

CITY PLAN COMMISSION STAFF REPORT

CD-FnPlat-2022-00034

Barry West Townhomes 2nd Plat



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.

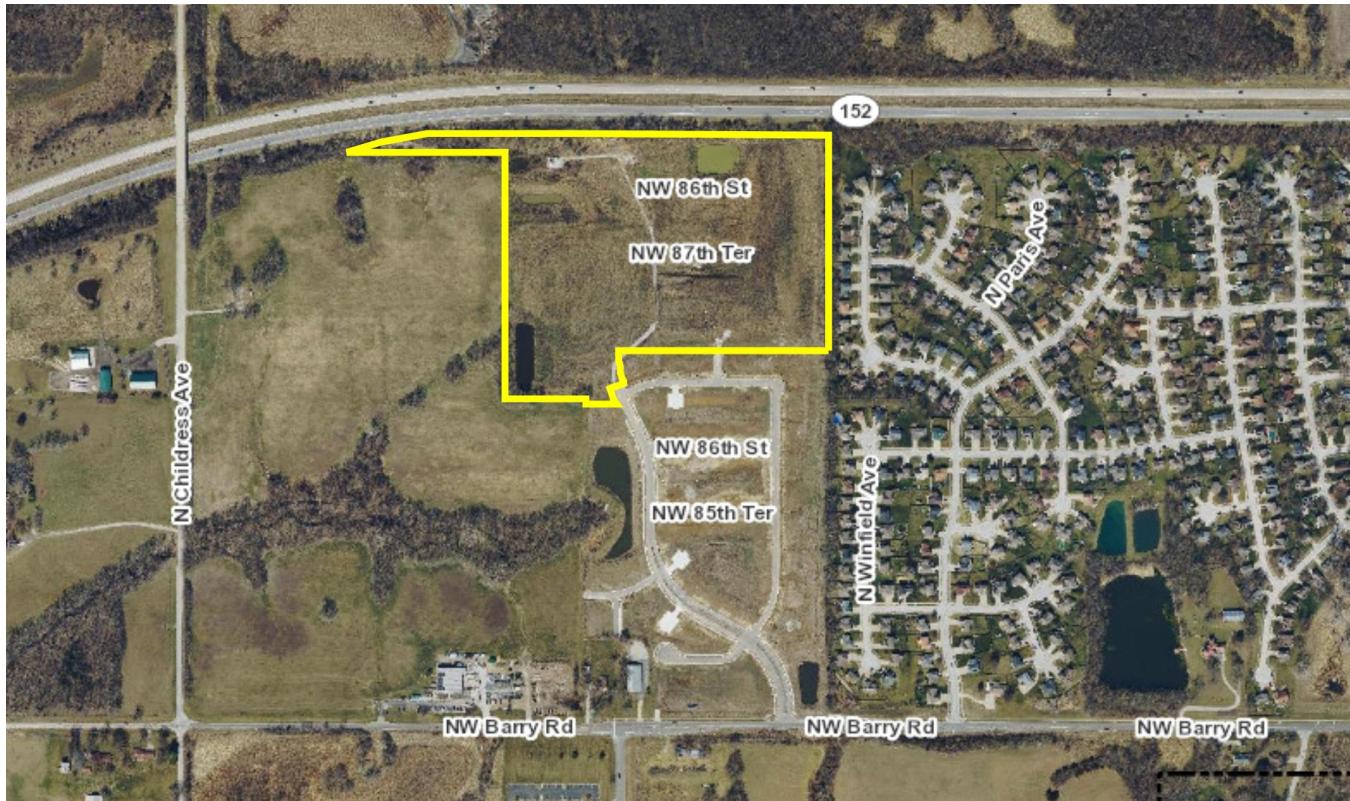
Project Timeline

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.

