Road and North Childress Avenue from AG-R (Agricultural Residential) to R-5 (Open Space) (Residential Open Space) and approved a Development Plan for the same which also serves as a Preliminary Plat to allow for the creation of 138 single unit homes on individual lots and 9 tracts, approved September 15, 2022.

The request is to consider approval of a Final Plat in District R-5 on about 7.6 acres generally located at the southeast corner of NW Barry Road and N Childress Avenue creating 30 lots and 3 tracts for a residential open space development. This use was approved in Case No. CD-CPC-2022-00104 which served as the Preliminary Plat. It was further amended by CD-AA-2025-00037. The Preliminary Plat proposed to develop a 138 single unit home development on individual lots under the R-5 Open Space Development which requires at least 30% of the development is set aside as private open space tracts. The proposed development has approximately 31% open space. The plan also proposes to construct public streets with connections to the north on Barry Road and the south to the existing neighborhood to the south.

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 (88-110)	Yes	Lots conform to Open Space Development requirements which allow for reduced lot and building standards in exchange for more private open space throughout the development.
Parkland Dedication (88-408)	Yes	

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,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: July 30, 2026

Case Number: CLD-FnPlat-2026-00008

Project: Weatherby Meadows 2nd 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 recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
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-2026-00008.
4. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
5. That prior to issuance of the Certificate of Occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."

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

6. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
7. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
8. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
10. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
11. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
12. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

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

13. 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.
14. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
15. 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 Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

16. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.
17. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
18. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

19. 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.
20. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
21. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
22. 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.
23. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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 may be required.
25. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
26. The developer shall submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
27. All Agreement and Easement documents shall be submitted using IB159 to the Infrastructure Review Application on CompassKC for review and approval by KC Water prior to issuance of any permits.

FINAL PLAT
WEATHERBY MEADOWS 2ND PLAT

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., IN THE CITY OF
KANSAS CITY, PLATTE COUNTY, MISSOURI

DESCRIPTION

SURVEYOR SUGGESTED DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., IN PLATTE COUNTY, MISSOURI, PREPARED BY ANDREA N. WEISHAUBT, PLS NO. 1730, MISSOURI LICENSE NO. 2025003640, DATED FEBRUARY 27, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22 OF WEATHERBY 1ST PLAT; THENCE NORTH 00°13'32" EAST, A DISTANCE OF 165.00 FEET; THENCE NORTH 08°40'15" WEST, A DISTANCE OF 44.12 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 198.06 FEET, A CHORD BEARING OF NORTH 31°14'06" WEST, AND A CHORD DISTANCE OF 195.27 FEET; THENCE NORTH 47°55'24" WEST, A DISTANCE OF 125.79 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 84.92 FEET, A CHORD BEARING OF NORTH 40°33'03" WEST, AND A CHORD DISTANCE OF 84.69 FEET; THENCE NORTH 57°07'03" WEST, A DISTANCE OF 165.81 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 15.23 FEET, A CHORD BEARING OF SOUTH 35°22'34" EAST, AND A CHORD DISTANCE OF 15.23 FEET; THENCE NORTH 43°57'40" EAST, A DISTANCE OF 122.31 FEET; THENCE SOUTH 39°40'49" EAST, A DISTANCE OF 113.57 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 15.01 FEET, A CHORD BEARING OF NORTH 50°25'36" EAST, AND A CHORD DISTANCE OF 15.01 FEET; THENCE NORTH 37°39'43" WEST, A DISTANCE OF 115.40 FEET; THENCE NORTH 55°06'42" EAST, A DISTANCE OF 53.35 FEET; THENCE NORTH 77°17'46" EAST, A DISTANCE OF 86.26 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 84.65 FEET, A CHORD BEARING OF NORTH 08°37'41" WEST, AND A CHORD DISTANCE OF 84.32 FEET; THENCE NORTH 00°11'26" EAST, A DISTANCE OF 75.51 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 21.99 FEET, A CHORD BEARING OF NORTH 44°48'07" WEST, AND A CHORD DISTANCE OF 19.80 FEET; THENCE NORTH 00°10'56" EAST, A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 21.99 FEET, A CHORD BEARING OF NORTH 45°11'53" EAST, AND A CHORD DISTANCE OF 19.80 FEET; THENCE NORTH 00°11'26" EAST, A DISTANCE OF 141.09 FEET; THENCE SOUTH 89°48'34" EAST, A DISTANCE OF 427.07 FEET; THENCE SOUTH 00°13'33" WEST, A DISTANCE OF 349.65 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 205.92 FEET; THENCE NORTH 00°13'12" EAST, A DISTANCE OF 30.19 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 169.50 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 15.01 FEET, A CHORD BEARING OF SOUTH 35°26'58" EAST, AND A CHORD DISTANCE OF 147.56 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 785.00 FEET, AN ARC LENGTH OF 16.86 FEET, A CHORD BEARING OF SOUTH 43°58'37" EAST, AND A CHORD DISTANCE OF 16.86 FEET; THENCE SOUTH 46°38'18" WEST, A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 19.92 FEET, A CHORD BEARING OF NORTH 84°07'30" WEST, AND A CHORD DISTANCE OF 18.28 FEET; THENCE SOUTH 55°06'42" WEST, A DISTANCE OF 96.69 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 7.65 FEET, A CHORD BEARING OF SOUTH 53°51'32" WEST, AND A CHORD DISTANCE OF 7.65 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 15.74 FEET, A CHORD BEARING OF SOUTH 43°26'08" EAST, AND A CHORD DISTANCE OF 15.74 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 233.26 FEET, A CHORD BEARING OF SOUTH 33°48'51" EAST, AND A CHORD DISTANCE OF 231.89 FEET; THENCE SOUTH 16°06'27" EAST, A DISTANCE OF 57.51 FEET; THENCE SOUTH 72°07'29" WEST, A DISTANCE OF 110.72 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 505.00 FEET, AN ARC LENGTH OF 102.14 FEET, A CHORD BEARING OF SOUTH 11°53'14" EAST, AND A CHORD DISTANCE OF 18.68 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 30.27 FEET; THENCE NORTH 00°13'32" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 332,094 SQUARE FEET, OR 7.62 ACRES, MORE OR LESS.

DEDICATION

PLAT DEDICATION:

PARKVILLE HOLDINGS LLC, ("DEVELOPER") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS: **WEATHERBY MEADOWS 2ND PLAT**

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, SERVICE 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 AND USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON 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 OF 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.

WATER LINE EASEMENT:

A WATER LINE EASEMENT (W/E) FOR THE PURPOSE OF INSTALLING, OPERATING, CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, REPAIRING, REPLACING, AND REMOVING WATER MAINS, WATER SERVICE LINES, APPURTENANCES, AND RELATED WATER DISTRIBUTION FACILITIES UNDER, IN, OVER, AND UPON AS MAY BE NECESSARY, BEING AND SITUATED IN KANSAS CITY, MISSOURI ("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, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SAID WATER FACILITIES AS MAY BE NECESSARY.

DRAINAGE DEDICATION:

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 KANSAS CITY, MISSOURI ("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.

SANITARY SEWER EASEMENT:

A SANITARY SEWER EASEMENT (S/E) FOR THE PURPOSE OF CONVEYING SANITARY SEWAGE, INCLUDING THE RIGHT TO LOCATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND RECONSTRUCT SANITARY SEWER LINES AND ALL APPURTENANCES THERETO, UNDER, OVER, AND ACROSS THOSE AREAS DESIGNATED AS SANITARY SEWERS (SS/E) ON THIS PLAT, IS HEREBY GRANTED TO KANSAS CITY, MISSOURI ("THE CITY"). ITS SUCCESSORS AND ASSIGNS. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LAND AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED. ALL SANITARY SEWER EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY STRUCTURES OR OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF SAID FACILITIES, EXCEPT THAT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES MAY BE PERMITTED, PROVIDED THEY DO NOT INTERFERE WITH SAID USES. NO EXCAVATION, FILL, OR OTHER ALTERATION OF THE GROUND SURFACE SHALL BE MADE WHICH WOULD DAMAGE OR INTERFERE WITH SAID FACILITIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

TEMPORARY TURNAROUND EASEMENT:

A TEMPORARY EASEMENT FOR VEHICLE TURNAROUND IS HEREBY DESIGNATED "TEMPORARY TURNAROUND EASEMENT". SAID EASEMENT SHALL RUN WITH THE LAND AND SHALL AUTOMATICALLY TERMINATE UPON COMPLETION OF THE EXTENSION OF THE PUBLIC TRACT IDENTIFIED ON THE PLAT.

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.

MAINTENANCE OF TRACTS:

TRACT "A" & "B" ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMES ASSOCIATIONS.

RIGHT OF ENTRANCE:

A PERMANENT RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO AND FOR THE BENEFIT OF THE PUBLIC, THE CITY OF KANSAS CITY, MISSOURI, AND ITS SUCCESSORS AND ASSIGNS, OVER, UNDER, AND ACROSS THE AREA SHOWN HEREON, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, INCLUDING CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND INSPECTION OF ADJACENT PUBLIC FACILITIES.

OPEN SPACE / COMMUNITY POOL TRACT:

TRACT "C" IS HEREBY DESIGNATED AS PRIVATE OPEN SPACE FOR THE USE AND BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION. SAID TRACT MAY BE USED FOR ACTIVE AND PASSIVE RECREATIONAL PURPOSES, INCLUDING THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A COMMUNITY SWIMMING POOL AND ASSOCIATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DECKING, FENCING, BUILDINGS, PARKING AREAS, AND RELATED APPURTENANCES. THE HOMES ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPGRADE OF SAID TRACT AND ALL IMPROVEMENTS THEREON IN A SAFE AND SANITARY CONDITION. NO USE SHALL BE MADE OF SAID TRACT WHICH WOULD CONSTITUTE A NUISANCE OR OTHERWISE INTERFERE WITH THE USE AND ENJOYMENT OF THE SURROUNDING PROPERTIES.

IN WITNESS THEREOF:

WEATHERBY MEADOWS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2026.

WEATHERBY MEADOWS, LLC

BY: MANAGING MEMBER, BRIAN MERTZ

NOTARY CERTIFICATION:

STATE OF MISSOURI)

)SS

COUNTY OF PLATTE)

ON THIS ____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME, I DO ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING BY AUTHORITY OF THE BOARD OF DIRECTORS AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

LEGEND

SECTION CORNER
BENCHMARK AS NOTED
FOUND PROPERTY CORNER AS NOTED
SET 5/8" X 24" REBAR CAP ALC MO CLS 2022014231

CITY PLAN COMMISSION:

PUBLIC WORKS:

APPROVED DATE: _____

CASE NUMBER:

DIRECTOR OF PUBLIC WORKS, MICHAEL J. SHAW

CITY 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. 250822 DULY AUTHENTICATED AS PASSED THIS ____.

QUINTON LUCAS, MAYOR

MARILYN SANDERS, CITY CLERK

VINCENT E. BRICE, JACKSON COUNTY ASSESSMENT DEPARTMENT

COUNTY RECORDING INFORMATION

RESERVED FOR COUNTY RECORDING STAMP

PLAT DEDICATION:

WEATHERBY MEADOWS 2ND PLAT

PRIVATE OPEN SPACE DEDICATION:

TRACT A & TRACT B
0.63 ACRES

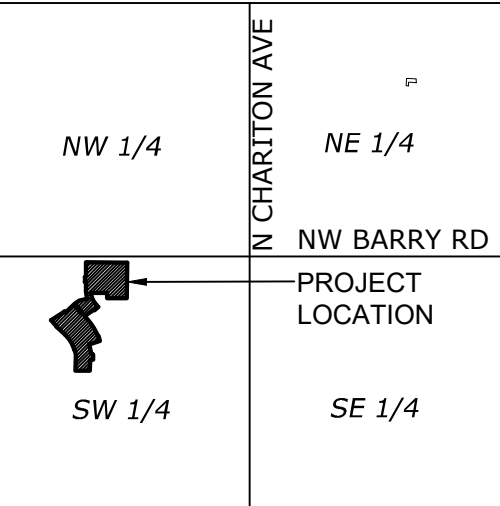
RECORD AS:

FINAL PLAT

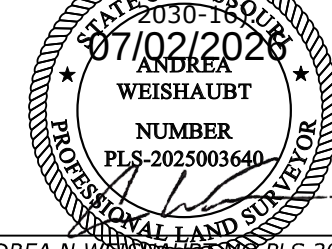
GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS THE SOUTH LINE OF LOTS.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET
- REFERENCED SURVEYS
- FINAL PLAT WEATHERBY MEADOWS BY ENGINEERING SOLUTIONS DATED 8/23/29
- CURRENT ZONING R-5 (RESIDENTIAL)
- CLOSURE PRECISION: 1 PART IN 20091535.000
- BENCHMARK
- BM-1 FOUND MAGNAIL - 49 +/- N/E OF = 857.66 W 1/4 COR OF SEC 10-51-34 PUBLISHED IN REVISED ENG. SOLUTION FILE
- BM-2 N-1120206 FOUND MAG NAIL E-2728358 PUBLISHED IN RECEIVED ENG SOLUTION FILE = 87491
- INTERIOR LOT CORNERS TO BE SET POST CONSTRUCTION.

VICINITY MAP



I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR



ANDREA N. WEISHAUBT, PLS 2025003640

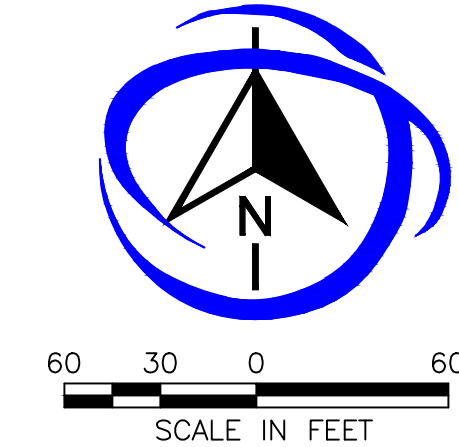
FINAL PLAT

11501 NW BARRY RD
KANSAS CITY, MO

PREPARED FOR:

WEATHERBY MEADOWS LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152
PAGE: 1 OF 3

PROJECT #: 26-059
ISSUE DATE: 2/24/2026
REVISION DATE: 06/08/2026

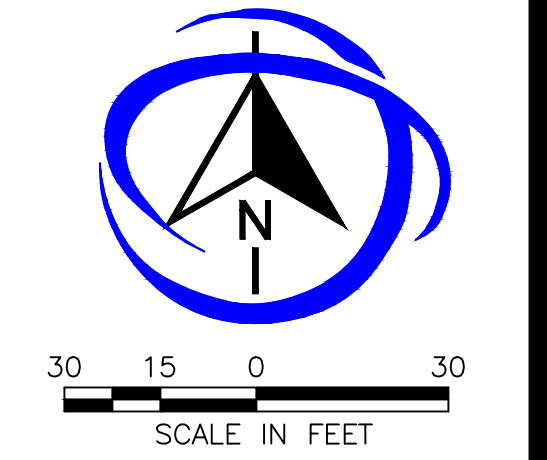
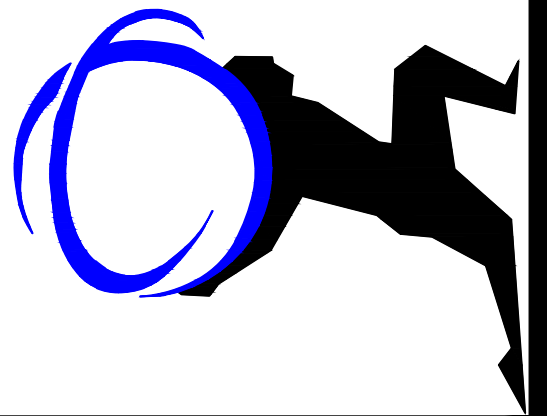
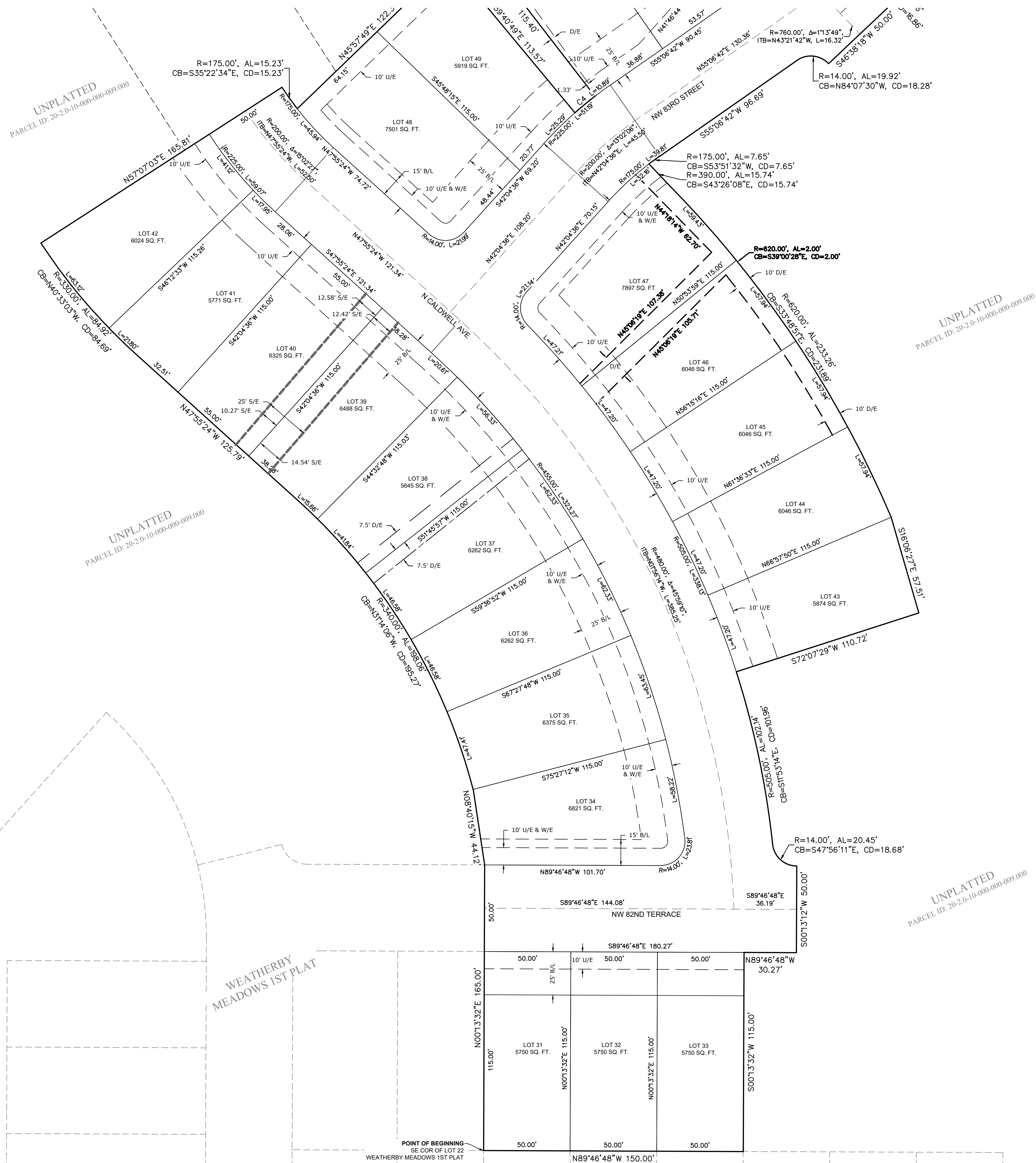


AREA TABLE		
AREA	SQ FEET	ACRES
LOTS 31-60	112,256 SQ. FT.	4.23 ACRES
TRACT A	25,336 SQ. FT.	0.58 ACRES
TRACT B	2,357 SQ. FT.	0.05 ACRES
TRACT C	27,670 SQ. FT.	0.64 ACRES
ROW	92,377 SQ. FT.	2.12 ACRES
TOTAL	332,094 SQ. FT.	7.62 ACRES

UNPLATTED
PARCEL ID: 20-2.0-10-000-000-000.000

UNPLATTED
PARCEL ID: 20-2.0-10-000-000-000.000

UNPLATTED
PARCEL ID: 20-2.0-10-000-000-000.000

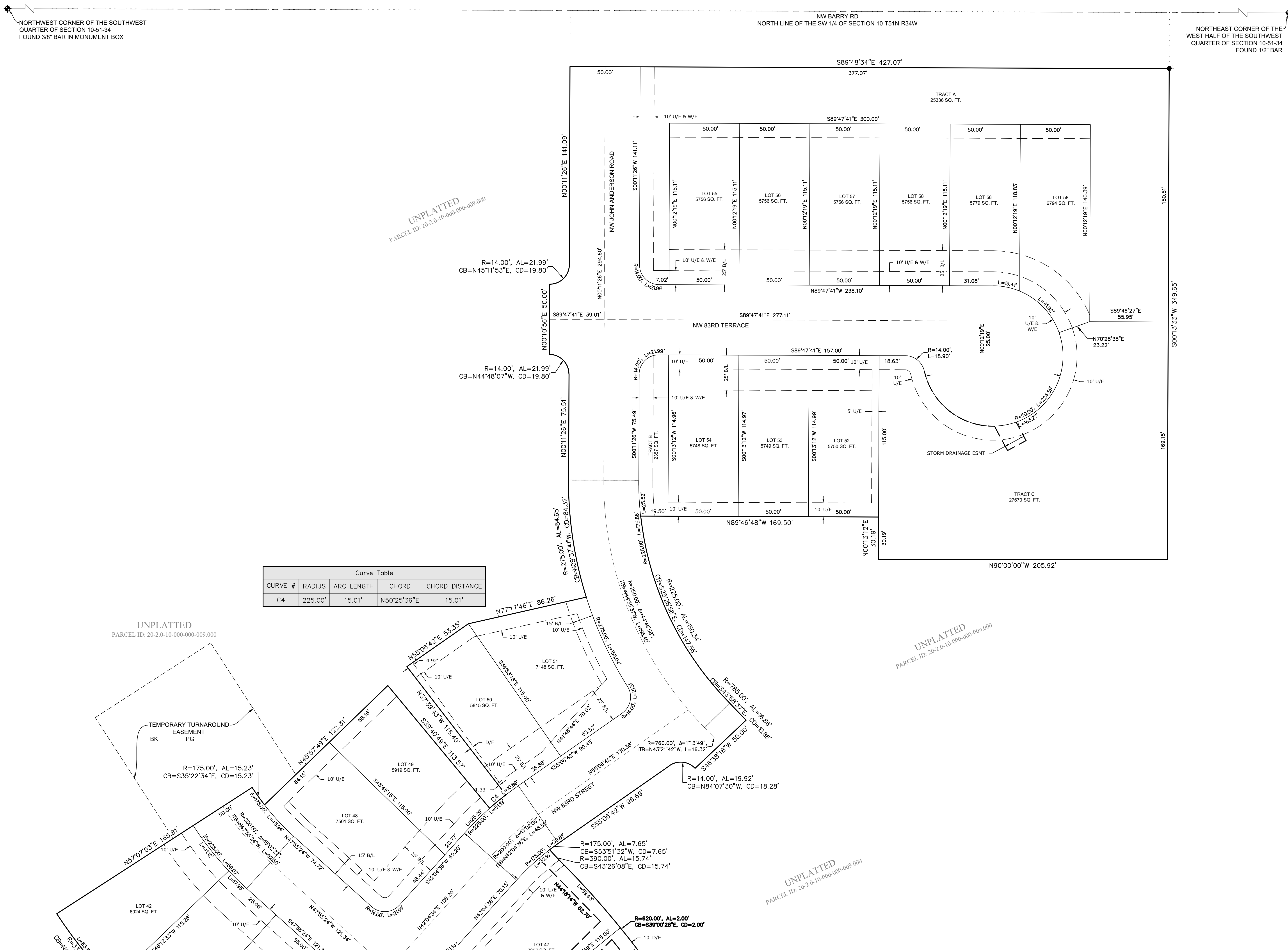


FINAL PLAT

11501 NW BARRY RD
KANSAS CITY, MO

PREPARED FOR:
WEATHERBY MEADOWS LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152
PAGE: 2 OF 3

PROJECT #: 26-059
ISSUE DATE: 2/24/2026
REVISION DATE: 06/08/2026



ALC

ATLAS LAND CONSULTING

SURVEYING & CIVIL ENGINEERING DRONE CAD

atlaslandconsulting.com 913-463-5959

14500 Franklin Road, Unit N, Overland Park, KS 66207

30

15

0

30

SCALE IN FEET

FINAL PLAT

11501 NW BARRY RD
KANSAS CITY, MO

PREPARED FOR:

WEATHERBY MEADOWS LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152
PAGE: 3 OF 3

PROJECT #: 26-059
ISSUE DATE: 2/24/2026
REVISION DATE: 06/08/2026



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

KCMO.gov/Planning

August 05, 2026

Clint Loumaster
Atlas Land Consulting
14500 Parallel Road Unit R, Unit R
Basehor, KS 66007

Re: **CLD-FnPlat-2026-00008** - A request to approve a Final Plat in District R-5 (Residential) on about 7.6 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue creating 30 lots and 3 tracts for a residential development.

Dear Clint Loumaster:

At its meeting on August 05, 2026, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Lead Planner

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 recording of the Final Plat the developer shall secure approval of a project plan from the City Plan Commission for each Private Open Space Tract.
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-2026-00008.
4. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
5. That prior to issuance of the Certificate of Occupancy for the first house built the developer must post a sign at the terminus of all stub streets indicating that the stub street is intended to be opened to through traffic when the adjacent property is developed. The sign must state "FUTURE THROUGH STREET. TO BE CONNECTED WHEN ABUTTING PROPERTY DEVELOPS."

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

6. Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
7. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
8. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
10. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
11. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
12. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

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

13. 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.
14. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
15. 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.
16. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

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

17. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
18. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

19. 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.
20. 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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
21. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
22. 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.
23. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.
24. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by KC Water 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 may be required.
25. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.
26. The developer shall submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
27. All Agreement and Easement documents shall be submitted using IB159 to the Infrastructure Review Application on CompassKC for review and approval by KC Water prior to issuance of any permits.

COVENANT TO MAINTAIN STORM WATER DETENTION AND BMP FACILITIES
PLAT OF [insert PLAT NAME in caps]

THIS COVENANT made and entered into this ____ day of _____, 2____, by and between Kansas City, Missouri, a constitutionally chartered Municipal corporation (**City**), and of [company name], a [insert company type], (**Owner**).

WHEREAS, Owner has an interest in certain real estate generally located at the [insert location description from Planning Staff Report] in Kansas City, of [insert county] County, Missouri, (**Property**) more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Owner intends to cause the Property to be platted as Plat of [insert plat name], (**Plat**), in accordance with Chapter ~~6688~~, Code of Ordinances of the City of Kansas City, Missouri; and

WHEREAS, Owner intends to subdivide the Property and create pursuant to the Plat Lots of [insert lot numbers] and Tract(s) of [insert tract name(s)] as shown on Exhibit "B" attached hereto.

WHEREAS, the improvement proposed by Owner on the Property warrant storm water management control and water quality Best Management Practice facilities (BMPs), collectively hereinafter referred to as (The Facilities); and

WHEREAS, The Facilities, located on Tract(s) of [insert tract name(s)] within the Plat, require preservation and maintenance in order to ensure continuous and perpetual operation and effectiveness in controlling storm water runoff rates, volumes, and quality; and

WHEREAS, the City and Owner agree that it is in the public interest to detain storm water and provide BMP(s) to treat the stormwater for the benefit of the Property and surrounding areas; and

WHEREAS, these covenant provisions for proper operation, preservation, and maintenance of The Facilities are necessary to serve the development;

NOW, THEREFORE, Owner and City, for and in consideration of the benefits to themselves, their assigns and future grantees do hereby agree as follows:

Sec. 1. Owner at its sole cost shall:

- a. Be responsible for the perpetual preservation, maintenance, repair and replacement, if necessary of The Facilities located on of Tract(s) [insert tract name(s)].
- b. Maintain the pipes, structures, BMPs, grounds, and appurtenances for the Facilities located on Tract(s) [insert tract name(s)].
- c. Keep the pipes, structures, BMPs, and appurtenances open and free of silt and non-beneficial vegetation.
- d. Keep the pipes, structures, BMPs, and appurtenances in good working condition or replace same if necessary.

- e. Control the growth of the vegetation and grass areas, not identified as beneficial to the BMPs, on Tract(s) ____ to the limits prescribed by the Kansas City Code of Ordinances.
- f. Maintain the grades within Tract(s) [insert tract name(s)] pursuant to the approved plan on file in the office of the Director of City Planning & Development and identified as File No _____. [leave blank]
- g. Obtain all necessary improvement and repair permits prior to performing any work on The Facilities.

Sec. 2. City is granted the right, but is not obligated to enter upon Tract(s) [insert tract name(s)] in order to inspect, maintain, repair, and/or replace The Facilities including the pipes, structures, grounds, and appurtenances if Owner fails to maintain same. In the event that the City does provide maintenance for the facilities, then City may:

- a. Charge the costs for such maintenance, repair, or replacement against Owner, and/or the owner of Tract(s) [insert tract name(s)], and/or the owners of Lots [insert lot numbers-.Note: just those lots served by the facility – not necessarily all plat lots] served by the Facility on Tract(s) [insert tract name(s)];
- b. Assess a lien on either the Tract(s) [insert tract name(s)] or on the Lots [insert same lot numbers as above] or both served by the Facility on Tract(s) [insert tract name(s)];
- c. Maintain suit against Owner, and/or the owner of Tract(s) [insert tract name(s)] and/or the owners of Lots [insert same lot numbers as above] served by the Facility on Tract(s) [insert tract name(s)] for all cost incurred by the City for such maintenance.

Unless necessitated by a threat to life and/or safety, City shall notify Owner and/or the then-current owners of Tract(s) [insert tract name(s)] and Lots [insert same lot numbers as above] not less than thirty (30) days before it begins maintenance of The Facilities.

Sec. 3. Owner and/or the owner of Tract(s) [insert tract name(s)] shall not use, nor attempt to use, in any manner which would interfere with the operation of The Facilities, in such manner as would interfere with the proper, safe, and continuous maintenance and use thereof, and, in particular, shall not build, thereon or thereover, any structure which may interfere, or cause to interfere, with the maintenance and use thereof.

Sec. 4. This covenant shall run with the land legally described in Exhibit "A." Owner shall remain liable under the terms of this Covenant unless and until Owner assigns its rights and obligations to a third party and such assignment is accepted by the City.

Sec. 5. To the extent allowed by law, in the event of a default under a loan agreement by a third party who is assigned the rights and obligations in accordance with the terms of this Covenant, the City will agree to an assignment from the defaulting third party to the secured lender.

Sec. 6. Notices. All notices required by this Covenant shall be in writing sent by regular United States mail, postage prepaid, commercial overnight courier or facsimile and addressed as hereinafter specified. Each party shall have the right to specify that notice be addressed to any

other address by giving the other party ten (10) days notice thereof. Unless a party to this Agreement has given ten (10) days notice of a change of person and address for purposes of notice under this Agreement to the other party in writing, notices shall be directed to the following:

Notices to the City:
Director of City Planning & Development
City Hall, 414 East 12th Street
Kansas City, Missouri 64106
Fax number: (816) 513-2548

Notices to Owner shall be addressed to:
[insert name of business]
[sole proprietorship, partnership, corporation, LLC]
[insert City, State, Zip]
[insert name(s) of signer(s)]
[insert fax and phone number]

Sec. 7. This Agreement shall not be amended, modified, canceled or abrogated without the prior written consent of the City.

Sec. 8. Invalidation of any part or parts of this Covenant by judgment or other court action shall in no way affect any of the other provisions, which shall remain in full force and effect.

Sec. 9. This Agreement shall be construed and enforced in accordance with the laws of the State of Missouri.

Sec. 10. Upon the effective date of this Covenant, the City shall file this Covenant in the Office for recording real estate documents in [insert county], Missouri, and shall be binding on Owner, its successors, assigns and transferees.

Sec. 11. Owner shall jointly and severally release, hold harmless, indemnify and defend City and its agents, officers and employees from any and all responsibility, liability, loss, damage or expense resulting to Owner or to any person or property caused by or incidental as to the design, function, construction, maintenance or failure to maintain The Facilities.

ATTESTATION BY CITY CLERK:

KANSAS CITY, MISSOURI

City Clerk

By: _____
Director of City Planning and Development

Approved as to form:

Assistant City Attorney

STATE OF MISSOURI)
) SS
COUNTY OF _____)

BE IT REMEMBERED that on this ____ day of _____, 2____, before me, the undersigned, a notary public in and for the county and state aforesaid, came _____, Director of City Planning and Development, of Kansas City, Missouri, a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, and _____, _____ of Kansas City, Missouri, who are personally known to me to be the same persons who executed, as officials, the within instrument on behalf of Kansas City, Missouri, and such persons duly acknowledge the execution of the same to be the act and deed of said Kansas City, Missouri.

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

Notary Public

My Commission Expires: _____

OWNER

[insert name of business]

[sole proprietorship, partnership, corporation, LLC]

[insert City, State, Zip]

[insert name(s) of signer(s)]

[insert fax and phone number]

I hereby certify that I have authority to execute
this document on behalf of Owner.

By: _____

Title: _____

Date: _____

Check one:

() Sole Proprietor

() Partnership

() Corporation

() Limited Liability Company (LLC)

Attach corporate seal if applicable

STATE OF _____)
) SS
COUNTY OF _____)

BE IT REMEMBERED, that on the _____ day of _____, 2_____,
before me, the undersigned notary public in and for the county and state aforesaid, came
_____, to me personally known, who being by me duly sworn did
say that he/she/they is/are the [insert title such as proprietor, general or limited partner, president,
or member(s)] of [insert name of business], and that said instrument was signed on behalf of said
[proprietorship, partnership, corporation or LLC] by authority of its [for partnerships,
corporations, or LLCs, add one of the following respective descriptions partners, Board of
Directors or members] and acknowledged said instrument to be the free act and deed of said
[proprietorship, partnership, corporation or LLC].

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

Notary Public

My commission expires: _____

EXHIBIT “A”

EXHIBIT “B”



Legislation Text

File #: 260712

ORDINANCE NO. 2606712

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.5 acres from District B4-2 to District DX-5 generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez. (CD-CPC-2026-00083).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1555, rezoning an area of about 0.5 acres generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez from District B4-2 (Commercial) to DX-5 (Downtown Mixed Use), said section to read as follows:

Section 88-20A-1555. That an area legally described as:

Lots 19-24, Ellison & Murdocks Add.

is hereby rezoned from District B4-2 (Commercial) to DX-5 (Downtown Mixed Use), all as shown outlined on a map marked Section 88-20A-1555, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-7117

Submitted Department/Preparer: City Planning

Revised 01/30/26

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Rezoning an area of about 0.5 acres generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez from District B4-2 (Commercial) to DX-5 (Downtown Mixed Use). (CD-CPC-2026-00083).

Discussion

The applicant is proposing to rezone 0.5 acres from District B4-2 to District DX-5. No development is currently proposed for this site. The subject site is three lots with two used for surface parking and the northern parcel developed with a one-story office building. The proposed rezoning does not require an accompanying plan, and no development is proposed at this time.

The DX zoning district requires that any development meets the standards of Section 88-130-06, the Downtown Development Standards. This standard requires new construction in Downtown districts to provide ground-floor spaces with a minimum floor-to-ceiling height of 13 feet and a minimum amount of nonresidential floor area based on the lot's frontage and size.

Staff Recommendation: Approval

CPC Recommendation: Approval

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this is an ordinance authorizing the rezoning of a private parcel.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing the rezoning of a private parcel.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)

This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
 - ☐

Prior Legislation

There is not prior legislation for this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the rezoning of a private parcel.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing the rezoning of a private parcel.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the rezoning of a private parcel.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of a private parcel.
[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of a private parcel.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)

LEGAL DESCRIPTION:

LOTS 19-24 ELLISON & MURDOCKS ADD

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00083

2131 Washington Rezoning



KANSAS CITY
Planning & Dev

August 5, 2026

Docket # 2

Request

Rezoning

Applicant

Travis Willson
Veritas A+D

Owner

Chad Wingate
Samsquanch LLC

Site Information

Location	2131 Washington Ave
Area	0.5 Acres
Zoning	B4-2
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Commercial, B4-2
South: Residential, UR
East: Right-of-Way, B4-2
West: Commercial, B4-2

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

West Pennway is identified as a Parkway in this location.

Approval Process



Overview

The applicant is seeking approval of a Rezoning from District B4-2 (Commercial) to DX-5 (Downtown Mixed Use) on about 0.5 acres generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez.

Existing Conditions

The site consists of three parcels. The northern parcel currently has a one-story office building located on site. The two southern parcels are surface parking lots. The southeast corner of the site is under the West Pennway Bridge.

Neighborhoods

This site is located within both the Westside Neighborhood Association and the Crossroads Community Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on June 29, 2026. A meeting summary is attached; see Attachment #3.

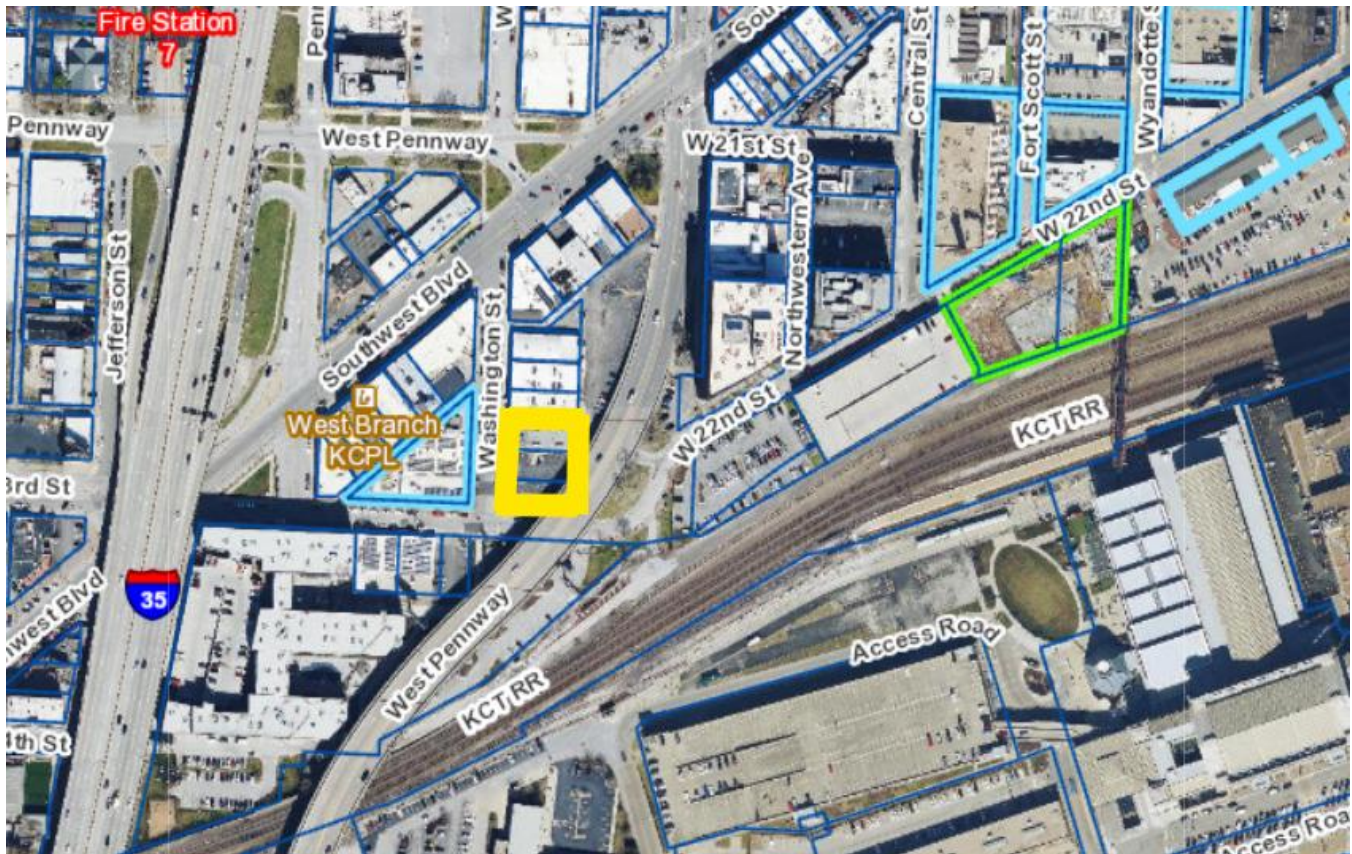
Project Timeline

The application was filed on June 15, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #2 Approval

VICINITY MAP



REZONING REVIEW

The applicant is proposing to rezone 0.5 acres from District B4-2 to District DX-5. No development is currently proposed for this site. The subject site is three lots with two used for surface parking and the northern parcel developed with a one-story office building. The proposed rezoning does not require an accompanying plan, and no development is proposed at this time.

The DX zoning district requires that any development meets the standards of Section 88-130-06, the Downtown Development Standards. This standard requires new construction in Downtown districts to provide ground-floor spaces with a minimum floor-to-ceiling height of 13 feet and a minimum amount of nonresidential floor area based on the lot's frontage and size.

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 Greater Downtown Area Plan recommends Downtown Mixed-Use land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment was required with this rezoning application.

"This rezoning without a plan has a high alignment with the Greater Downtown Area Plan as it brings the zoning into compliance with the Downtown Mixed-Use Future Land Use. The rezoning will allow for a scale of uses, density, and height appropriate for the site. Additionally, GDAP calls for extending downtown development standards to areas with the Downtown, Corridor or Node Development Form designation." – Luke Ranker, 4th District Planner, Community Planning Division

B. Zoning and use of nearby property.

Nearby properties are zoned B4-2 and UR. Uses surrounding the site are commercial in nature, with an eating and drinking establishment to the north as well as retail.

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

Adjacent properties consist mainly of commercial buildings. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards when any development is proposed.

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

The current zoning designation of the property is B4-2. The proposed rezoning would rezone to DX-5 (Downtown Mixed Use). With the property's location within the Downtown area, the proposed DX-5 zoning is more appropriate for the site and better aligns with the City's adopted future land use map. Rezoning to DX will ensure that future development will be subject to applicable entitlement review and the standards of Section 88-130-06 so that ground floor commercial space is maintained.

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

The subject site is currently developed with a building on the northern parcel which is occupied. The middle parcel has been undeveloped since at least 1940. The southern parcel

has been undeveloped since between 1986 and 1991 when a building was demolished to build the West Pennway Bridge.

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

The rezoning is not expected to detrimentally affect nearby properties as it does not authorize any development on the property. Future development will require additional entitlement review and must comply with Section 88-88-130-06.

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:

LOTS 19-24 ELLISON & MURDOCKS ADD

Meeting Sign-In Sheet

Project Name and Address

NOTE: Meeting was held virtually

Name	Address	Phone	Email
Bob Jones	N/A	N/A	N/A
Andrea Wardell	515 Southwest Blvd, Kansas City, MO 64108	N/A	N/A



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Notes

Proposed Rezoning of 2131 Washington Street

- Travis Willson, an architect from Veritas Architecture and Design, presented a proposal to rezone the property at 2131 Washington Street.
- The property currently includes a single-story brick building and two adjacent parking parcels (2137 and 2139 Washington).
- The current zoning is B4-2 (Business use), which has a restrictive floor area ratio.
- The proposal is to change the zoning to DX5 (Downtown Mixed-Use), which aligns with the Crossroads area development plan.
- DX5 zoning would allow a denser, taller building to support a larger-scale redevelopment.

Preliminary Development Concept

- The project is in due diligence, with the owner assessing redevelopment viability before purchasing the property.
- A preliminary concept envisions an eleven-story building with approximately 100 residential units and stacked parking.
- The unit mix is flexible; initial plans emphasize mostly one-bedroom units, plus some two-bedroom and studio options.
- The final building design is not complete and would require additional city review and public comment after acquisition.
- The developer is an individual from Atlanta, Georgia, with ties to Kansas City, specializing in historic tax credits; this is their first project in the area.

Community Concerns and Feedback

- Participants expressed significant concern about approving rezoning without a concrete development plan or knowledge of the developer's track record.
- A parallel was drawn to a previous developer at Tenth and Central who allegedly misused a proposal for a preservation easement tax credit scheme.
- Attendees requested that the developer, Chad, attend future meetings to address concerns directly and provide transparency.
- The developer's background as a tax attorney specializing in historic tax credits raised suspicions about the project's true intent.
- Another concern was the proposed parking ratio of 70 spots for 100 units, considered insufficient and potentially harmful to neighborhood parking.

Architect's Response and Justification

- The architect explained that rezoning is necessary to determine financial viability before the developer commits to purchasing the land.
- The DX5 district has specific rules and is not carte blanche; it is intended for mixed-use residential and commercial development.
- The City of Kansas City suggested DX5 as appropriate for the area and its development goals.
- Regarding parking, the city aims to reduce downtown car reliance and encourage transit use, hence lower parking requirements.
- The developer could not attend due to a short scheduling window required by the city for the meeting.



Section No. 88-20A-1555

Exhibit A



Docket Item #2

Rezoning (CD-CPC-2026-00083)

2131 Washington Rezoning

August 5, 2026

City Plan Commission



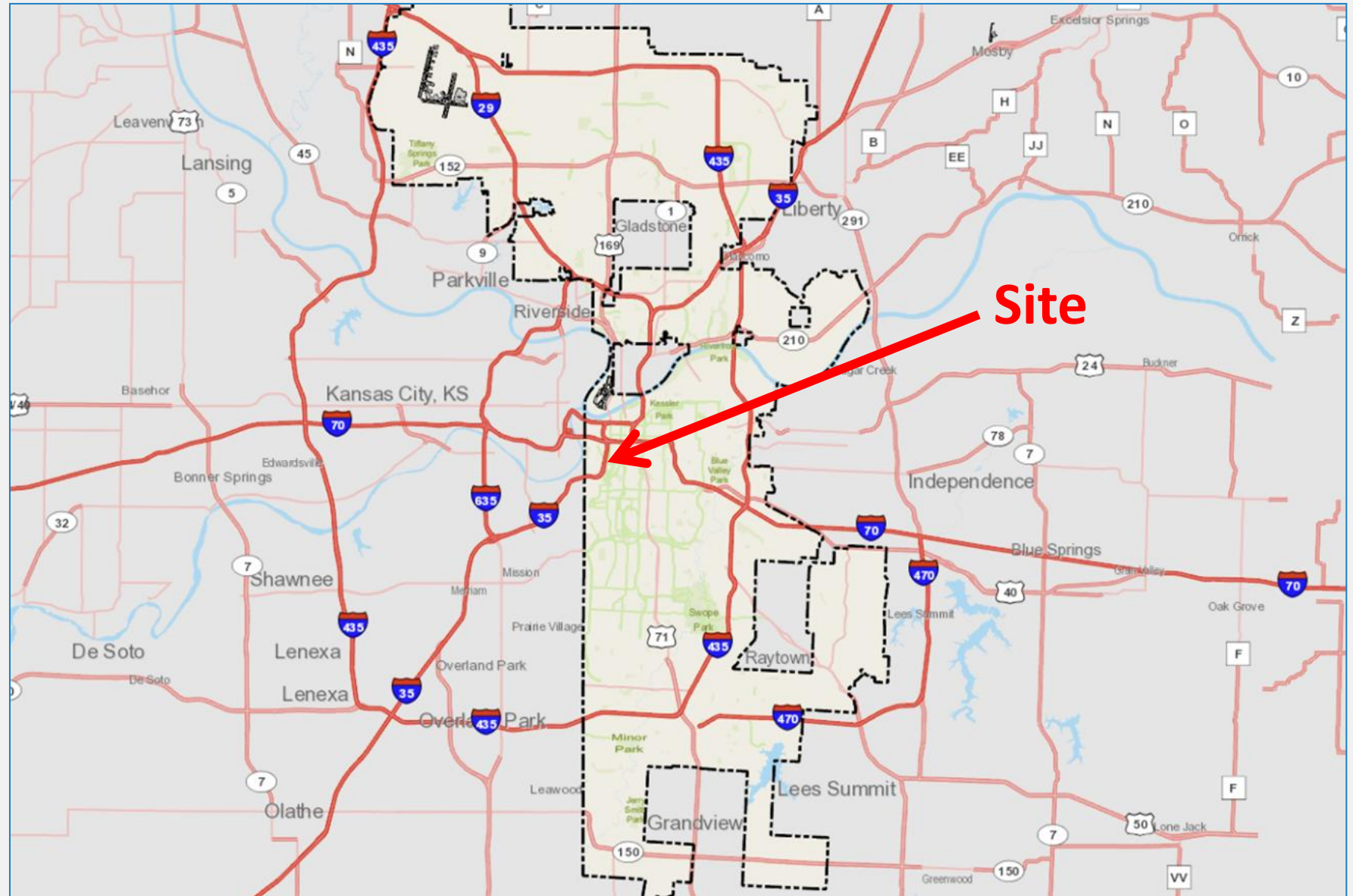
Location

Address:

2131 Washington

Council District:4th**Area Plan:**

Greater Downtown



Location

Address:

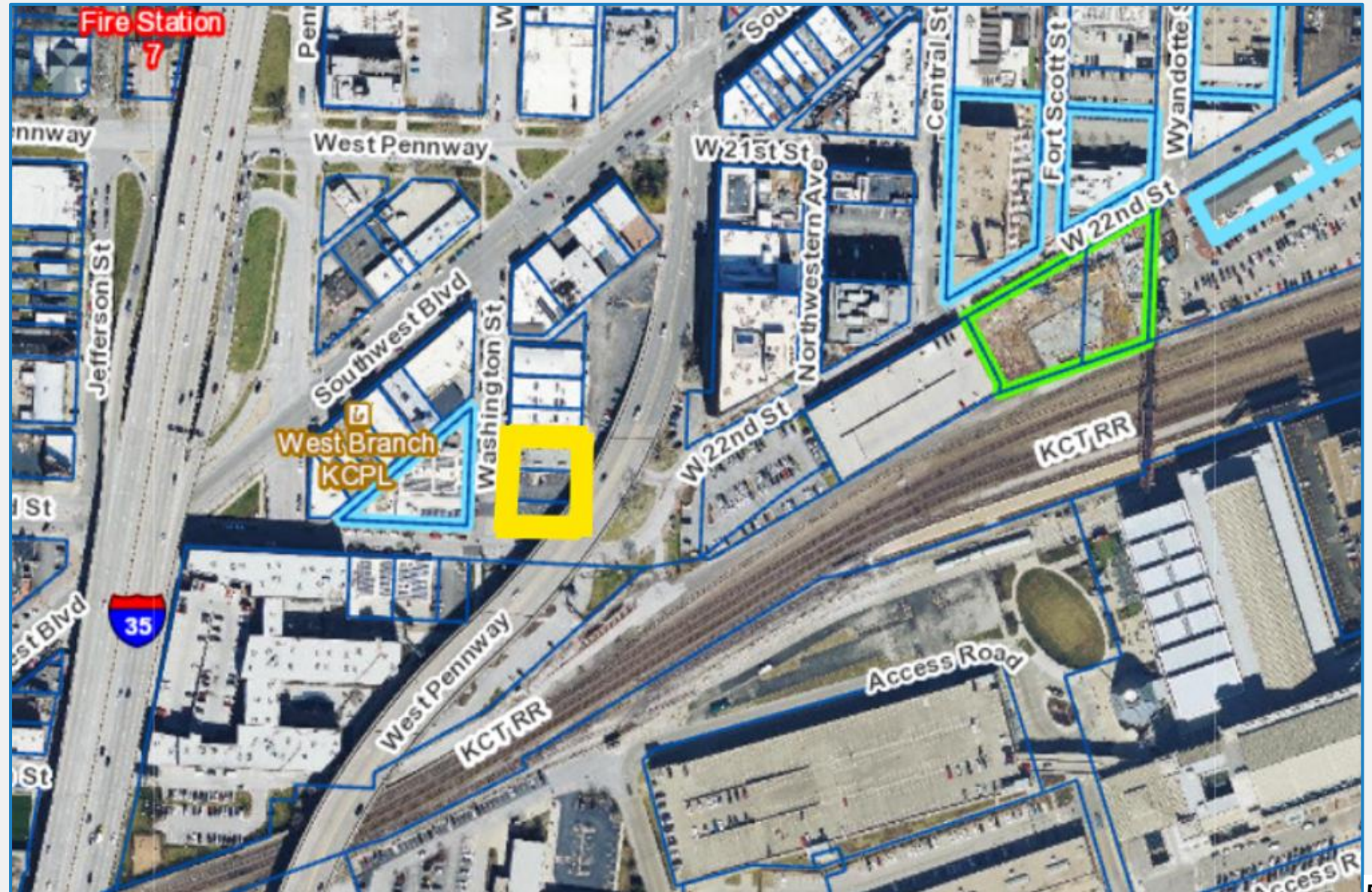
2131 Washington

Council District:

4th

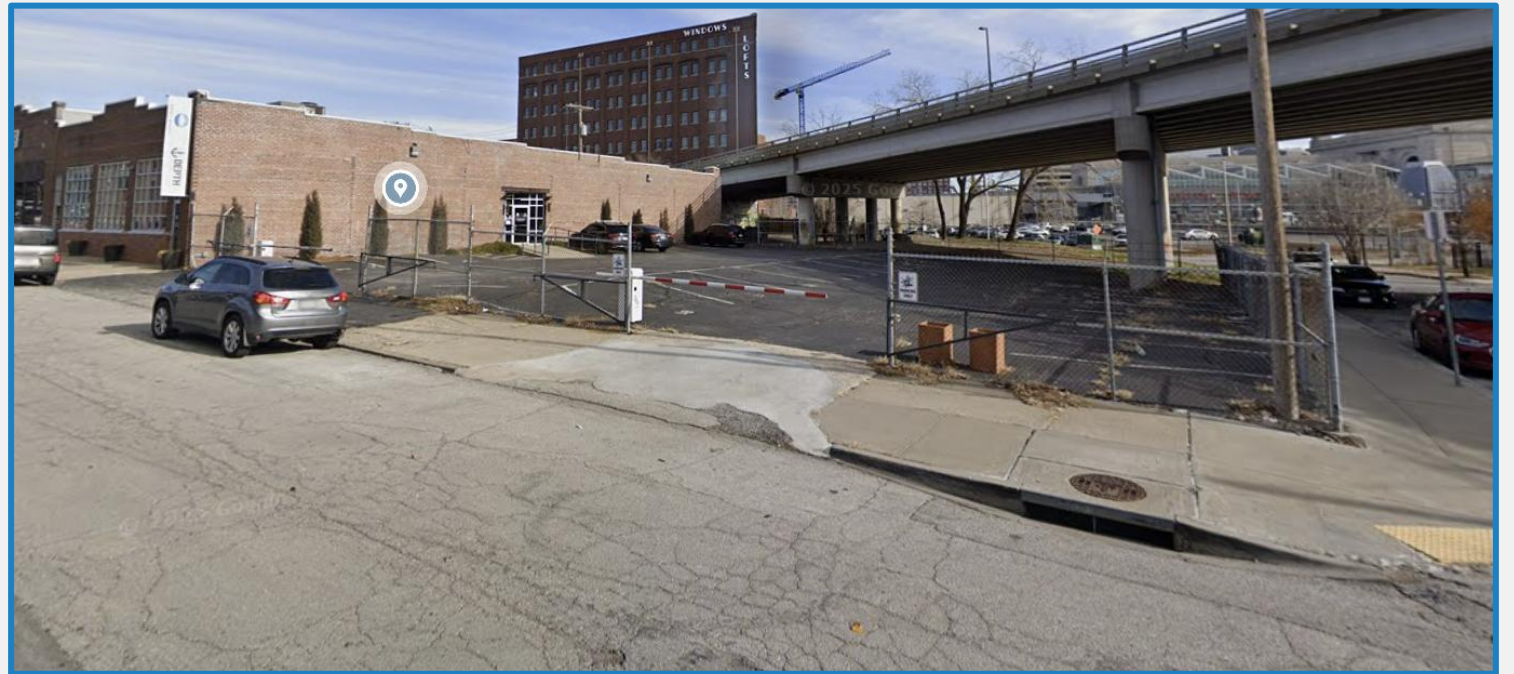
Area Plan:

Greater Downtown



Rezoning

- Parcel is currently zoned B4-2
- Request to rezone the entire parcel to **DX-5 (Downtown Mixed Use)**
- Site consists of 3 lots with one existing building and a parking lot.
- Will facilitate future development of the site in accordance with downtown development standards.
- No Development is proposed with this rezoning.



Conformance with Area Plan

- The Greater Downtown Area Plan recommends Downtown Mixed Use for the subject site.
- Rezoning request is in High Alignment with the adopted area plan.
- Per the 4th District Planner, Luke Ranker:
 - “This rezoning without a plan has a high alignment with the Greater Downtown Area Plan as it brings the zoning into compliance with the Downtown Mixed-Use Future Land Use. The rezoning will allow for a scale of uses, density, and height appropriate for the site. Additionally, GDAP calls for extending downtown development standards to areas with the Downtown, Corridor or Node Development Form designation.”



Public Testimony

- Staff spoke with one member of the public who expressed concerns regarding the proposed rezoning and its potential impacts on the residential neighborhood to the west.
 - The individual indicated they would not be able to attend the hearing.
- No written testimony was submitted.

Staff Recommendation Docket Item #2

Rezoning

Case No. CD-CPC-2026-00083

Approval

2131 Washington Rezoning



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

KCMO.gov/Planning

August 05, 2026

Travis Willson
Veritas A+D
707 N. 6th St.
Kansas City, KS 66101

Re: **CD-CPC-2026-00083** - A request to approve a rezoning from District B4-2 (Commercial) to DX-5 (Downtown Mixed Use) on about 0.5 acres generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez.

Dear Travis Willson:

At its meeting on August 05, 2026, the City Plan Commission acted as follows on the above-referenced case.

Recommend Approval

The Commission's action is only a recommendation. Your request must receive final action from the . All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for consideration.

If you have any questions, please contact me at matthew.barnes@kcmo.org or (816) 513-8817.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Barnes".

Matthew Barnes
Lead Planner



File #: 260715

ORDINANCE NO. 260715

Sponsor: Director of City Planning and Development Department

Approving the Sixteenth Amendment to the Parvin Road Corridor Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”) by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045 on March 21, 2024 created commissions constituted pursuant to Section 99.820.2 (the “Kansas City TIF Commission”) and Section 99.820.3 of the Act (the “Clay County KC TIF Commission”); and

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.8210.1 RSMo., in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on December 14, 2000, the City Council passed Ordinance No. 001638, which accepted the recommendations of the then applicable Kansas City TIF Commission and approved the Parvin Road Corridor Tax Increment Financing Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be an Economic Development Area (the “Redevelopment Area”); and

WHEREAS, the Redevelopment Plan has been amended fourteen times by Second Committee Substitute for Ordinance No. 010360 on June 7, 2001, by Ordinance No. 070412 on April 26, 2007, by Committee Substitute Ordinance No. 090261 on April 16, 2009, by Ordinance No. 090544 on July 16, 2009, by Ordinance No. 100165 on March 11, 2010, by Ordinance No. 120173 on March 1, 2012, by Ordinance No. 130407 on May 30, 2013, by Committee Substitute for Ordinance No. 140912 on November 6, 2014, by Ordinance No. 170873 on November 9, 2017, by Ordinance No. 190799 on October 17, 2019, by Ordinance No. 210587 on July 22, 2021, by Ordinance No. 220483 on June 9, 2022, by Ordinance No. 230886

on October 26, 2023, and by Committee Substitute for Ordinance No. 240900 on October 10, 2024; and

WHEREAS, a Sixteenth Amendment to the Redevelopment Plan (the “Sixteenth Amendment”) was proposed to the Clay County KC TIF Commission, having been duly constituted and its members appointed, after proper notice was given, met in a public hearing on June 10, 2026, and after it received comments of all interested persons and taxing districts closed the public hearing, approved the Sixteenth Amendment, and recommended that the City Council approve the Sixteenth Amendment; and

WHEREAS, the Sixteenth Amendment provides for modifications to the description of the improvements described by the Plan, the Site Plan attached to the Plan, the estimated Redevelopment Schedule to implement the improvements described by the Plan, the estimated Redevelopment Project Costs, the Sources of Funds, and the inclusion of all conforming changes within the Exhibits to the Redevelopment Plan that are in furtherance of the foregoing modifications; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council hereby approves and adopts the Sixteenth Amendment to the Redevelopment Plan, a copy of which is attached hereto.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in the Act.

Section 3. That the Council hereby finds that:

- a. Good cause has been shown for the Sixteenth Amendment of the Redevelopment Plan and that the findings of the City Council in Ordinance No. 001638, Second Committee Substitute for Ordinance No. 010360, Ordinance No. 070412, Committee Substitute for Ordinance No. 090261, Ordinance No. 090544, Ordinance No. 100165, Ordinance No. 120173, Ordinance No. 130407, Committee Substitute for Ordinance No. 140912, Ordinance No. 170873, Ordinance No. 190799, Ordinance No. 210587, Ordinance No. 220483, Ordinance No. 230886, Committee Substitute for Ordinance No. 240900, except as expressly modified by the Sixteenth Amendment, are not affected by the Sixteenth Amendment and apply equally to the Sixteenth Amendment;
- b. The Redevelopment Area as a whole is an economic development area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan;
- c. The Redevelopment Plan, as amended by the Sixteenth Amendment, conforms to the comprehensive plan for the development of the City as a whole;

- d. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- e. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Sixteenth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Redevelopment Plan, as amended by the Sixteenth Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Redevelopment Plan, as amended by the Sixteenth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 4. That the Administrative Commission is authorized to issue obligations in one or more series of bonds secured by the Parvin Road Tax Increment Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Sixteenth Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Administrative Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended by the Sixteenth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all economic activity taxes payments in lieu of taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Sixteenth Amendment, and authorizes the Administrative Commission to pledge such funds on its behalf.

..end

Approved as to form:

Emalea Kohler
Associate City Attorney

**SIXTEENTH AMENDMENT
TO
PARVIN ROAD CORRIDOR
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF Commission Approval:

Date: Resolution No.

City Council Approval:

Date: Ordinance No.

**SIXTEENTH AMENDMENT
TO THE
PARVIN ROAD CORRIDOR
TAX INCREMENT FINANCING PLAN**

I. Introduction

The purpose of the Sixteenth Amendment to the Parvin Road Corridor Tax Increment Financing Plan (hereinafter the “Sixteenth Amendment”) is to amend the Parvin Road Corridor Tax Increment Financing Plan as approved by the City Council of Kansas City, Missouri (the “City Council”) by way of Ordinance No. 001638 (hereinafter the “Plan”) and the First Amendment by Ordinance No. 010360, the Third Amendment by Ordinance No. 070412, the Fourth Amendment by Ordinance No. 090261, the Fifth Amendment by Ordinance No. 090544, the Sixth Amendment by Ordinance No. 100165, the Seventh Amendment by Ordinance No. 120173, the Eighth Amendment by Ordinance No. 130407, the Ninth Amendment by Committee Substitute for Ordinance No. 140912, the Tenth Amendment by Ordinance No. 170873, the Eleventh Amendment by No. 190799, the Twelfth Amendment by Ordinance No. 210587, the Thirteenth Amendment by Ordinance No. 220483, Fourteenth Amendment, by Ordinance No. 230886 and the Fifteenth Amendment by Ordinance No. 240900. A Second Amendment was withdrawn by the developer prior to TIF Commission’s consideration.

The Sixteenth Amendment provides for modifications to (A) the description of the improvements described by the Plan, (B) the Site Plan attached to the Plan, (C) the estimated Redevelopment Schedule to implement the improvements described by the Plan, (D) the estimated Redevelopment Project Costs and (E) the Sources of Funds, and (F) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

II. Specific Amendments

In accordance with this Sixteenth Amendment, the Plan shall be amended as follows:

Amendment No. 1: Delete the first paragraph of Section IV. A. Estimated Redevelopment Project Costs and insert the following:

Redevelopment Project Costs are estimated to be \$83,172,060 over the life of the Plan. The Plan proposes that \$58,672,694 in Redevelopment Project Costs be reimbursable from the Special Allocation Fund. These costs, along with the estimated Project Costs, are set forth in Exhibit 5

Amendment No. 1: Exhibit 2A to the Plan, entitled “Site Plan,” shall be deleted and replaced with Exhibit 2A, attached hereto.

Amendment No. 2: Exhibit 3B to the Plan, entitled “Project Summaries,” shall be deleted and replaced with Exhibit 3B, attached hereto.

Amendment No. 3: Exhibit 5A to the Plan, entitled “Estimated Redevelopment Costs” shall be deleted and replaced with Exhibit 5A, attached hereto.

Amendment No. 4: Exhibit 6 to the Plan, entitled “Estimated Redevelopment Schedule” shall be deleted and replaced with Exhibit 6, attached hereto.

Amendment No. 5: Exhibit 7 to the Plan, entitled “Sources of Funds” shall be deleted and replaced with Exhibit 7, attached hereto.

Amendment No. 6: The Plans shall be amended to incorporate Exhibit 16, Evidence of Commitments to Finance Redevelopment Project Costs.

Exhibit 2A

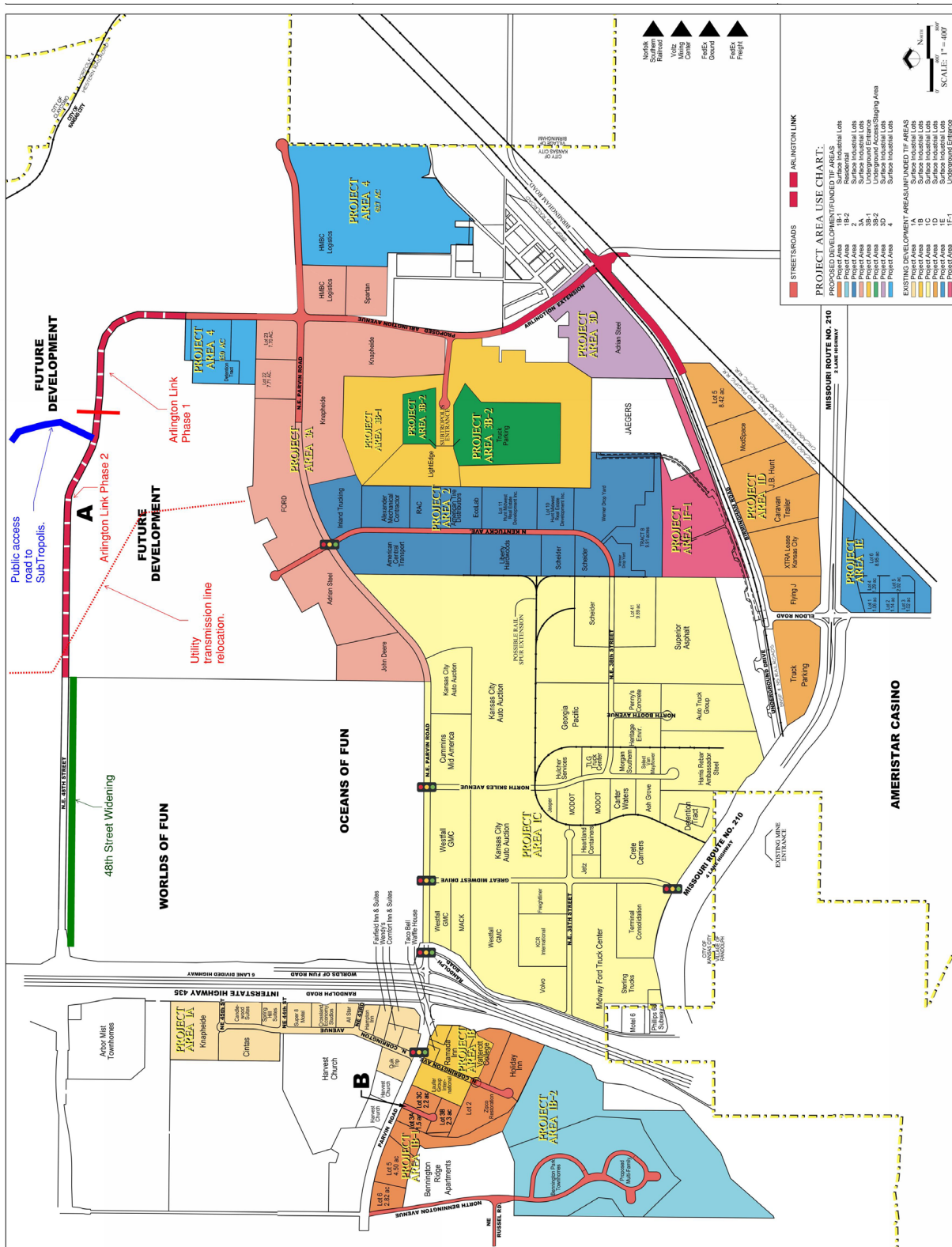


Exhibit 3B

Project Summaries

PROJECT AREA 1

Project Area 1 includes the areas identified on Exhibit 2A as Project Areas 1A, 1B, 1B-1, 1B-2, 1C, 1D, 1E, 1F-1 & 1F-2. All development will occur in Projects Areas 1B-1 and 1B-2, as Projects Areas 1A, 1B, 1C, 1D, 1E, 1F-1 or 1F-2, are already developed or will be developed at some other time.

Project Area 1B-1 envisions the development of an industrial and commercial area consisting of approximately 37 total acres (approximately 31 usable acres).

Project Area 1 includes the following public infrastructure items for which TIF revenues are requested:

- (1) The addition of a traffic signal at the intersection of N.E. Parvin Road and Corrington Avenue (to the north) and Townsend Avenue (to the south). Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 4.
 - (2) The addition of a traffic signal at the intersection of Highway 210 (2 lane) and Great Midwest Drive. Although this traffic signal is located in Project Area 1, it is not anticipated to be installed until the commencement of the development in Project Area 3D.
 - (3) The continuation of the current Townsend Road straight southwest from its current end by approximately 400 feet ending in a cul-de-sac.
 - (4) The continuation of the current North Bennington Avenue south from its current end consisting of approximately 3,800 feet and forming two (2) loops.
- B. Construction of a cul-de-sac in Project 1B-1, west of N Corrington Ave, starting at Parvin Road and ending approximately 300 feet south of Parvin Road.

PROJECT AREA 2

Project Area 2 includes the development of an industrial area immediately to the east of the existing Great Midwest Industrial Park District II consisting of approximately 15 industrial sites on approximately 110 total acres (approximately 106 usable acres) as identified on Exhibit 2A.

Project Area 2 includes the following public infrastructure items for which TIF revenues are requested:

- (1) The continuation of the current N.E. 38th Street by approximately 4,620 feet to the east and north through the intersection with N.E. Parvin Road and ending in a cul-

de-sac.

- (2) The addition of a traffic signal at the intersection of N.E. Parvin Road and the proposed extended N.E. 38th Street. Although this traffic signal is located in Project Area 2, it is not anticipated to be installed until the commencement of the development in Project Area 4.
- (3) Reconstruction of Parvin Road between N Sidles Avenue and N Kentucky Avenue.

PROJECT AREA 3

Project Area 3 includes the development of five (5) areas identified on Exhibit 2A as Project Areas 3A, 3B-1, 3B-2 & 3D.

Project Area 3A envisions the development of an industrial area in the general vicinity of N.E. Parvin Road and Hughes/Arlington Road as more specifically identified on Exhibit 2A consisting of approximately 145 total acres (approximately 134 usable acres.)

Project Area 3B-1 includes the construction of a new public roadway entrance to the Developer's underground complex consisting of a total of approximately 69 total acres (approximately 68 usable acres). This new entrance will provide additional access for emergency and safety needs related to the additional underground space to be developed and as a rear exit from the complex.

Project Area 3B-2 envisions the construction of an access area/parking lot for the new entrance to the Developer's underground complex. The area of development consists of approximately 37 total acres (approximately 37 usable acres).

Project Area 3D envisions the development an industrial area consisting of approximately 27 total acres (approximately 15 usable acres).

Project Area 3 includes the following public infrastructure items for which TIF revenues are requested:

- (1) The widening and expansion of the existing Arlington Road commencing at Birmingham road from the south and continuing north to the intersection of the proposed mine entrance.
- (2) The extension of the existing N.E. Parvin Road from its current end past the intersection of the proposed extension of Arlington Road to the east border of Project Area 3 consisting of approximately 1,900 feet and the extension of Arlington Road to the north limit of Project Area 3 approximately 500 feet and south to the proposed mine entrance of approximately 1,900 feet.
- (3) Construction of a new public roadway entrance to the Developer's underground complex.

PROJECT AREA 4

Project Area 4 includes the development of an industrial area along the proposed extension of N.E. Parvin Road consisting of approximately 79 total acres (approximately 47 usable acres) as identified on Exhibit 2A.

Project Area 4 includes the following public infrastructure items for which TIF revenues or City contributions are requested:

- (1) The extension of N.E. Parvin Road from the east border of Project Area 3 and continuing east and ending in a cul-de-sac consisting of approximately 1,400 feet. There will be collector roads built off the extended N.E. Parvin Road as indicated on the attached Exhibit 2A.
- (2) Design and construction of the Arlington Link connecting North Arlington Avenue north and west to NE 48th Street (the “48th Street Extension”).
- (3) The widening of NE 48 Street, beginning at Worlds of Fun Drive and continuing east approximately 3,600 linear feet.
- (4) The relocation of a utility transmission line, which will be relocated throughout Project Area 4.
- (5) The design and construction of a public access road (“Stark Avenue”), beginning at a point on NE 48th Street and continuing north approximately 2,400 linear feet.

Exhibit 5A

Estimated Redevelopment Project Costs

**PARVIN ROAD CORRIDOR TIF PLAN -PROJECT AREA 4 BUDGET REALLOCATION
ESTIMATED REDEVELOPMENT PROJECT COSTS BY PROJECT AREA**

Description	Project 1B-1, 1B-2	Project 2	Project 3A	Project 3B-1	Project 3D	Project 4	Total Cost Reimbursable	Project 3B-2*	Total Cost Non TIF Reimbursable	Total Cost
TIF REIMBURSABLE COST:	REIMBURSABLE COST							NON REIMBURSABLE COST		
TOTAL TIF REIMBURSABLE CONSTRUCTION COST	\$ 2,680,901	\$ 3,873,621	\$ 7,957,937	\$ 2,418,609	\$ 7,009,194	\$ 19,700,000	\$ 43,640,262	\$ 2,443,187	\$ 2,443,187	\$ 46,083,449
TOTAL TIF REIMBURSABLE PROJECT MANAGEMENT	\$ 107,237	\$ 154,945	\$ 318,317	\$ 96,744	\$ 280,368	\$ 788,000	\$ 1,745,611	\$ 97,728	\$ 97,728	\$ 1,843,339
TOTAL REIMBURSABLE PROPERTY ACQUISITION COST	\$ -	\$ -	\$ -	\$ -	\$ 951,460	\$ -	\$ 951,460	\$ -	\$ -	\$ 951,460
TOTAL TIF REIMBURSABLE PROFESSIONAL SERVICES	\$ 674,558	\$ 213,802	\$ 375,775	\$ 70,414	\$ 544,346	\$ 2,488,971	\$ 4,367,866	\$ 342,047	\$ 342,047	\$ 4,709,913
TOTAL TIF REIMBURSABLE TIF ADMINISTRATION COST	\$ 255,050	\$ -	\$ -	\$ -	\$ -	\$ 275,527	\$ 530,577	\$ -	\$ -	\$ 530,577
TOTAL REIMBURSABLE COST AT 3% INFLATION	\$ 3,717,745	\$ 4,242,367	\$ 8,652,029	\$ 2,585,767	\$ 8,785,368	\$ 23,252,498	\$ 51,235,775	\$ 2,882,962	\$ 2,882,962	\$ 54,118,737
TIF REIMBURSABLE INTEREST COST	\$ 421,502	\$ 643,185	\$ 1,671,795	\$ 432,097	\$ 2,179,043	\$ 1,058,552	\$ 6,406,174			
TIF REIMBURSABLE FINANCING COST	\$ 161,868				\$ 53,616	\$ 155,188	\$ 370,672			
SUB-TOTAL TIF REIMBURSABLE COSTS	\$ 4,301,115	\$ 4,885,552	\$ 10,323,824	\$ 3,017,864	\$ 11,018,027	\$ 24,466,238	\$ 58,012,621			
BUDGET CHANGES/COST OVERRUNS (09/25/02)	\$ -	\$ 1,000	\$ -	\$ -	\$ 509,072	\$ -	\$ 510,072			
BUDGET CHANGES/COST OVERRUNS (04/16/09)	\$ 150,000		\$ -	\$ -	\$ -	\$ -	\$ 150,000			
TOTAL TIF REIMBURSEABLE COSTS	\$ 4,451,115	\$ 4,886,552	\$ 10,323,824	\$ 3,017,864	\$ 11,527,100	\$ 24,466,238	\$ 58,672,694			
NON TIF / NON REIMBURSABLE COST:										
Grading / Compaction of Fills Private Costs	\$ 1,343,429	\$ 2,372,665	\$ 3,872,561	\$ -	\$ -	\$ 3,635,098	\$ 11,223,753	\$ -	\$ -	\$ 11,223,752
Land Cost (Current \$5,663/ac) Inflated To Develop. Date Private Cost	\$ 777,550	\$ 662,952	\$ 979,292	\$ 498,358	\$ 205,200	\$ 1,802,091	\$ 4,925,443	\$ 267,208	\$ 267,208	\$ 5,192,652
48th Street Widening - KCMO Contribution						\$ 5,200,000	\$ 5,200,000			
TOTAL NON REIMBURSABLE COST AT 3% INFLATION	\$ 2,120,979	\$ 3,035,617	\$ 4,851,853	\$ 498,358	\$ 205,200	\$ 10,637,189	\$ 21,349,196	\$ 3,150,170	\$ 3,150,170	\$ 24,499,365
GRAND TOTAL PROJECT COSTS	\$ 6,572,094	\$ 7,922,169	\$ 15,175,678	\$ 3,516,222	\$ 11,732,300	\$ 35,103,427	\$ 80,021,890	\$ 3,150,169	\$ 3,150,169	\$ 83,172,060

- *Indicates Non Reimbursable TIF Cost
- Amended 1/24/2006 to Exclude Project Area 3C from Projections.
- June 2009 - TIF Area 2 Parvin Rd Remediation - Re-allocated \$2,010,956 from Interest Expense. Applied \$1,791,580 to Construction, \$71,663 to Mgt. Fee & \$147,713 to Engineering/Surveying.
- Dec 2009 - Area 3A moved \$2,600,000 from Interest and moved \$2,500,000 to Construction and \$100,000 to Proj. Mgt. - Area 3B-1 moved \$780,000 from Interest and moved \$750,000 to Construction and \$30,000 to Proj. Mgt.
- Dec 2011 - See attached schedule for cost reallocations.
- April 2013 - Reallocated \$475,000 of Interest in Area 4 to ROW Acquisition in Area 3D.
- November 2017 - TIF Area 1 & General - Added \$3,600,000 to Construction, \$144,000 to Project Mgt., \$950,000 to Professional Services, \$137,500 to TIF Admin., \$750,000 to Interest Expense and \$150,000 to Financing Costs.

Exhibit 6
Estimated Redevelopment Schedule

Parvin Road Corridor TIF Plan Development Schedule

Project Area 1B-1 – 2013 – 2023

Project Area 1B-2 - 2013 – 2023

Project Area 2 – 2013 – 2023

Project Area 3A – 2013 – 2023

Project Area 3B-1 & 3B-2 – 2013 – September 17, 2031

Project Area 3D – 2013 – 2023

Project Area 4 – 2013 – 2027

Exhibit 7
Sources of Funds

1.	Amount of Redevelopment Project Costs Reimbursable from Payments in Lieu of Taxes (PILOTS) and Economic Activity Taxes (EATS)	\$ 58,672,694
2.	Amount of Redevelopment Project Costs funded with Private or other Public Sources	\$ 24,499,366
	Total Redevelopment Project Costs	\$ 83,172,060

* The total estimated PILOS and EATS over twenty-three years available to reimbursable redevelopment project costs is approximately \$100,983,139. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the costs of the improvements. As of the date of the 16th Amendment to the Plan, there is approximately \$20 million of PILOTS and EATS in the Special Allocation, which shall be used to pay or reimburse all remaining Redevelopment Project Costs in the estimated approximate amount of \$2,500,000.

Exhibit 16
Evidence of Commitments to Finance Redevelopment Project Costs

All remaining Redevelopment Project Costs identified on **Exhibit 5A**, which have not been previously paid or reimbursed, but which are anticipated to be reimbursed with available PILOTS and EATS, shall be initially funded with proceeds from the Line of Credit described on the **Supplement to Exhibit 16**, attached hereto.



May 26, 2026

RE: Hunt Midwest Real Estate

To: Tax Increment Financing Commission of Kansas City, Missouri
300 Wyandotte, Suite 400
Kansas City, MO 64105

The purpose of this letter is to verify that Hunt Midwest Real Estate Development has a Line of Credit with Commerce Bank in the amount of \$25,000,000. This Line of Credit is fully available with a current outstanding balance of \$0. Hunt Midwest Real Estate Development, Inc., has adequate availability under our line of credit to finance the remaining improvements identified in the Parvin Road TIF Plan which are estimated at \$2.5M. The company is in good standing on all accounts.

If you have any questions or wish to receive additional information, please let me know. I can be reached directly at (816) 234-2124, or by email at brett.gray@commercebank.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brett Gray", with a small red dot at the end of the signature.

Brett Gray
Senior Vice President

ANY STATEMENT MADE HERIN BY OR ON BEHALF OF COMMERCE BANK REGARDING THE RESPONSIBILITY OR STANDING OF ANY PERSON OR ENTITY, OR REGARDING THE VALUE OF ANY SECURITIES OR THEIR PROPERTY, IS FOR INFORMATIONAL PURPOSES ONLY AND IS **MADE WITHOUT ANY WARRANTIES OR REPRESENTATIONS WHATSOEVER**, INCLUDING WARRANTIES AND REPRESENTATIONS CONCERNING COMPLETENESS OR ACCURACY. COMMERCE BANK SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR COMPLETING, CORRECTING OR UPDATING ANY OF THE INFORMATION CONTAINED HEREIN.



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: [Click or tap here to enter TMP-#.](#)

Submitted Department/Preparer: City Manager's Office

Revised 12/03/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving the Sixteenth Amendment to the Parvin Road Tax Increment Financing Plan.

Discussion

Amendment modifies development schedule to extend the construction timeline for Redevelopment Project Area 5, for an additional 5 years.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
TIF
3. How does the legislation affect the current fiscal year?
N/A
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
N/A
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
N/A

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)

This legislation does not appropriate funds

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☒ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development of new growth.
 - ☒ Increase and support local workforce development and minority, women, and locally owned businesses.
 - ☒ Create a solutions-oriented culture to foster a more welcoming business environment.
 - ☒ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
 - ☐

Prior Legislation

151011	180020	190895	210935	151012	190992
190993	190994	220881	210933	210934	

Service Level Impacts

None Identified

Staff Recommendation

Economic Development Corporation

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

1. What will be the potential health impacts to any affected groups?
None Identified
2. How have those groups been engaged and involved in the development of this ordinance?
N/A
3. How does this legislation contribute to a sustainable Kansas City?
Metro North Crossing is doing well, and extending the construction timeline allows for consistent, and quality development for the infill portion of the project site.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

[Click or tap here to enter text.](#)

[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 260717

ORDINANCE NO. 260717

Sponsor: Councilmember Melissa Patterson Hazley

RESOLUTION – Directing the City Manager to review the 21st Century ROAD to Housing Act and existing City housing and development policies and to identify and implement appropriate policy and administrative changes and recommend additional legislative changes to the City Council within 120 days.

WHEREAS, Kansas City continues to experience a need for additional quality and affordable housing and recognizes the importance of increasing housing supply and reducing barriers to housing development; and

WHEREAS, the United States Congress has adopted the 21st Century ROAD to Housing Act to address housing supply, affordability, and barriers to housing development in communities across the country; and

WHEREAS, the City Council recognizes the importance of evaluating local policies and practices to identify opportunities to increase housing production, improve affordability, and ensure Kansas City is positioned to benefit from federal housing initiatives; and

WHEREAS, the City Council finds that a coordinated review of the 21st Century ROAD to Housing Act and existing City policies, codes, regulations, and administrative practices can identify opportunities to further the City's housing goals; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to review the 21st Century ROAD to Housing Act and relevant existing City policies, codes, regulations, programs, and administrative practices related to housing and development and identify opportunities to appropriately align City policies and practices with the provisions and policy objectives of the 21st Century ROAD to Housing Act, including opportunities to increase housing supply and affordability, reduce unnecessary barriers to housing development, and position the City to benefit from applicable federal programs and resources.

Section 2. That the City Manager is directed to implement appropriate administrative and policy changes identified through such review that are within the City Manager's existing authority and recommend to the City Council any amendments to the Code of Ordinances,

Council-adopted policies, or other legislative actions necessary or appropriate to further the objectives identified through such review.

Section 3. That the City Manager shall complete the review and provide the City Council with the resulting recommendations and a summary of actions taken within one hundred twenty (120) days of the adoption of this Resolution.

..end



File #: 260677

ORDINANCE NO. 260677

Sponsor: Director of City Planning and Development Department

Rezoning an area of about 7.6 acres generally located at 12220 N.W. Skyview Avenue from District AG-R to District B4-1 and approving a development plan to allow for a variety of uses and multiple buildings on one lot. (CD-CPC-2026-00028 & CD-CPC-2026-00027)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A-1553, rezoning an area of about 7.6 acres generally located at 12220 N.W. Skyview Avenue from District AG-R (Agricultural-Residential) to District B4-1 (Heavy Business/Commercial), and approving a development plan to allow for a variety of uses and multiple buildings on one lot, said section to read as follows:

Section 88-20A-1553. That an area legally described as:

TRACT 1: A tract of land in the Southwest Quarter of Section 18, Township 52, Range 33, Platte County, Missouri, described as follows: Beginning at a point 2640 feet east and 1474 feet north of the southwest corner of Section Eighteen, in Township Fifty-Two of Range Thirty-Three; thence west 626.13 feet to a stake; thence north 416.42 feet to a stake; thence east 626.13 feet to a point on the center line of Highway C 416.42 feet north of the point of beginning; thence south 416.42 feet to the point of beginning, except that part in road.

TRACT 2: A tract of land in the Southwest Quarter of Section 18, Township 52, Range 33, Platte County, Missouri, described as follows: Beginning at a point on the east line of the Southwest Quarter of Section 18, Township 52, Range 33, 1890.42 feet north of the southeast corner of said Southwest Quarter of Section 18, Township 52, Range 33, said point being the northeast corner of the School District Tract; thence west along the north line of the School District Tract 626.13 feet; thence north 139.14 feet; thence east 626.13 feet to the east line of said Southwest Quarter of Section 18, Township 52, Range 33; thence south along said east line 139.14 feet to the point of beginning, except that part in road.

is hereby rezoned from District AG-R (Agricultural-Residential) to District B4-1 (Heavy Business/Commercial), all as shown outlined on a map marked Section 88-20A-1553, which is

attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and in accordance with Section 88-20 thereof.

Section B. That a development plan for the area legally described above is hereby approved, subject to the following conditions:

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to a certificate of occupancy.
2. Prior to issuance of the certificate of occupancy for each lot within the plat 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.
3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code.
4. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to a certificate of occupancy.
6. The property owner shall abate all permit compliance violations within 6 months of development plan approval.
7. The property owner shall obtain approval of a variance from the Board of Zoning Adjustment to allow gravel in a B4 zoning district within 1 month of rezoning approval from City Council.
8. All motor vehicle repair uses shall be conducted in a permitted structure and not outdoors for more than 24 hours at a time.
9. All storage containers must obtain building permits within 6 months of development plan approval or be removed from the site.

10. All vehicle storage areas on the property must be located at least 500 feet from any R and AG-R district.
11. Permitted uses identified on the development plan shall only apply to Parcel A (12220 N.W. Skyview Avenue).
12. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.
13. The developer shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
14. Proposed buildings shall have a Fire Department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
15. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end fire access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
16. Required Fire Department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)
17. Required Fire Department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in. clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
18. Fire hydrant distribution shall follow IFC-2018 Table C102.1.
19. The developer shall provide Fire Department access roads before construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
20. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)
21. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a “yelp gate” (IFC-2018 § 503.6)

22. All required Fire Department access roads shall be an all-weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)
23. The turning radius for Fire Department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
24. The developer shall provide the approximate location of addressing on proposed building(s). Location of address should be visible from the public right-of-way or vehicular access area, whichever is applicable. Location can be shown on the building elevation sheet with a cloud/dashed line at the time of building plan review.
25. The developer shall provide a lighting study in accordance with 88-430 and recommendations from the Illuminating Engineering Society (IES). The minimum standard from IES for a parking lot would be an average-maintained lighting level of 3 foot-candles (fc) with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). This should be submitted and reviewed by Development Management Division reviewer prior to obtaining building permits.
26. The developer shall subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the developer shall be responsible for all costs associated with subordination activities now and in the future.
27. 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.
28. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.
29. The developer shall dedicate additional right of way and provide easements for N.W. Skyview Avenue as required by the adopted major street plan and/or Chapter 88 so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted. Developer shall relocate all components and site features of the existing septic system onto the private property beyond the limits of new right-of-way dedication.
30. 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.

31. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of Kansas City Water rules and regulations.
32. The developer shall ensure that water and fire service lines should meet current Water Services Department rules and regulations prior to issuance of a certificate of occupancy.
33. The developer shall grant a BMP and/or surface drainage easement to the City as required by the Kansas City Water Services Department based on the drainage study conclusions, prior to issuance of any building permits.
34. The developer shall submit plans for grading, siltation, and erosion control to the Kansas City Water Services Department for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Department of Natural Resources (MDNR) and secure a site disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
35. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to the Kansas City Water Services Department, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and the developer shall secure permits to construct any improvements as required by the Kansas City Water Services Department prior to issuance of any certificate of occupancy.

A copy of said development plan is on file in the office of the City Clerk with this ordinance and is made a part hereof.

Section C. That the Council finds and declares that before taking any action on the proposed amendment and development plan hereinabove, all public notices and hearings required by the Zoning and Development Code have been given and had.

..end

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Sara Copeland, FAICP
Secretary, City Plan Commission

Approved as to form:

Sarah Baxter
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260677

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Rezoning an area of about 7.6 acres generally located at 12220 NW Skyview Avenue from District AG-R to District B4-1 and approving a development plan to allow for a variety of uses and multiple buildings on one lot. (CD-CPC-2026-00028 & CD-CPC-2026-00027).

Discussion

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain. The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

There are two existing curb cuts off NW Skyview Avenue providing access to the site and 60 parking spaces. There are gates on the north and south sides of the former school building providing security to the western portion of the site where the storage areas are located. The portion of land not covered by buildings is mostly gravel. The plans for the western parcel propose an additional 8,000 square foot building labeled as a indoor storage with gravel in front of it, while the majority of the parcel will remain used for agriculture.

Additional street trees will be provided. Proposed species include Maple and Honeylocust.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the

development plan, as staff recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

Staff recommended denial of the area plan amendment, rezoning, and development plan. CPC recommended approval of the area plan amendment and rezoning of only 1 of the subject parcels and approval with conditions of the development plan with the modification that it will only govern the parcel to be rezoned to B4-1.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this ordinance authorizes physical development and change of zoning on a private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance authorizes physical development and change of zoning on a private property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this ordinance authorizes physical development and change of zoning on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance authorizes physical development and change of zoning on a private property.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)

There is no fiscal impact in this ordinance.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - ☐ Increase and support local workforce development and small and locally owned businesses.
 - ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
 - ☐

Prior Legislation

Related Cases:

ZDC-2025-1152 - Notices of violation for improper use of an AG-R zoned property for outdoor vehicle storage, small event venue, and warehousing.

CD-BZA-2026-00079 - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. Scheduled for August 12, 2026 Board of Zoning Adjustment hearing

Service Level Impacts

None

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

City Plan Commission recommends approval.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This resolution was not evaluated for health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
Area Plan amendments don't require public engagement but public engagement was completed for the companion rezoning and development plan ordinance.
3. How does this legislation contribute to a sustainable Kansas City?
None
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

[Click or tap here to enter text.](#)

[Click or tap here to enter text.](#)

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

[Click or tap here to enter text.](#)

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



Legislation Text

File #: 260682

RESOLUTION NO. 260682

Sponsor: Director of City Planning and Development Department

Approving an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 N.W. Skyview Avenue by changing the recommended land use from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

WHEREAS, on July 23, 2026, the City Council by Resolution No. 260559 adopted the KCI Area Plan; and

WHEREAS, after further review it has been deemed appropriate to amend the KCI Area Plan as it affects the area of approximately 7.6 acres generally located at 12220 N.W. Skyview Avenue by changing the recommended land use from Neighborhood 1 to Business Center; and

WHEREAS, the City Plan Commission considered this amendment to the KCI Area Plan on July 15, 2026, and recommended approval of an amendment from residential low density, corresponding to the new Neighborhood 1 land use, to commercial, corresponding to the new Business Center land use; and

WHEREAS, after all interested persons were given an opportunity to present testimony, the City Plan Commission did, on July 15, 2026, recommend approval of the proposed amendment to the KCI Area Plan to the City Council; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the KCI Area Plan is hereby amended for that area described above by changing the recommended land use from Neighborhood 1 to Business Center.

Section B. That the amendment to the KCI Area Plan is consistent and complies with the KC Spirit Playbook, adopted on April 20, 2023, by Resolution No. 230257, and is adopted as a supplement to the KC Spirit Playbook.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings have been held as required by law.

..end



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260682

Submitted Department/Preparer: City Planning

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Approving an amendment to the KCI Area Plan on about 7.6 acres generally located at 12220 NW Skyview Avenue by changing the recommended place type from Neighborhood 1 to Business Center for The Hub. (CD-CPC-2026-00029)

Discussion

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain. The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

During the time this area plan amendment and associated development applications have been pending, the Community Planning Division has also been working on the updated KCI Area Plan. That plan shifts from using future land uses to place types. The previous low density residential future land use corresponds with the new Neighborhood 1 place type. The previous commercial future land use corresponds to the new Business Center place type.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the development plan, as staff recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

Staff recommended denial of the area plan amendment, rezoning, and development plan. CPC recommended approval of the area plan amendment and rezoning of only 1 of the subject parcels and approval with conditions of the development plan with the modification that it will only govern the parcel to be rezoned.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable as this resolution will modify a City Area Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this resolution will modify a City Area Plan.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Not applicable as this resolution will modify a City Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this resolution will modify a City Area Plan.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No
2. This fund has a structural imbalance. ☐ Yes ☒ No
3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)

This Resolution has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

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Service Level Impacts

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Staff Recommendation

City Planning and Development

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☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

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Other Impacts

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3. How does this legislation contribute to a sustainable Kansas City?
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4. Does this legislation create or preserve new housing units?
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