

# Ordinance No. 241057

CD-CPC-2024-00170

Area Plan Amendment

# Ordinance No. 241058

CD-CPC-2024-00153

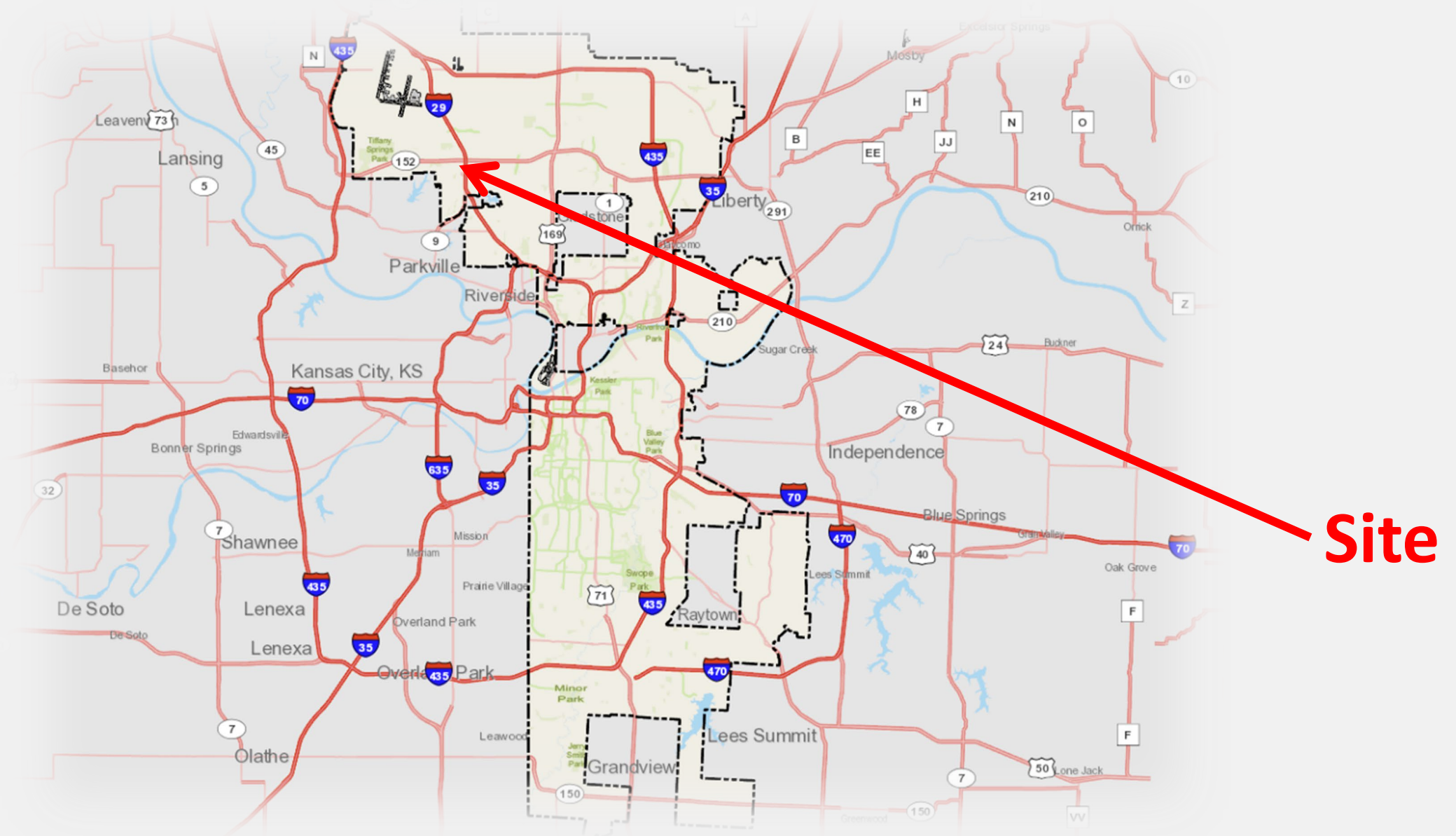
Rezoning without Plan

**7198 NW Barry Road Rezoning**

April 15, 2025

Neighborhood Planning and Development

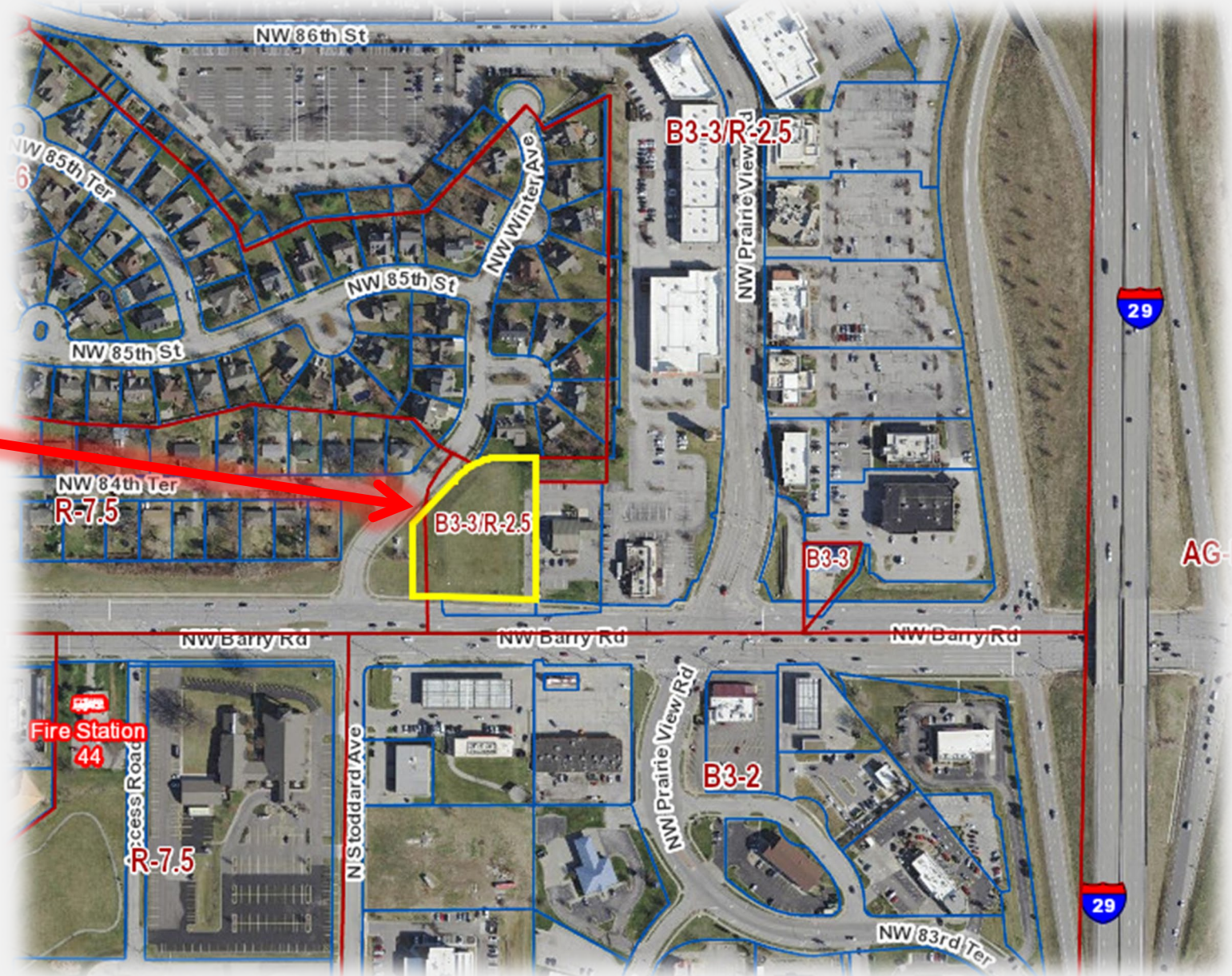








Site







Site







**View looking northwest from NW Barry Road**



**View looking northwest from NW Barry Road**



COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 080147

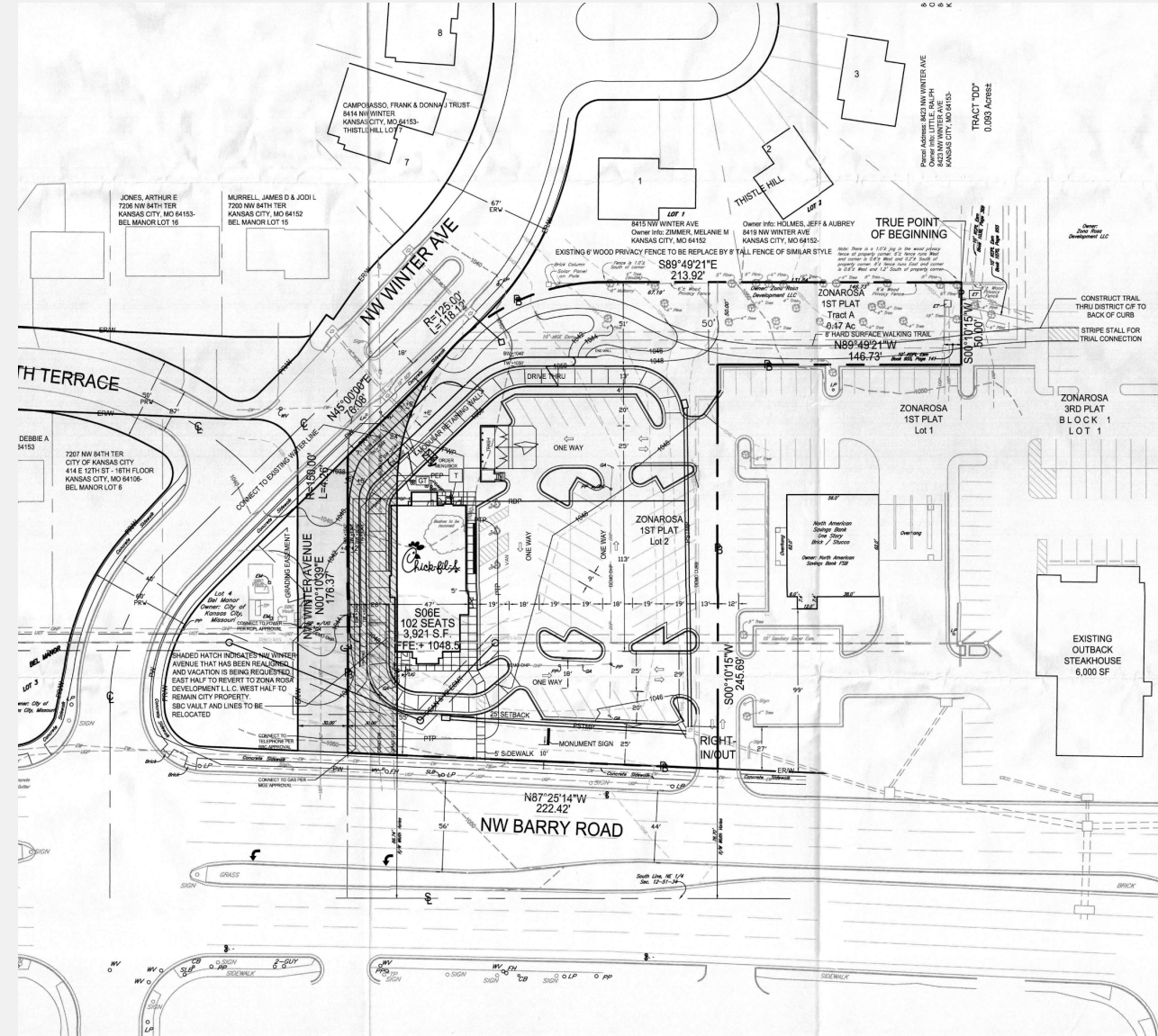
Rezoning an area of approximately 1.52 acres generally located at the northeast corner of N.W. Barry Road and N.W. Winter from Districts GP-3/4 and GP-6 to District GP-3/4, and approving a development plan for the same. (12645-GP-1) (Zona Rosa District A)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning Ordinance, is hereby amended by enacting a

15. That the developer enter into a Cooperative Agreement with the City prior to issuance of a final certificate of occupancy whereby the developer agrees to contribute \$7,200.00 towards the cost of improvements to the intersection of N.W. Barry Road and N.W. Winter, as required by the Department of Public Works.

Authenticated as Passed  
  
 Mark Funkhouser, Mayor  
  
 Millie M. Crossland, City Clerk  
 MAR 06 2008  
 Date Passed



# Staff & CPC Recommendation

**Case No. CD-CPC-2024-00170**  
**Area Plan Amendment**  
**Approval**

**Case No. CD-CPC-2024-00153**  
**Rezoning without Plan**  
**Approval**



# **Resolution No. 250207**

## **Area Plan Amendment**

# **Ordinance No. 250276**

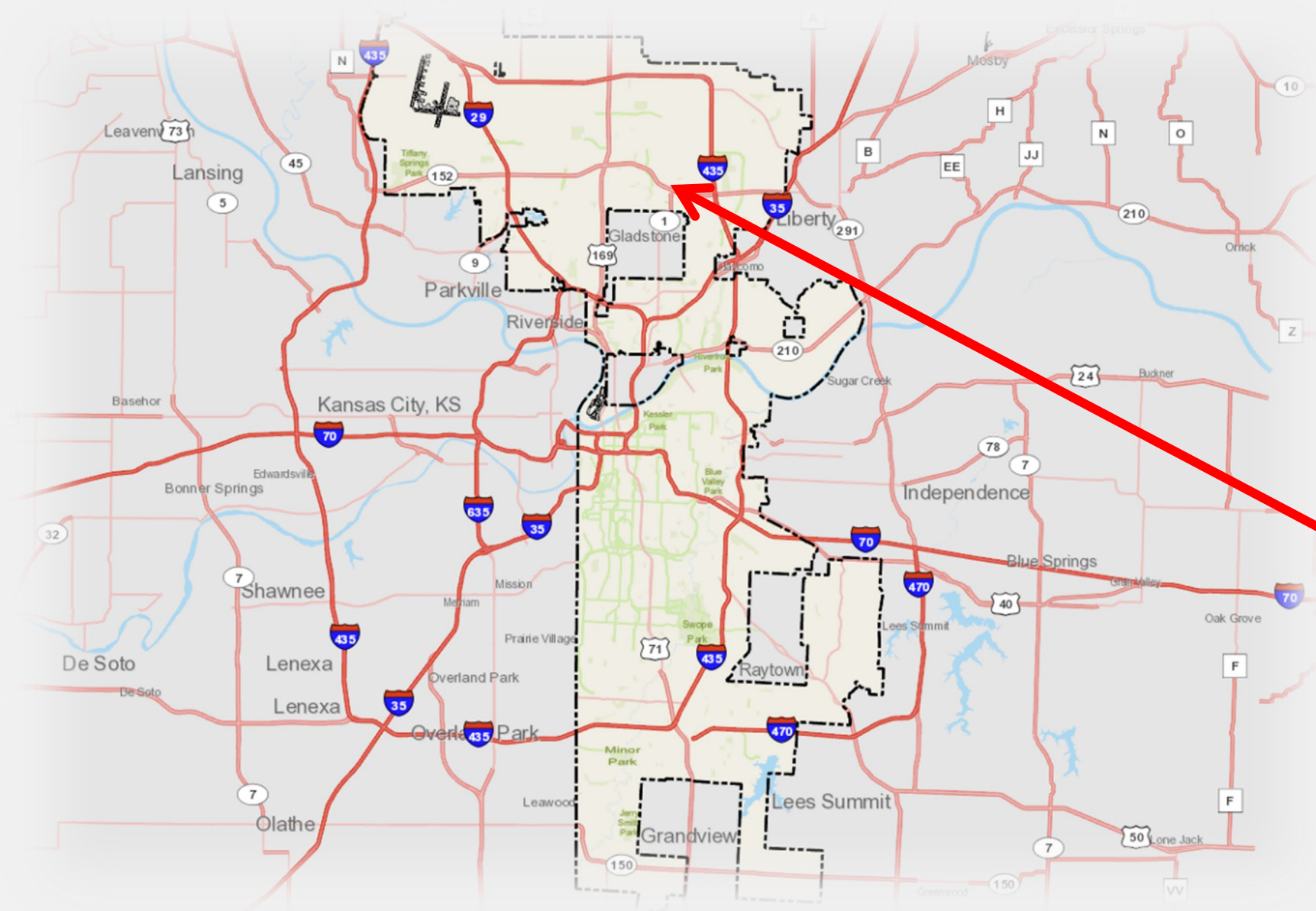
## **Development Plan – Residential Rezoning**

Monarch Townhomes  
4001 NE Barry Road

April 15, 2025

Neighborhood Planning and Development





Site





Site







**View looking southeast from NE Barry Road**





**View looking east from N. Cleveland Avenue**





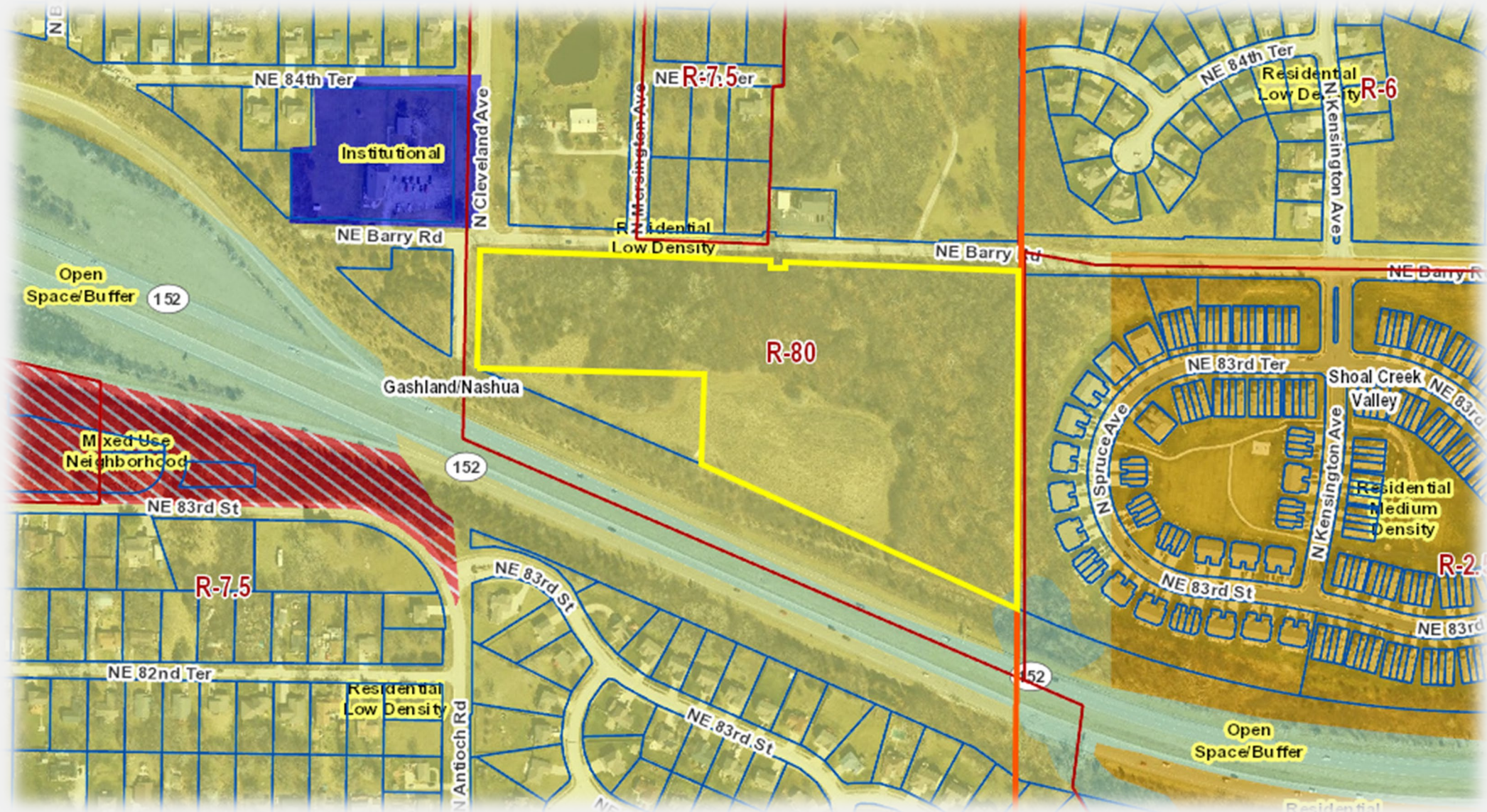
**View looking east from NE Barry Road**





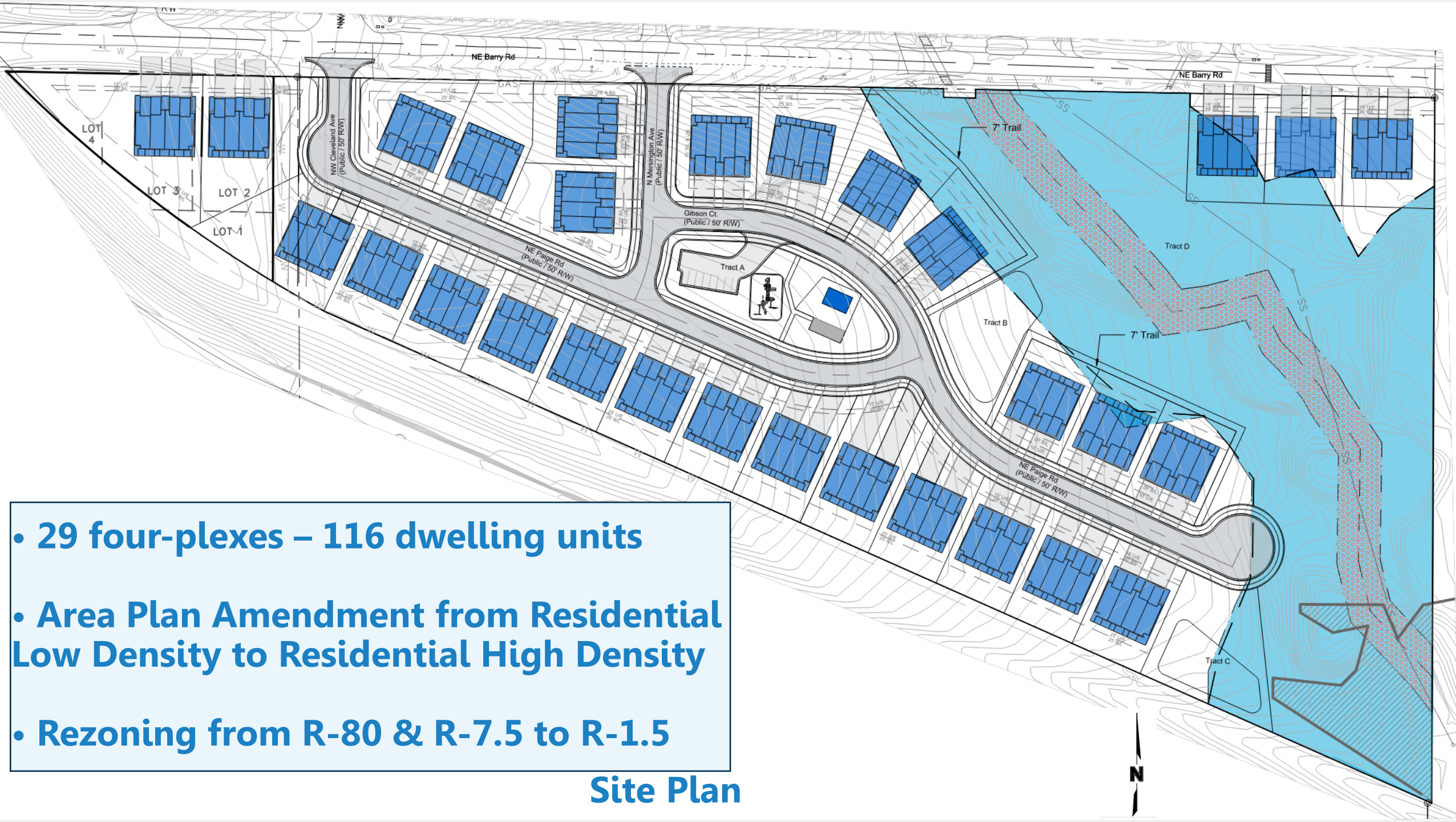
**View looking east from NE Barry Road**





## Area Plan Amendment – Residential High Density





- 29 four-plexes – 116 dwelling units
- Area Plan Amendment from Residential Low Density to Residential High Density
- Rezoning from R-80 & R-7.5 to R-1.5

Site Plan

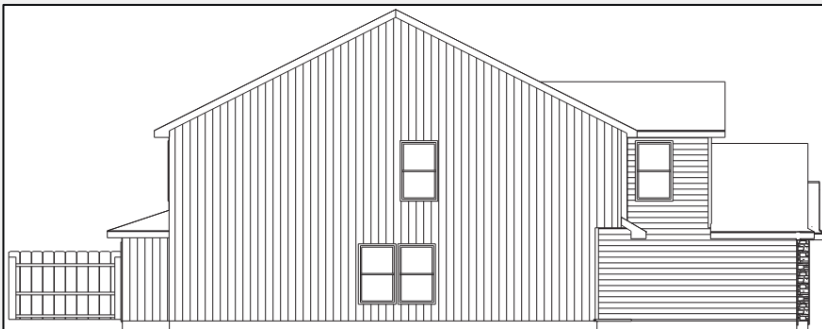
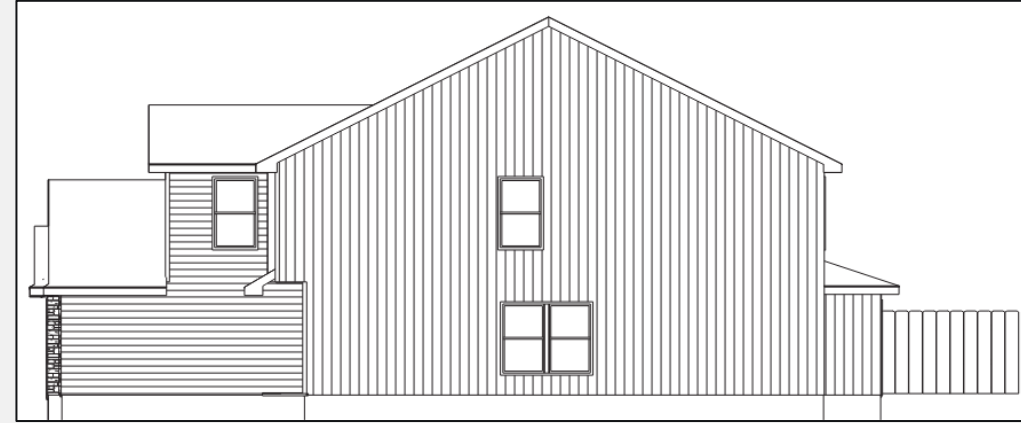
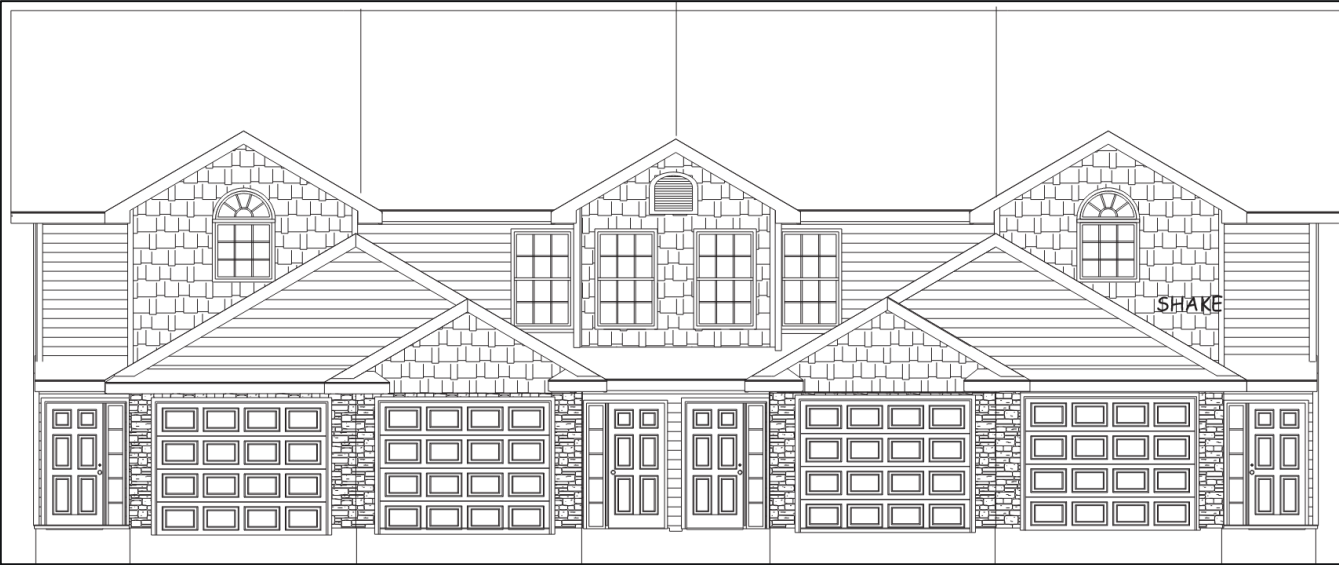




- 13.24 acres of existing trees
- 8.39 acres of trees removed
- MITIGATION: will plant 114 2" trees

Tree Preservation Plan





# Staff & CPC Recommendation

**CD-CPC-2024-00187**  
**Area Plan Amendment**  
**Approval**

**CD-CPC-2024-00186**  
**Development Plan - Residential**  
**Approval with Conditions**

**CD-CPC-2024-00185**  
**Rezoning**  
**Approval**