

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00146

7825 N Platte Purchase Dr Rezoning



KANSAS CITY
Planning & Dev

October 15, 2025

Docket # 1

Request

Rezoning

Applicant

Tobin Kennedy
Property Owner

Site Information

Location	7825 N Platte Purchase Dr
Area	1.8 Acres
Zoning	R-80
Council District	2nd
County	Clay
School District	Platte County

Surrounding Land Uses

North: Residential, R-7.5
South: Residential, R-7.5
East: Residential, R-7.5
West: Residential, R-80

KC Spirit Playbook Alignment

CD-CPC-2025-00146: **High**

Land Use Plan

The Line Creek Area Plan recommends low density residential for this location. The proposed plan has a **high** alignment with this designation. See Criteria A for more information.

Major Street Plan

North Platte Purchase Drive is identified as a local link in this location.

Approval Process



Overview

The applicant seeks to rezone an area of approximately 1.8 acres from District R-80 (Residential) to District R-7.5 (Residential) generally located 150 feet north of the intersection of North Platte Purchase Drive and Northwest 78th Street to allow for the creation of an additional residential lot.

Existing Conditions

The subject site is currently one unplatted lot with a residential structure on the west side of the lot. There is a driveway on the west side of the lot, off North Platte Purchase Drive.

Neighborhood(s)

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

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on October 2, 2025. A meeting summary is attached; see Attachment #3.

Project Timeline

The application was filed on August 14, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #1 **Approval**

VICINITY MAP



PLAN REVIEW

The applicant is requesting to rezone approximately 1.8 acres from District R-80 to District R-7.5. The subject site is a single unplatted lot. The rezoning request does not require an accompanying development plan, special use permit, or area plan amendment. However, there is a Minor Subdivision Type II Lot Split (CLDMS-2025-00052) application currently on hold until this proposed rezoning is completed. Approval of the rezoning would allow the applicant to create an additional lot from the 1.8 acres, please see the attachment, attached to this staff report. The R-80 Zoning District restricts the creation of the proposed additional lot. R-80 Zoning District requires a minimum of 80,000 square feet to create an additional lot. The Minor Subdivision Lot Split proposes to create an additional lot to the east of the lot that is 1.12 acres in size. The subdivision will also adjust the lot line to north, and create a flag lot to allow for the proposed Lot 1 to have access to the sewer main off North Liberty Street. This review will be a separate process, following approval of the proposed rezoning.

SPECIFIC REVIEW CRITERIA

[Rezonings, 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 Line Creek Area Plan recommends a future land use of Low Density Residential at this location, which corresponds with the proposed R-7.5 zoning district. No area plan amendment is required for this rezoning proposal.

"The proposed rezoning progresses the Line Creek Area Plan by being consistent with the Future Land Use designation and may result in the creation of a new dwelling unit." – John Myers, 2nd District Planner, Community Planning Division

B. Zoning and use of nearby property.

Properties to the north, west and south of this parcel are zoned R-7.5, consisting of exclusively single-family housing. To the east of this parcel is zoned R-80, which also consists of single-family housing.

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

Adjacent properties consist of primarily single-family housing except for a church south of the proposed rezoning, on North Platte Purchase Drive. The lot in question slopes from west to east.

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

There is existing public infrastructure serving the site. With the proposed split, the applicant is proposing the creation of a flag lot so that proposed "Lot 1" will have access to the sewer main off of North Liberty Street. There is currently no public sewer main on North Platte Purchase Drive. North Platte Purchase Drive and North Liberty Street both have water mains.

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

The current zoning designation is R-80. The proposed rezoning will change the zoning from R-80 to R-7.5 to match the surrounding zoning, except to the west. The R-7.5 zoning matches the existing zoning in the surrounding neighborhood.

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

The property is not vacant; there is a single-family house on the property. Creation of the additional lot will create a vacant lot, planned for a single-family house.

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

The R-80 zoning allows for a wide variety of agricultural uses on the site, which could be a nuisance to the surrounding neighbors. The proposed R-7.5 zoning will fit the context of the surrounding area and allow for the creation of one additional lot, which is planned to have a single-family house.

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.

There is no expected gain to public health, welfare, or safety in the event this rezoning is denied. Should the rezoning be denied the property would not be able to be split and the lot would remain as it is today.

ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials
3. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval as stated in the conditions report.

Respectfully submitted,



Justin Smith

Planner

EXHIBIT "A"

The Land referred to herein below is situated in the County of Clay, State of Missouri and is described as follows:

Beginning at a point 21.4 feet East and 370.0 feet North of the Southwest corner of the North one-half of the Northwest fractional quarter section of Section 15, Township 51 North, Range 33 West; thence North 0°-43' East, 150.00 feet; thence North 89°-47' East 580.0 feet; thence South 0°-43' West 150.0 feet; thence South 89°-47' West 580.8 feet to the point of beginning in Kansas City, Clay County, Missouri.

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VICINITY MAP
 FRAC. SEC. 15-51-33
 N.T.S.

NAD 1983, MISSOURI WEST ZONE (FEET)
Reference Monument: CL-101
COMBINED SCALE FACTOR= 0.99994194

MISSOURI STATE PLANE COORDINATES			
Point #	Northing	Easting	Description
99	1120886.63	2762850.93	CL-101
100	1117842.35	2760129.21	PROPERTY CORNER
101	1118136.06	2760130.99	PROPERTY CORNER
102	1118133.23	2760559.95	PROPERTY CORNER
103	1118017.82	2760558.56	PROPERTY CORNER
104	1118017.55	2760612.25	PROPERTY CORNER
105	1118034.74	2760686.35	PROPERTY CORNER
106	1118053.75	2760693.57	PROPERTY CORNER
107	1117990.06	2760732.84	PROPERTY CORNER
108	1117993.85	2760715.11	PROPERTY CORNER
109	1117991.67	2760710.04	PROPERTY CORNER
110	1117841.71	2760709.99	PROPERTY CORNER

TITLE DESCRIPTION:
TRACT 1

BEGINNING AT A POINT 21.4 FEET EAST AND 370.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER SECTION OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 33 WEST; THENCE NORTH 0°-43' WEST 150.00 FEET; THENCE NORTH 89°-47' EAST 580.0 FEET; THENCE SOUTH 0°-43' WEST 150.0 FEET; THENCE SOUTH 89°-47' WEST 580.8 FEET TO THE POINT OF BEGINNING IN KANSAS CITY, CLAY COUNTY, MISSOURI.

TRACT II

All that part of the Northwest Fractional Quarter of Section 15, Township 15, Range 33, in the City of Kansas City, Clay County, Missouri described as follows: Beginning at the Northwest corner of Lot 16, South 00 degrees 30 minutes 59 seconds West, along the West line of said Lot 16, a distance of 115.61 feet to the Southwest corner of said Lot 16; thence South 89 degrees 29 minutes 01 seconds East, along the South line of said Lot 16, a distance of 53.77 feet; thence Northeastly, continuing along the South line of said Lot 16, along a curve to the left, being tangent to the last described course, and having a radius of 160.00 feet, an arc distance of 76.72 feet; thence Northerly along a compound curve to the right, having a radius of 15.00 feet, an arc distance of 22.20 feet to a point on the Western right of way line of N. Liberty Street; thence Southeasterly, along the Westerly right of way line of said N. Liberty Street, along a curve to the left, having an initial tangent bearing of South 21 degrees 44 minutes 20 seconds East, and a radius of 210.00 feet, an arc distance of 75.26 feet to a point on the Northerly line of Lot 15 of said CREEKWOOD HIGHLANDS; thence Westerly, along the Northerly line of said Lot 15, along a curve to the left, having an initial tangent bearing of North 42 degree 16 minutes 17 seconds East, and a radius of 150.00 feet, an arc distance of 4.61 feet to the Northwest corner of said Lot 15; continuing along the Northerly line of said Lot 15, along a reverse curve to the right having a radius of 210.00 feet, an arc distance of 4.61 feet to the Northwest corner of said Lot 15; thence North 00 degrees 20 minutes 25 seconds East, a distance of 0.57 feet; thence North 89 degrees 55 minutes 39 seconds West, a distance of 580.81 feet to a point on the Easterly right of way line of N Platte Drive; thence North 00 degrees 20 minutes 25 seconds East, along the Easterly right of way line of said N. Platte Drive, a distance of 43.30 feet to the Northeast corner of the Southeast 1/4 of Section 15, East, along the South line of Lots 5 and 7, WOODBRIDGE FIRST PLAT, a subdivision of land in the City of Kansas city, Clay County, Missouri, and their Westerly prolongation thereof, a distance of 428.84 feet to the Point of Beginning.

PROPERTY DESCRIPTION:

LOT 1:

A Tract in the North Half of the Northwest Fractional Quarter, Section 15, Township 51 North, Range 33 West, in Kansas City, Clay County, Missouri, being more particularly described as follows, surveyed and described on August 18, 2025 by John B. Young, PLS-2006016647:

Commencing at the Southwest corner of the North Half of the Northwest Fractional Quarter said Section 15; Thence North 00°20'47" East along the West line of said Northwest Fractional Quarter, 371.70 feet (Deed 370 feet); Thence South 89°56'13" East, 21.43 feet (Deed 24.40 feet) to the Point of Beginning; Thence North 00°20'47" East along said Centerline, 173.62 feet; Thence South 89°56'13" East, 420.38 feet; Thence South 00°03'47" West, 23.65 feet; Thence North 89°56'13" West, 151.51 feet; Thence South 00°03'47" East, 23.65 feet; Thence North 00°20'47" East, 371.70 feet; Thence South 89°56'13" West, 21.43 feet; Thence North 00°20'47" East, 420.38 feet; Thence North 89°56'13" West along the North line of Lots 3, 2 and 1 and the prolongation thereof of said CREEKWOOD HIGHLANDS, 288.98 feet to the Point of Beginning. Contains 53,282 square feet or 1.22 acres more or less.

LOT 2:

A Tract in the North Half of the Northwest Fractional Quarter, Section 15, Township 51 North, Range 33 West, in Kansas City, Clay County, Missouri, being more particularly described as follows, surveyed and described on August 18, 2025 by John B. Young, PLS-2006016647:

Commencing at the Southwest corner of the North Half of the Northwest Fractional Quarter said Section 15; Thence North 00°02'47" East along the West line of said Northwest Fractional Quarter, 371.70 feet; Thence South 89°56'13" East, 21.43 feet (Deed 21.40 feet); Thence North 00°02'47" East, 173.62 feet to the Point of Beginning; Thence continuing North 00°02'47" East, 120.11 feet; Thence South 89°37'17" East along the South line of Lots 5, 6 and 7 and the prolongation thereof, WOODBRIDGE FIRST PLAT, a subdivision in said Kansas City, 428.00 feet to the Southeast Corner of said Lot 7 also being the Southeast Corner of the NE 1/4 of the NW 1/4 of the SW 1/4 of Section 15; Thence South 00°35'38" West along the West line of said Lot 16, 115.42 feet to the Southwest corner of said Lot 16; Thence North 89°42'13" West, 7.94 feet; Thence South 00°03'47" West, 2.37 feet; Thence North 89°56'13" West, 420.38 feet to the Point of Beginning.

Contains 50,948 square feet or 1.17 acres more or less.

LOT 3:

A Tract in the North Half of the Northwest Fractional Quarter, Section 15, Township 51 North, Range 33 West, in Kansas City, Clay County, Missouri, being more particularly described as follows, surveyed and described on August 18, 2025 by John B. Young, PLS-2006016647:

commencing at the Southwest corner of the North Half of the Northwest Fractional Quarter said Section 15; Thence North 00°20'47" East along the West line of said Northwest Fractional Quarter, 371.70 feet (Deed 330 feet); Thence South 89°56'13" East, 21.43 feet (Deed 21.40 feet); Thence continuing South 89°56'13" East the North line of Lots 1, 2 and 3 and the prolongation thereof, CREEKWOOD HIGHLANDS, a subdivision in said Kansas City, 288.98 feet to the Point of Beginning; Thence North 00°20'47" East, 149.97 feet; Thence South 89°56'13" East, 131.51 feet; Thence North 00°03'47" East, 26.01 feet to the prolongation of Lot 16; Thence South 89°42'13" East along said prolongation and South line of Lot 16 said CREEKWOOD HIGHLANDS, 61.66 feet; Thence continuing along said South line on a curve to the left, having an Initial Tangent Bearing said 89°18'45" East, a radius of 160.00 feet and a length of 76.80 feet; Thence continuing along said South line on a curve to the left, having an Initial Tangent Bearing North 63°29'22" East, a radius of 15.00 feet and a length of 22.35 feet to the West Right-of-Way line of North Liberty Drive as now established; thence along said West Right-of-Way line on a curve to the left, having an Initial Tangent Bearing South 21°23'30" East, a radius of 210.00 feet and a length of 75.22 feet to the North line of Lot 15 said CREEKWOOD HIGHLANDS; Thence along said North line on a curve to the left, having an Initial Tangent Bearing North 40°43'58" West, a radius of 15.00 feet and a length of 19.47 feet; Thence continuing along said North line on a curve to the right, having an Initial Tangent Bearing South 61°11'36" West, a radius of 210.00 feet and a length of 4.61 feet to the Southwest corner of said Lot 15; Thence continuing along the West line of said Lot 15, 149.97 feet to the Southwest corner of said Lot 15 and the North line of Lot 8, said CREEKWOOD HIGHLANDS; Thence North 89°56'13" East along the North line of Lots 8, 7, 6, 5, 4 and 3, said CREEKWOOD HIGHLANDS, 291.87 feet to the Point of Beginning. Contains 48,993 square feet or 1.12 acres more or less.

Contains 48,989 square feet or 1.12 acres more or less.

IN TESTIMONY WHEREOF:

Tobin Kennedy and Lauren Kennedy, husband and wife, have caused these presents to be executed this _____ day of _____, 202__.

Tobin Kennedy

Lauren Kennedy

STATE OF)

COUNTY OF) ' 33

Be it remembered that on this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, came Tobin Kennedy and Lauren Kennedy, husband and wife, to me personally known who being by me duly sworn, acknowledged said instrument to be the free act and deed of this property.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal in my office
the day and year last above written.

Notary Public

My Commission Expires : _____

APPROVALS:

*City of Kansas City, Missouri
City Planning and Development Department
Pursuant to the authority delegated to me by the City Council in Section 88-535-05 of the Zoning and
Development Code, I hereby approve this minor subdivision plat.*

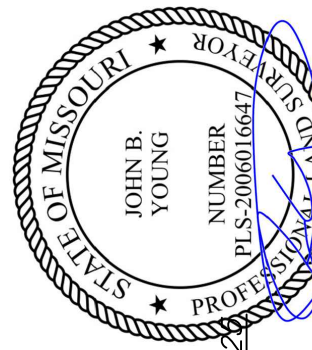
_____ Date: _____ Case No: _____

For Mario Vasquez, AICP
Director of City Planning and Development

Marilyn Sanders, City Clerk

CERTIFICATION:

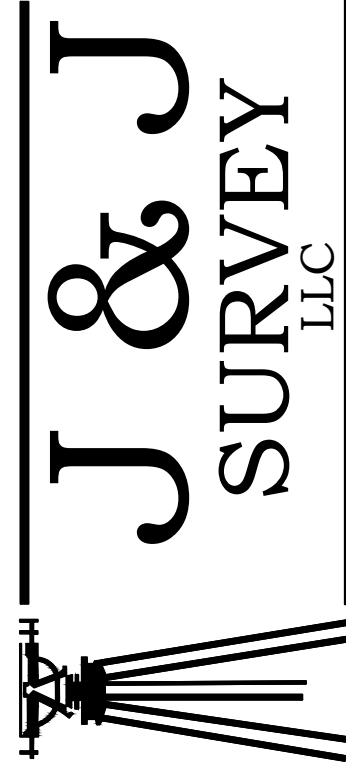
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 23rd day of July, 2025 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.



8-25-
Date

John B. Young PLS-2006016647

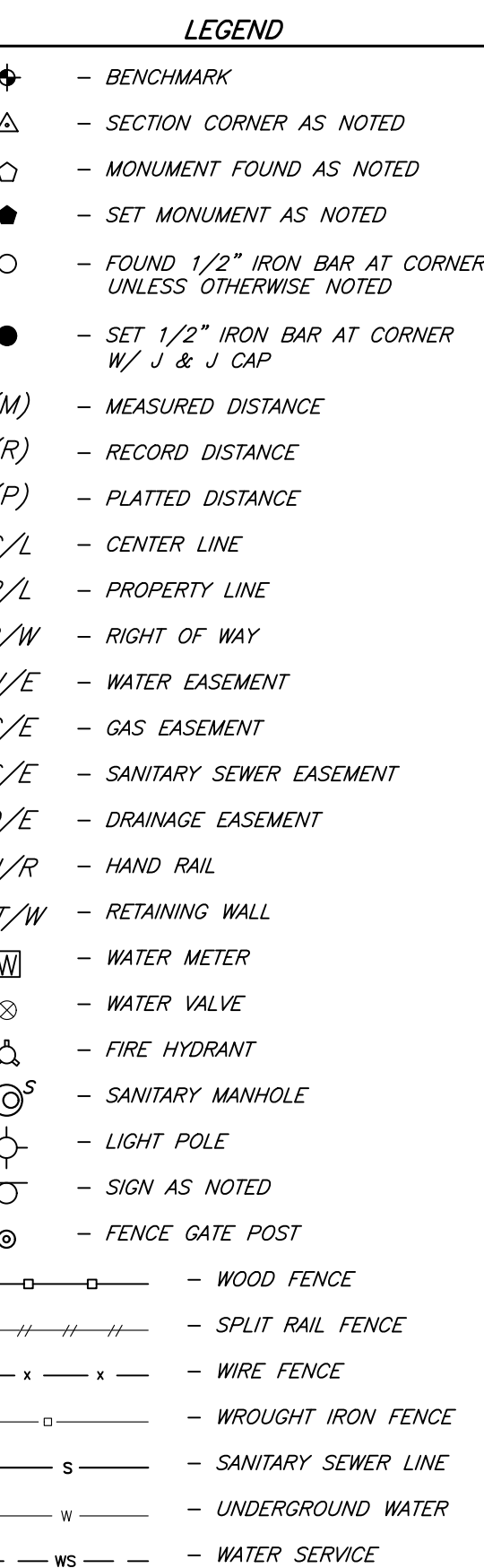
Location: S:\25.236 - 7825 & 7835 N Platte Purchase Dr\DRAWINGS\2025.07.31-LOT SPLIT\25.236LSPLIT.dwg-Aug 25, 2025-12:05pm



8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816) 741-1017 • FAX (816) 741-1018

SHEET 1 OF 2

KANSAS CITY, CLAY COUNTY, MISSOURI



I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 23rd day of July, 2025 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

John B. Young PLS-2006016647

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1

Meeting Sign-In Sheet

Project Name and Address

7825 N. Platte Purchase Dr Kcmo 64118

[illegible]



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD CPC 2025-00146

Meeting Date: 10.2.25

Meeting Location: 7615 N. Platte Purchase Dr Kcmo 64118

Meeting Time (include start and end time): 6:25pm - 6:46pm

Additional Comments (optional):

- 3 neighbors showed up
- expressed concern for the neighborhood, advised it has gone "down hill" with homeless in the area.
- they asked what I was going to do with it. I told them I don't know for sure but the options I was considering was to sell the lot to someone to build their home or build to rent or to just keep vacant.
- expressed concern for build to rent. They want homeowners.
- If I sold the lot they expressed concern for a for sale sign in the yard. there was fear that the sign would push buyers away from the unknown of what would go there.

[View results](#)

Respondent

149

John Myers

29:12

Time to complete

1. Checklist Review Type *

- ☐ Controlling (Playbook Checklist)
- ☒ Non-Controlling (General Checklist)

Case Overview (General Checklist)

2. District Planner *

- ☐ Lexi Berra (1st)
- ☒ John Myers (2nd)
- ☐ Jonathan Feverston (3rd)
- ☐ Luke Ranker (4th)
- ☐ Lauren Young (5th)
- ☐ Susan Cronander (6th)
- ☐ Other

3. Date of Review *

10/2/2025



4. Location

7825 N Platte Purchase Drive

5. Case # *

6. Case Type *

- ☒ Rezoning without a Development Plan
- ☐ Minor Amendments to Development Plan
- ☐ Other

7. Companion Case

8. Companion Case Type

- ☐ Preliminary Plat
- ☐ Rezoning
- ☐ Rezoning to MPD/UR
- ☐ Major Amendment to MPD/UR
- ☐ Project Plan
- ☐ Development Plan
- ☐ Major Amendment to Development Plan
- ☐ Major Street Plan Amendment
- ☐ Area Plan Amendment
- ☐ Special Use Permit
- ☐ Text Amendment
- ☐ Other

9. Area Plan *

- ☐ Blue Ridge
- ☐ Briarcliff-Winnwood
- ☐ Country Club Waldo
- ☐ Gashland/Nashua
- ☐ Greater Downtown
- ☐ Heart of the City
- ☐ Hickman Mills
- ☐ KCI
- ☒ Line Creek
- ☐ Little Blue Valley
- ☐ Longview
- ☐ Martin City
- ☐ Midtown/Plaza
- ☐ Red Bridge
- ☐ Riverfront Industrial
- ☐ Shoal Creek Valley
- ☐ Swope
- ☐ Truman Plaza
- ☐ N/A

10. Future Land Use *

- ☒ Low Density Residential
- ☐ Medium Density Residential
- ☐ Medium-High Density Residential
- ☐ High Density Residential
- ☐ Residential Urban Low Density
- ☐ Residential Urban
- ☐ Mixed-Use Neighborhood
- ☐ Mixed-Use Community
- ☐ Downtown Residential
- ☐ Downtown Mixed-Use
- ☐ Downtown Core
- ☐ Office/Residential
- ☐ Office
- ☐ Commercial
- ☐ Light Industrial
- ☐ Industrial
- ☐ Heavy Industrial
- ☐ Open Space/Buffer
- ☐ Conservation District
- ☐ Institutional
- ☐ Other

Project Analysis (General Checklist)

Only complete relevant analysis sections. Refer to Division SOP for case review consideration questions.

11. Land Use Impact Analysis

The subject parcel is currently a single detached house. The parcel is zoned R-80 with a Future Land Use designation of Low Density Residential. The proposed rezoning to R-7.5 is consistent with the Future Land Use designation and does not require an area plan amendment. The subject property is adjacent to existing R-7.5 zoning and R-2.5 zoning; the proposed rezoning would not be spot zoning and cause minimal impacts on the surrounding land uses.

12. Mobility Impact Analysis

The proposed rezoning would permit subdividing the parent parcel into multiple parcels. Access to the new parcel would be on North Liberty Street. The new access point is not expected to have a major impact on mobility in the neighboring properties.

13. Sustainability Impact Analysis

N/A

14. Housing Impact Analysis

The proposed rezoning could result in the creation of a new detached home.

15. Public Realm Impact Analysis

N/A

16. Additional Analysis

N/A

17. Other Relevant City Plans & Analysis

Major Street Plan, Small Neighborhood or Streetscape Plan, TrailsKC Plan, Walkability Plan, etc.

18. Overall Alignment with Area Plan *

- ☒ High
- ☐ Medium
- ☐ Low

19. Staff Comments *

The proposed rezoning progresses the Line Creek Area Plan by being consistent with the Future Land Use designation and may result in the creation of a new dwelling unit.

20. Recommended Conditions/Corrections

N/A