

CITY PLAN COMMISSION STAFF REPORT

CD-FnPlat-2022-00034

Barry West Townhomes 2nd Plat



KANSAS CITY
Planning & Dev

December 17, 2025

Docket # C4

Request

Final Plat

Applicant

Michele Romano
Schlagel & Associates, PA

Owner

Tyler Sallee
Sallee Real Estate Investments LLC

Site Information

Location	11000 NW Barry Rd
Area	29 Acres
Zoning	AG-R/R-1.5
Council District	1st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Undeveloped, AG-R
South: Residential, R-1.5
East: Residential, R-7.5
West: Undeveloped, AG-R

Land Use Plan

The KCIA Area Plan recommends residential high density for this location. The proposed plan aligns with this designation. See Plat Review for more information.

Major Street Plan

Barry Road is identified as a thoroughfare in this location.

Approval Process



Overview

The applicant seeks approval of a final plat in districts AG-R/R-1.5 to create 10 lots and 7 tracts on about 29 acres generally located south of HWY 152 and east of North Childress Avenue, south of Highway 152.

Existing Conditions

The subject site is currently undeveloped. North Columbus Drive currently terminates at the edge of the subject site. There is no regulated stream within the subject site.

Neighborhood(s)

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 + Related Cases

CD-CPC-2020-00155 & 156 - Ordinance 210030, allowed for a rezoning from AG-R/R-6 to AG-R/R-1.5 and Development Plan that also served as a preliminary plat generally located at 10900 Northwest Barry Road approved by City Council on January 14, 2021.

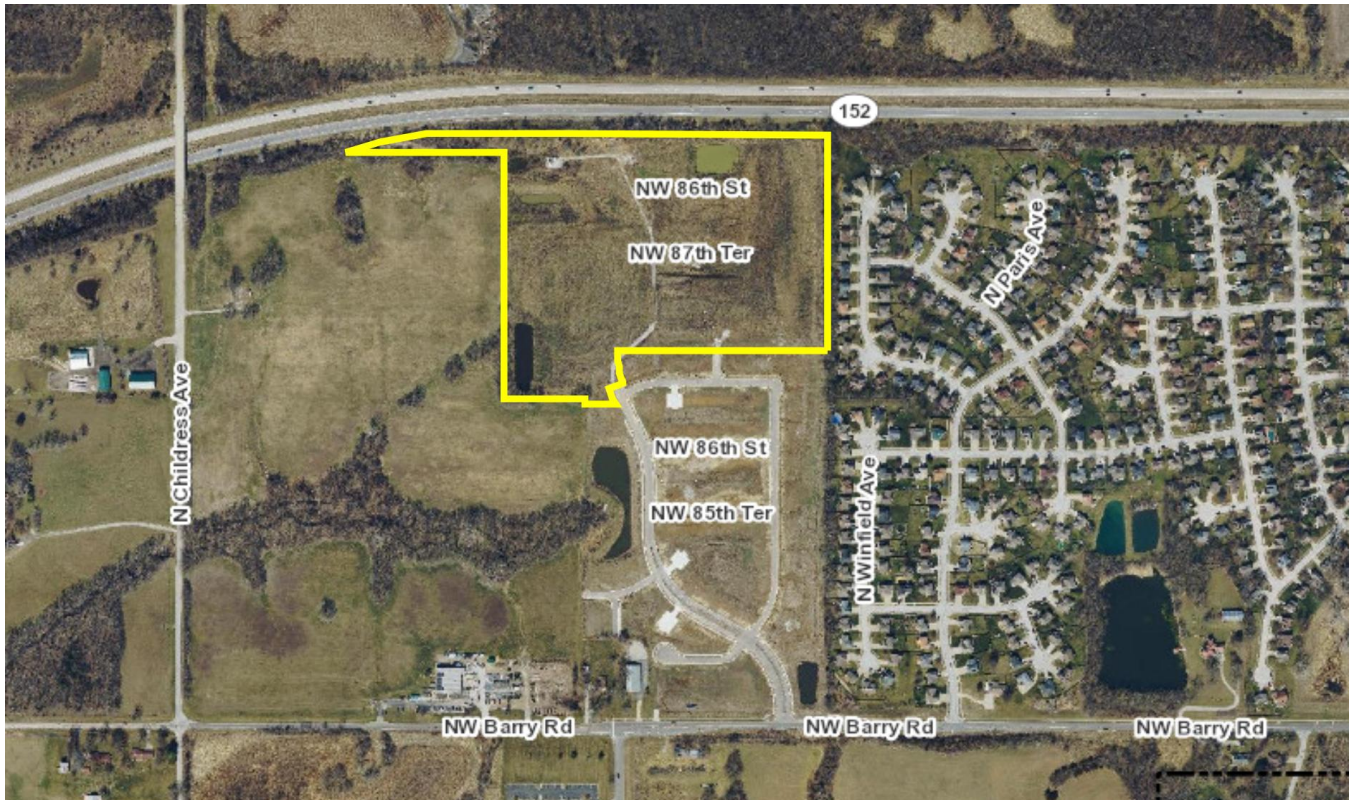
Project Timeline

The application was filed on August 29, 2022. Scheduling deviations have occurred due to the project being put on hold by the developer.

Professional Staff Recommendation

Docket #C4 Approval, Subject to Conditions

VICINITY MAP



PLAN REVIEW

The request is to consider approval of a Final Plat in District AG-R/R-1.5 on about 29 acres generally located north of Barry West Townhomes First Plat, north of Northwest 86th Terrace and south of Highway 152. This proposal will allow for the creation of 10 lots and 7 tracts for the purpose of a multi-family residential development.

Barry West Townhomes development plan was approved via ordinance number 210030, which also served as the preliminary plat. The rezoning and development allowed for the construction of 354 attached homes across approximately 60 acres in multiple phases.

The proposed Final Plat includes street connections to the existing Barry West Townhomes First Plat to the south. The Final Plat is consistent with the approved Preliminary Plat and complies with the lot and building standards established by the controlling plan.

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.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	The proposed Final Plat is in conformance with the standards of the Zoning and Development Code and the controlling Preliminary Plat.
Parkland Dedication (88-408)	Yes, Subject to Conditions	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

No final plat shall 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 the zoning and development code:

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,



Justin Smith

Planner



Plan Conditions

Report Date: December 11, 2025

Case Number: CLD-FnPlat-2022-00034

Project: Barry West Townhomes 2nd Plat

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@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. Please submit a Street Naming Plan prior to Mylar Routing.
3. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
4. 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-2022-00034.
5. 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.
6. 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.
7. 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."
8. That prior to recording the Final Plat the developer shall upload and secure approval of a Street Tree Planting Plan from the City Forester.

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

9. Controlling plan conditions shall remain in full force and effect.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / richard.sanchez@kcmo.org with questions.

10. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2020 acquisition rate of \$48,801.37 per acre. This requirement shall be satisfied prior to recording of certificate of occupancy.
11. As indicated on the plat, the project is subject to dedication of 4.4 acres of required parkland to satisfy the requirements of section 88-408-C. The developer is dedicating 3.4 acres of active open space and shall pay money in lieu of parkland for the remaining 1 acre for the 367 multi-family residential units created. The developer shall pay a fee of \$48,996.57 prior to the release of the Certificate of Occupancy/Final Plat.

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

12. 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.
13. 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.
14. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

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

15. 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.
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 Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

17. Show and label all water main easements and resubmit plat after water main extension plans are approved.

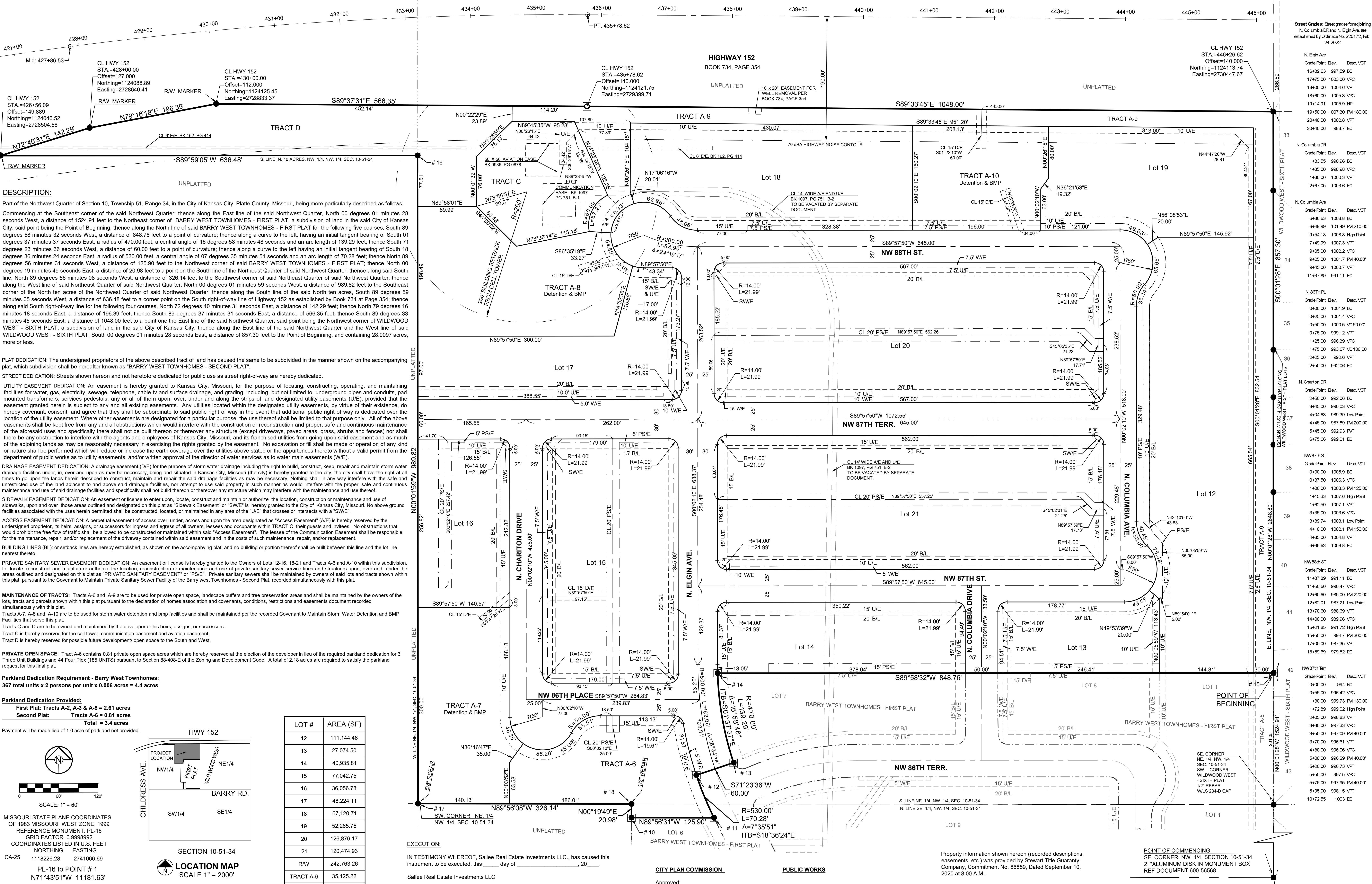
Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

18. The developer must submit covenants, conditions and restrictions to the Land Development Division 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.
19. The developer shall submit a detailed Micro storm drainage analysis from a Missouri-licensed civil engineer to KC Water showing compliance with the current, approved Macro study on file with the City and with current adopted standards in effect at the time of submission, including Water Quality BMP's, prior to approval and issuance of any building permits to construct improvements on the site or prior to recording the plat, whichever occurs first. The developer shall verify and/or improve downstream conveyance systems or address solutions for impacted properties due to flow contributions from the site; and that the developer construct any other improvements as required by KC Water as necessary to mitigate impacts from rate, volume, and quality of runoff from each proposed phase.
20. 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.
21. The developer must 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.
22. The owner/developer must 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.
23. 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.
24. The developer must grant a BMP Easement to the City as required by the Land Development Division, prior to recording the plat or issuance of any building permits.
25. 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.
26. The developer shall provide Covenants to Maintain Private Sanitary Sewer Mains acceptable to KC Water for any private sanitary sewer mains prior to the issuance of any building permits.
27. The developer shall provide private sanitary sewer easements for any private mains prior to issuance of any building permits.

FINAL PLAT OF BARRY WEST TOWNHOMES - SECOND PLAT

PART OF THE NW 1/4 OF SEC. 10-51-34
IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI

NE CORNER, NW 1/4, SECTION 10-51-34
NO MONUMENT RECOVERED, NO TRACE OF REFERENCE TIES
CALCULATED POSITION FROM, WILDWOOD WEST PLATS
REF DOCUMENT 600-43991



DESCRIPTION:
Part of the Northwest Quarter of Section 10, Township 51, Range 34, in the City of Kansas City, Platte County, Missouri, being more particularly described as follows:
Commencing at the Southeast corner of the said Northwest Quarter; thence along the East line of the said Northwest Quarter, North 00 degrees 01 minutes 28 seconds West, a distance of 1524.91 feet to the Northeast corner of BARRY WEST TOWNHOMES - FIRST PLAT, a subdivision of land in the said City of Kansas City, said point being the Point of Beginning; thence along the North line of said BARRY WEST TOWNHOMES - FIRST PLAT for the following five courses, South 89 degrees 58 minutes 32 seconds West, a distance of 488.76 feet to a point of curvature; thence along a curve to the left, having an initial tangent bearing of South 01 degrees 37 minutes 37 seconds East, a radius of 470.00 feet, a central angle of 16 degrees 58 minutes 48 seconds and an arc length of 139.29 feet; thence South 71 degrees 23 minutes 36 seconds West, a distance of 60.00 feet to a point of curvature; thence along a curve to the left having an initial tangent bearing of South 18 degrees 36 minutes 24 seconds East, a radius of 530.00 feet, a central angle of 07 degrees 35 minutes 51 seconds and an arc length of 70.28 feet; thence North 89 degrees 56 minutes 31 seconds West, a distance of 125.90 feet to the Northwest corner of said BARRY WEST TOWNHOMES - FIRST PLAT; thence North 00 degrees 19 minutes 49 seconds East, a distance of 20.98 feet to a point on the South line of the Northeast Quarter of said Northwest Quarter; thence along said South line, North 89 degrees 56 minutes 08 seconds West, a distance of 326.14 feet to the Southwest corner of said Northwest Quarter of said Northwest Quarter; thence along the West line of said Northwest Quarter of said Northwest Quarter, North 00 degrees 01 minutes 59 seconds West, a distance of 889.82 feet to the Southeast corner of the North ten acres of the said Northwest Quarter; thence along the South line of the said North ten acres, South 89 degrees 59 minutes 05 seconds West, a distance of 636.48 feet to a corner point on the South right-of-way line of Highway 152 as established by Book 734 at Page 354; thence along said South right-of-way line for the following four courses, North 72 degrees 40 minutes 31 seconds East, a distance of 142.29 feet; thence North 79 degrees 16 minutes 18 seconds East, a distance of 196.39 feet; thence South 89 degrees 37 minutes 31 seconds East, a distance of 566.35 feet; thence South 89 degrees 33 minutes 45 seconds East, a distance of 1048.00 feet to a point on the East line of the said Northwest Quarter, said point being the Northwest corner of WILDWOOD WEST - SIXTH PLAT, a subdivision of land in the said City of Kansas City; thence along the East line of the said Northwest Quarter and the West line of said WILDWOOD WEST - SIXTH PLAT, South 00 degrees 01 minutes 28 seconds East, a distance of 857.30 feet to the Point of Beginning, and containing 28.9097 acres, more or less.

PLAT DEDICATION: The undersigned proprietors of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be hereafter known as "BARRY WEST TOWNHOMES - SECOND PLAT".
STREET DEDICATION: Streets shown hereon and not heretofore dedicated for public use as street right-of-way are hereby dedicated.

UTILITY 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, sewerage, telephone, cable tv and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, services, 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 of the aforesaid uses and specifically there shall not be built thereon or 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 or 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 (W/E).

DRAINAGE EASEMENT 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.

SIDEWALK EASEMENT DEDICATION: An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of sidewalks, upon and over those areas outlined and designated on this plat as "Sidewalk Easement" or "SWE" is hereby granted to the City of Kansas City, Missouri. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "U/E" that crosses or intersects with a "SWE".

ACCESS EASEMENT DEDICATION: A perpetual easement of access over, under, across and upon the area designated as "Access Easement" (A/E) is hereby reserved by the undersigned proprietor, its heirs, assigns, or successors for ingress and egress of all owners, lessees and occupants within TRACT C, their guests and invitees. No obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Access Easement". The lessee of the Communication Easement shall be responsible for the maintenance, repair, and/or replacement of the driveway contained within said easement and in the costs of such maintenance, repair, and/or replacement.

BUILDING LINES (BL) 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.

PRIVATE SANITARY SEWER EASEMENT DEDICATION: An easement or license is hereby granted to the Owners of Lots 12-16, 18-21 and Tracts A-6 and A-10 within this subdivision, to locate, reconstruct and maintain or authorize the location, reconstruction or maintenance and use of private sanitary sewer service lines and structures upon, over and under the areas outlined and designated on this plat as "PRIVATE SANITARY EASEMENT" or "PSE". Private sanitary sewers shall be maintained by owners of said lots and tracts shown within this plat, pursuant to the Covenant to Maintain Private Sanitary Sewer Facility of the Barry west Townhomes - Second Plat, recorded simultaneously with this plat.

MAINTENANCE OF TRACTS: Tracts A-6 and A-9 are to be used for private open space, landscape buffers and tree preservation areas and shall be maintained by the owners of the lots, tracts and parcels shown within this plat pursuant to the declaration of homes association and covenants, conditions, restrictions and easements document recorded simultaneously with this plat.

Tracts A-7, A-8 and A-10 are to be used for storm water detention and bmp facilities and shall be maintained per the recorded Covenant to Maintain Storm Water Detention and BMP Facilities that serve this plat.

Tracts C and D are to be owned and maintained by the developer or his heirs, assigns, or successors.

Tract C is hereby reserved for the cell tower, communication easement and aviation easement.

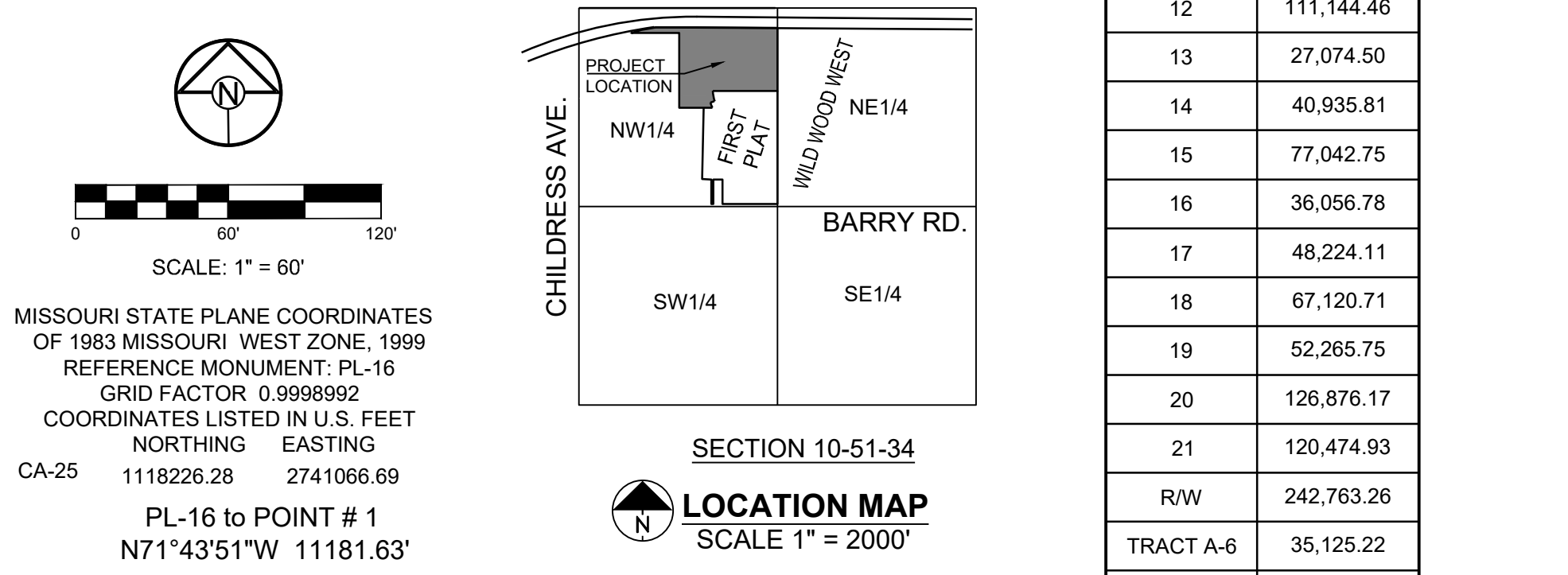
Tract D is hereby reserved for possible future development/ open space to the South and West.

PRIVATE OPEN SPACE: Tract A-6 contains 0.81 private open space acres which are hereby reserved at the election of the developer in lieu of the required parkland dedication for 3 Three Unit Buildings and 44 Four Plex (185 UNITS) pursuant to Section 88-408-E of the Zoning and Development Code. A total of 2.18 acres are required to satisfy the parkland requirement for this final plat.

Parkland Dedication Requirement - Barry West Townhomes:
367 total units x 2 persons per unit x 0.006 acres = 4.4 acres

Parkland Dedication Provided:
First Plat: Tracts A-2, A-3 & A-5 = 2.61 acres
Second Plat: Tracts A-6 = 0.81 acres
Total = 3.4 acres

Payment will be made lieu of 1.0 acre of parkland not provided.



LOT #	AREA (SF)
12	111,144.46
13	27,074.50
14	40,935.81
15	77,042.75
16	36,056.78
17	48,224.11
18	67,120.71
19	52,265.75
20	126,876.17
21	120,474.93
R/W	242,763.26
TRACT A-6	35,125.22
TRACT A-7	42,694.11
TRACT A-8	52,313.58
TRACT A-9	62,938.91
TRACT A-10	32,286.38
TRACT C	28,854.91
TRACT D	55,115.05

SETBACK DATA:
FRONT SETBACK 20'
REAR SETBACK 20'
REAR SETBACK 8' NEXT TO OPEN TRACTS
INTERIOR SIDE SETBACK 8' BETWEEN BUILDINGS
STREET SIDE SETBACK 15'

FLOODPLAIN: The subject property is located in "ZONE X" (Areas determined to be outside the 0.2% Annual chance floodplain) according to the FIRM, map number 29095C0039G revised January 20, 2017.

EXECUTION:
IN TESTIMONY WHEREOF, Sallee Real Estate Investments LLC., has caused this instrument to be executed, this _____ day of _____, 20____.
Sallee Real Estate Investments LLC
By: R. Tyler Sallee, _____
ACKNOWLEDGMENT:
STATE OF _____)
COUNTY OF _____) ss.
BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State came R. Tyler Sallee, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company, and such person duly acknowledged the execution of same to be the act and deed of said company.
Notary Public
My Commission Expires: _____

CITY PLAN COMMISSION
Approved: _____
Director: Michael Shaw, P.E.

PUBLIC WORKS
Approved: _____

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. _____ duly authenticated as passed this _____ day of _____, 20____.
Mayor: Quinton Lucas
City Clerk: Marilyn Sanders

Property information shown hereon (recorded descriptions, easements, etc.) was provided by Stewart Title Guaranty Company, Commitment No. 86859, Dated September 10, 2020 at 8:00 A.M.

SURVEYORS NOTES:
1. Monumentation will be set upon completion of the construction activities within this plat or within 12 months following the recording of this plat, whichever is earlier. 1/2" rebar with caps will be set as shown and at all lot corners. Curbs are notched at the prolongation of each interior lot line.

POINT OF COMMENCING
SE CORNER, NW 1/4, SECTION 10-51-34
2" ALUMINUM DISK IN MONUMENT BOX
REF DOCUMENT 600-56568

DEVELOPER:
SALLEE REAL ESTATE INVESTMENTS, LLC
3730 NE TROOP DRIVE
LEE'S SUMMIT, MO 64064

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14020 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Missouri State Certificates of Authority
#E2002003800-F #LAC2001005237 #LS2002008859-F

**FINAL PLAT OF
BARRY WEST TOWNHOMES
- SECOND PLAT**

DATE 08-25-2022
DRAWN BY JMT
CHECKED BY SCH
PROJ. NO. 21-205
SHEET NO. 1