



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

September 19, 2023

**Project Name**  
B-Street Collision Center on N. Brighton

**Docket #** 1.1, 1.2, 1.3

**Request**

CD-CPC-2023-00127  
Rezoning without Plan

CD-CPC-2023-00135  
Area Plan Amendment

CD-SUP-2023-00039  
Special Use Permit

**Applicant**

Amy Grant  
Polsinelli PC

**Owner**

Tony Wiese  
B Street Collision

Location 5001 NE Barry Road  
Area About 4.3 acres  
Zoning B1-1  
Council District 1<sup>st</sup>  
County Clay  
School District North Kansas City 250

**Surrounding Land Uses**

**North:** Undeveloped, zoned R-80  
**South:** Highway 152,  
**East:** Residential, zoned R-7.5  
**West:** Institutional, zoned B3-2 & B2-2

**Major Street Plan**

N. Brighton Avenue is identified on the City's Major Street Plan as a thoroughfare.

**Land Use Plan**

The Shoal Creek Valley Area Plan recommends mixed use neighborhood for this location.

**APPROVAL PROCESS**



**PROJECT TIMELINE**

The application for the subject request was filed on 7/31/2023. No scheduling deviations from 2023 Cycle P have occurred.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to the rezoning without plan request and special use permit request. The applicant hosted a meeting on 9/12/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The 4.2 acre site has never been developed and is not currently served by sewer. The site slopes from the north (Barry Road) to the south where there was once a small pond.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval to rezone an area of about 4 acres from B1-1 to B3-3 generally located at NE Barry Road and N. Brighton Avenue. **(CD-CPC-2023-00127)**

A request to amend the Shoal Creek Valley Area Plan from mixed use community to commercial on about 4 acres generally located at NE Barry Road and N. Brighton Avenue. **(CD-CPC-2023-00135)**

A request to approve a special use permit for motor vehicle repair, general on about 3 acres generally located at NE Barry Road and N. Brighton Avenue. **(CD-SUP-2023-00039)**

**CONTROLLING + RELATED CASES**

There are no controlling cases for this subject property.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket # Recommendation  
**1.1 APPROVAL WITHOUT CONDITIONS**  
**1.2 APPROVAL WITHOUT CONDITIONS**  
**1.3 APPROVAL WITH CONDITIONS**

## PLAN REVIEW

The applicant is proposing to rezone the four-acre property from B1 to B3 to allow for more intense commercial uses. This rezoning request also required an area plan amendment to the Shoal Creek Valley Area Plan from mixed use neighborhood to commercial. If the rezoning is approved by the City Council the applicant is pursuing a special use permit (SUP) to construct an auto collision center on the four-acre property. The proposal is to split the property into two lots. The applicant will construct a roughly 18,000 square foot building with the primary material being precast concrete wall panels. City staff, including KCPD is asking the applicant to provide windows on the garage doors to improve passive surveillance especially if the police are called to the site which allow officers to more easily look through the doors to see if someone is inside.

## SPECIFIC REVIEW CRITERIA

### Zoning and Development Code Map Amendments, Rezoning (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 rezoning application has a companion case (area plan amendment) to revise the future land use recommendation from mixed use neighborhood to commercial.

**B. Zoning and use of nearby property;**

There is a wide variety of zoning districts within the surrounding area of the subject property. There is a variety "B" zoning districts to the west, low density residential to the east and very low residential density (R-80) to the north.

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

The site is located adjacent to a highway (MO 152), institutional uses, and is also located immediately adjacent to low density residential and undeveloped properties.

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

The applicant will be required to extend the public sewer to this site.

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

The proposed rezoning allows for more intense uses than what the current B1 zoning currently permits. Staff believes the rezoning is suitable for this site due to the proximity of the highway and the higher intensity "B" zoning located on the west side of N. Brighton Avenue.

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

The subject property has never been developed and has always had a low intensity zoning designation.

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

The rezoning will allow for more intense land uses to be permitted by right.

**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 this application would allow for only less intense land uses to be permitted on the subject property.

**Special Use Permits (88-525-09)**

No special use application may be approved unless the Board of Zoning Adjustment finds that the proposed use in its proposed location:

**A. Complies with all applicable standards of this Zoning and Development Code;**

The proposed plan complies with all applicable standards of the Zoning and Development Code.

**B. Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;**

The proposed SUP is to allow for an auto collision center which is classified as motor vehicle repair, general in the Zoning and Development Code. All work takes place within the structure and vehicles waiting outside will not be seen from the public right-of-way. Staff does not anticipate that this use will have a significant adverse impact on the general welfare of the neighborhood or community.

**C. Is compatible with the character of the surrounding area in terms of site planning and building scale and project design;**

The proposed building and use does complement the institutional style of the existing structures located on the west side of N. Brighton Avenue.

**D. Is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and**

The proposed hours are 7:30 AM to 5:30 PM and the site will be closed on the Saturday and Sunday. The proposed use will not create excessive traffic generation or lighting and any associated noises related to the work performed here will be contained within the building.

**E. Will not have a significant adverse impact on pedestrian safety or comfort.**

The proposed use will not have an adverse impact on pedestrian safety or comfort. North Brighton is on the City's Major Street Plan; therefore, the City will be responsible for constructing a sidewalk in the future.

**ATTACHMENTS**

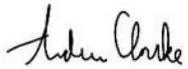
1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **APPROVAL WITHOUT CONDITIONS** for the rezoning without plan and area plan amendment.

City staff recommends **APPROVAL WITH CONDITIONS** for the rezoning without plan and area plan amendment.

Respectfully Submitted,



Andrew Clarke, AICP  
Planner



## Plan Conditions

Report Date: September 14, 2023

Case Number: CD-SUP-2023-00039

Project: B-Street Collision Center on N. Brighton

---

*Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.*

1. 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 prior to Certificate of Occupancy.
2. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
3. 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 Certificate of Occupancy.
4. 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 Certificate of Occupancy.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. The applicant shall continue to work with the KCPD and City staff to address transparency on the garage doors, per CPTED recommendations.

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

7. The developer shall submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the entire development area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
8. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. 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.
10. 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.
11. 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.
12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.
13. The developer shall secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.

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

14. The developer shall grant a BMP and/or Surface Drainage Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.

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

15. • The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
16. • Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
17. • A required fire department access roads shall be an all weather surface. (IFC-2012: § 503.2.3)
  - Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
  - 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)

*Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.*

18. No water service tap permits will be issued until the public water main is released for taps.
19. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.  
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

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

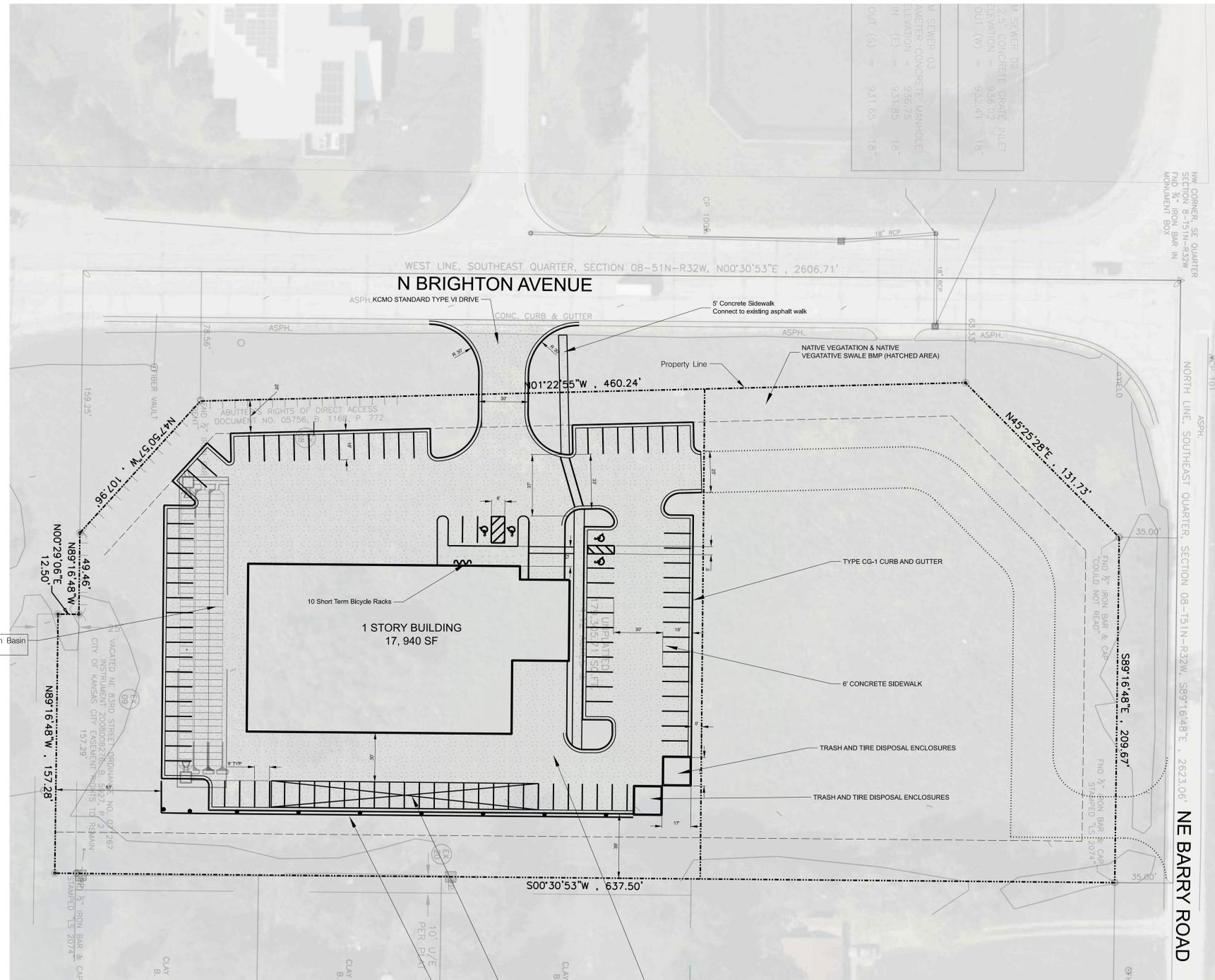
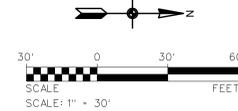
20. The developer must submit water main extension and fire hydrant plans prepared by a MO PE to the water main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.  
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>)

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

21. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
22. The developer must submit a Macro storm drainage study with the first Plat or Phase, from a Missouri-licensed civil engineer to the Land Development Division showing compliance with current adopted standards in effect at the time of submission, including Water Quality BMP's, to the Land Development Division for review and acceptance for the disturbed area, and submit Micro storm drainage study with each subsequent Plat or Phase showing compliance with the approved Macro and adopted standards. The developer shall secure permits to construct any improvements as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase, prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first as required by the Land Development Division.
23. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements may be required.
24. The developer must secure permits to extend public sanitary and storm water conveyance systems to serve all proposed lots within the development and determine adequacy of receiving systems as required by the Land Development Division, prior to recording the plat or issuance of a building permit whichever occurs first.
25. The developer must grant BMP and Surface Drainage Easements to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.



# PRELIMINARY PLAT, REZONING PLAN, SPECIAL USE PERMIT AND PROJECT PLAN OF BRIGHTON PLAZA



SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	B1-1	B1-1, B3-3		
Gross Land Area				
In square feet	179,306	54,929 / 124,377		
In acres	4.117	1.261 / 2.856		
Right-of-way Dedication				
In square feet	0	0		
In acres	0	0		
Net Land Area				
In square feet	179,306	70,856 / 108,450		
In acres	4.117	1.63 / 2.49		
Building Area (sq. ft.)	0	0 / 17,940		
Floor Area Ratio	0	0 / 17%		
Residential Use Info				
Total Dwelling Units	0	0		
Detached House				
Zero lot line House				
Cottage House				
Semi-attached House				
Townhouse				
Two-unit House				
Multi-unit House				
Colonnade				
Multiplex				
Multi-unit Building		0		
Total Lots				
Residential				
Public/Civic				
Commercial		2		
Industrial				
Other				

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	25'	25'		
Front Setback	20'	20'		
Side Setback (South)	25'	25'		
Side Setback (abutting street)	NONE	NONE		
Height	x	26'-0"		

88-420 - PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-14)
	Required	Proposed	Required	Proposed	
Proposed Use(s)					
Use All Proposed Uses	34*	102	1***	1	(Long-term)
Total			10**	10	(Short-term)

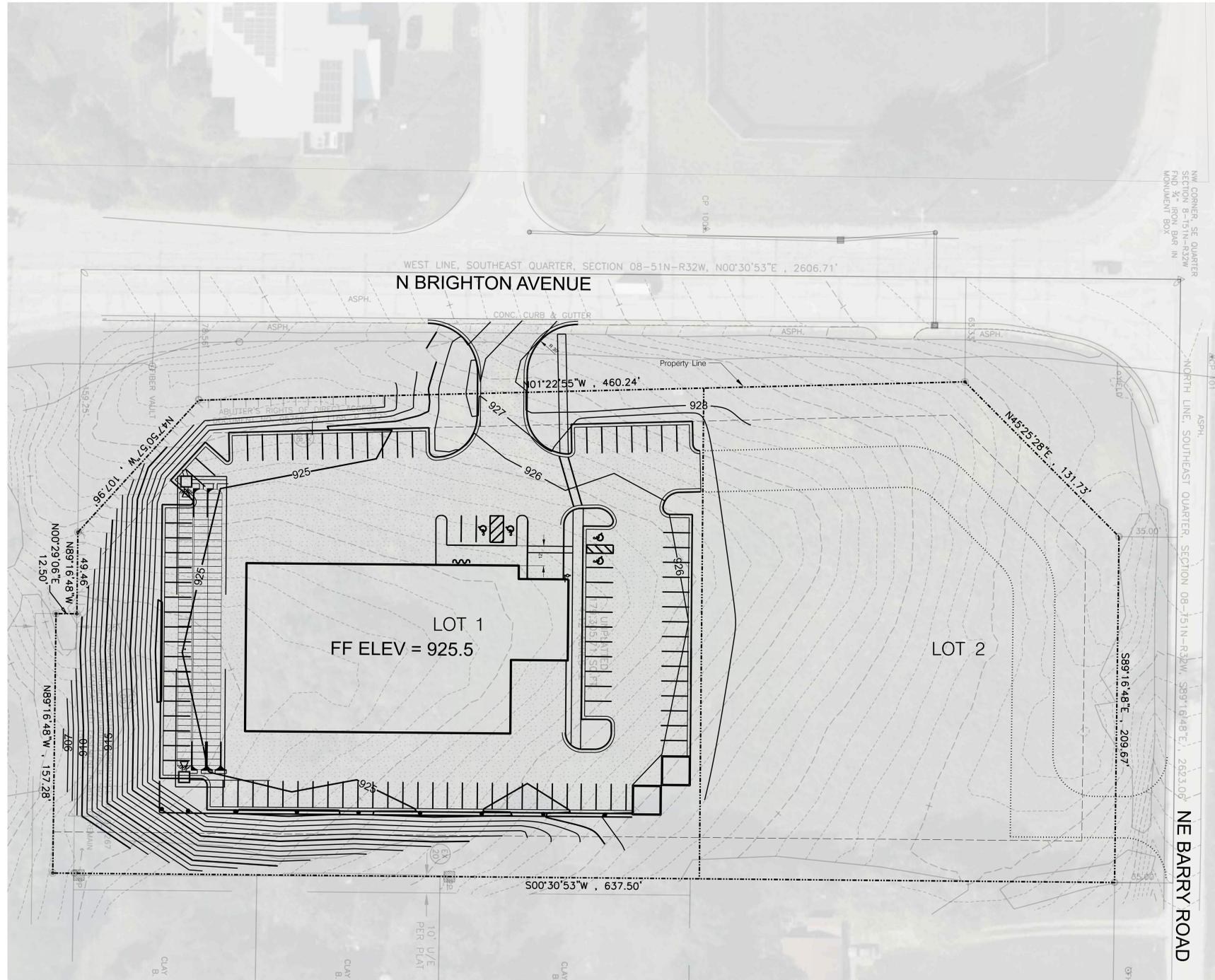
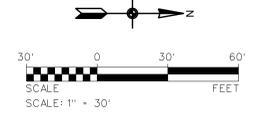
\* Motor Vehicle Repair, General is calculated at 2 spaces per service bay  
 \*\* Short Term: bicycle parking is calculated at 10% of actual number of off-street parking spaces provided.  
 \*\*\* Long Term: bicycle parking is calculated at 1 per 20 employees. Less than 20 employees are expected and the space will be inside the building.

**B-Street Collision Center**  
 New Construction  
 5001 NE Barry Road  
 Kansas City, Missouri 64156

Revisions:  
 1. Rev per comments 8-30-23

Project #: 235418  
 Rezoning, Preliminary Plat,  
 Special-Use Permit,  
 & Project Plan  
 31 July 2023

# PRELIMINARY PLAT, REZONING PLAN, SPECIAL USE PERMIT AND PROJECT PLAN OF BRIGHTON PLAZA



MISSOURI ROUTE 152

LEGEND:

Existing minor contour	
Existing major contour	
Proposed major contour	
Proposed minor contour	
Proposed Spot Elevation	

Revisions:

	Rev per comments 8-30-23

Project #: 235418  
 Rezoning, Preliminary Plat,  
 Special-Use Permit,  
 & Project Plan  
 31 July 2023

B-Street Collision Center  
 New Construction  
 5001 NE Barry Road  
 Kansas City, Missouri 64156









NOT FOR CONSTRUCTION

**B-Street Collision Center**  
 New Construction  
 5001 NE Barry Road  
 Kansas City, Missouri 64156

Revisions:  
 01 - City Review Comments - 08/25/2023

Project #: 200604  
 Rezoning, Preliminary Plan,  
 Special-Use Permit,  
 & Project Plan  
 31 July 2023

Preliminary  
 Exterior Elevations

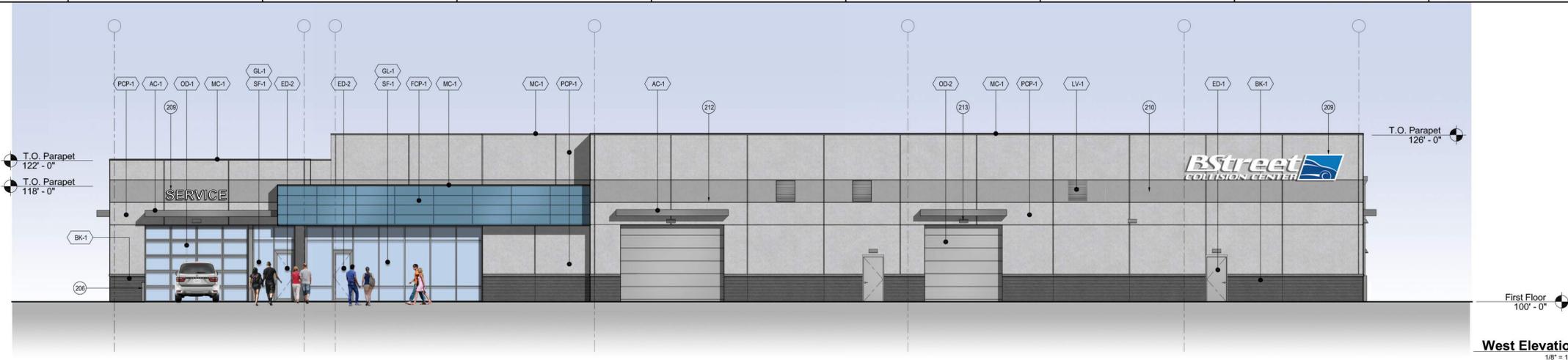
**A-201**

**MATERIALS**

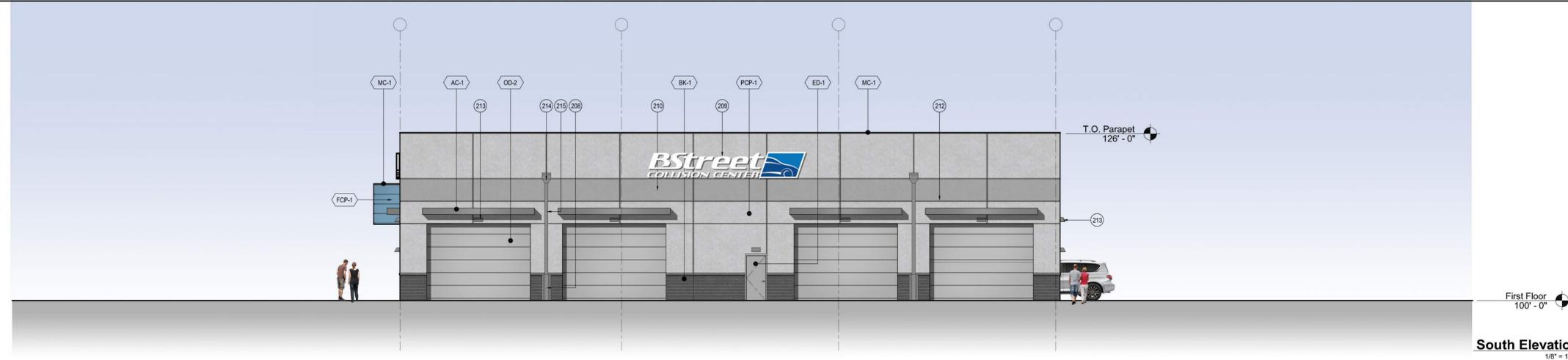
AC-1	PREFABRICATED ALUMINUM CANOPY MANUFACTURER: MAPES, CANTELEVER SUPERSHADE
BK-1	THIN BRICK VENEER CAST INTO CONCRETE WALL PANEL - PROVIDE CAST STONE CAP CAST INTO CONCRETE WALL PANEL AT TOP OF BRICK
ED-1	FLUSH HOLLOW CORE STEEL DOOR WITH HIGH PERFORMANCE COATING
ED-2	ALUMINUM GLASS STOREFRONT DOOR(S) MANUFACTURER: KAWNEER WIDE STYLE
FCP-1	PANELIZED FIBER CEMENT CLADDING SYSTEM ILLUMINATION DESIGNER SERIES MFR: NICHHA
GL-1	INSULATED LOW-E GLAZING BLUE VISION GLASS
LV-1	PRE-FINISHED METAL LOUVER
MC-1	PRE-FINISHED METAL COPING AND SHEET METAL FLASHING MANUFACTURER: BERRIDGE MFG.
OD-1	INSULATED ALUMINUM FRAME GLASS OVERHEAD DOOR
OD-2	INSULATED PRE-FINISHED STEEL PANEL OVERHEAD SECTIONAL DOOR
PCP-1	INSULATED PRECAST CONCRETE WALL PANEL OR SITE CAST INSULATED TILT WALL PANEL
SF-1	ALUMINUM STOREFRONT SYSTEM MANUFACTURER: KAWNEER TRIFAB VERSAGLAZE 451-T

**KEYNOTES**

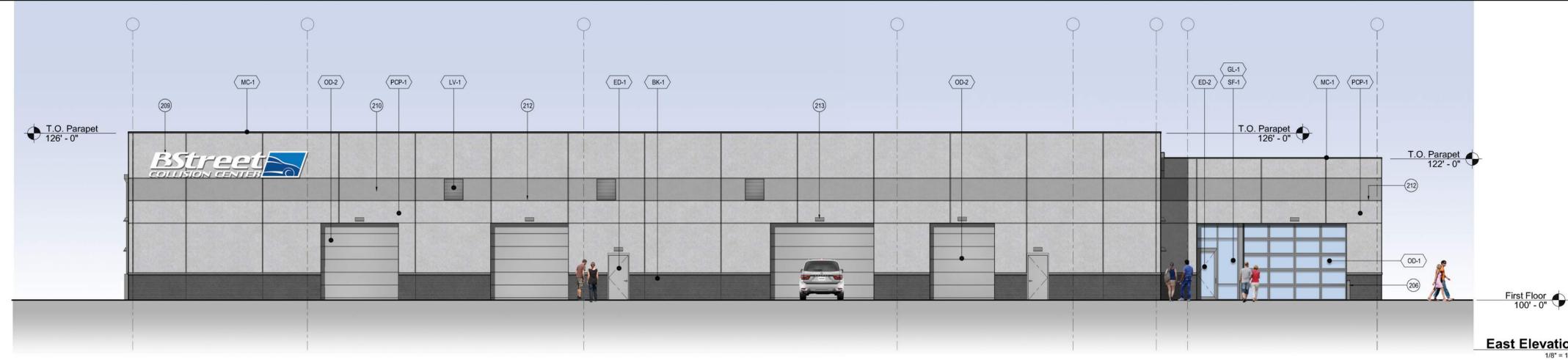
206	6" HD GALVANIZED CONCRETE FILLED STEEL PIPE BOLLARD WITH HP COATING.
208	HD GALVANIZED BENT STEEL PLATE DOWNSPOUT GUARD WITH HIGH PERFORMANCE COATING.
209	INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE, BY OWNER
210	ACCENT SANDBLAST OF CONCRETE WALL PANEL
212	3/4" GROOVE REVEAL IN PRECAST PANEL
213	WALL MOUNTED EXTERIOR LIGHTING, RE: ELECTRICAL
214	PRE-FINISHED METAL GUTTER.
215	PRE-FINISHED METAL DOWNSPOUT



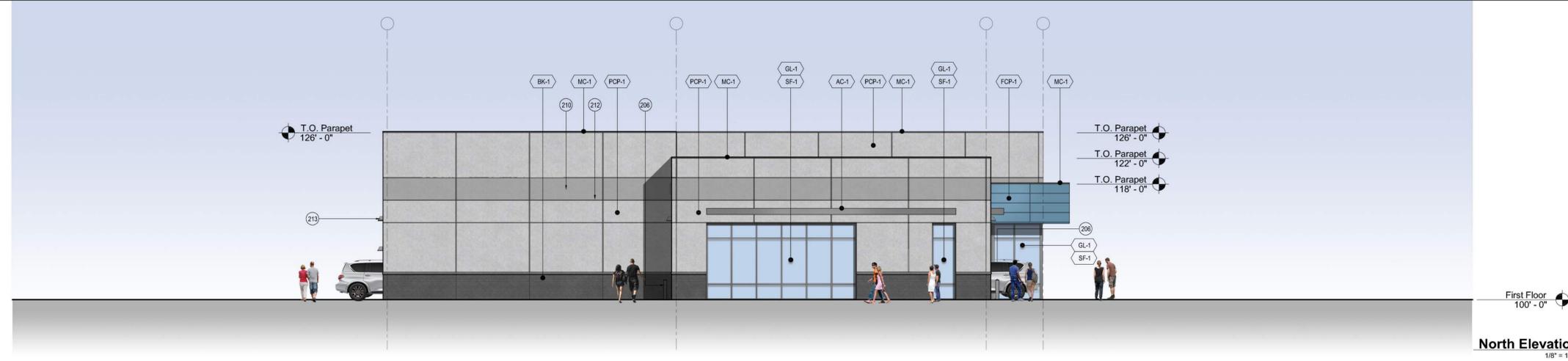
**West Elevation**  
 1/8" = 1'-0" **4**



**South Elevation**  
 1/8" = 1'-0" **3**



**East Elevation**  
 1/8" = 1'-0" **2**



**North Elevation**  
 1/8" = 1'-0" **1**

## September 12, 2023 Public Engagement Meeting

### **Subject Property/Applications**

5001 NE Barry Road

CD-CPC-2023-00127

CD-SUP-2023-00039

CD-CPC-2023-00135

### **Attendance:**

Rob Meurer – White Company

Amy Grant – Polsinelli PC

The zoom meeting commenced at 6:00 p.m. The meeting concluded at 6:30 p.m. as no one had joined meeting at that time.