



# CITY PLAN COMMISSION STAFF REPORT

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

July 3, 2024

**Project Name**

Barryview

**Docket # 5.1 & 5.2****Request**

CD-CPC-2024-00060  
Rezoning without Plan

CD-CPC-2024-00061  
Residential Development Plan

**Applicant**

Patricia Jensen  
Rouse Frets White Goss Gentiles Rhodes, P.C.

**Owner**

Phoenix Capital Partners LLC

Location 8199 NW Milrey Drive  
Area About 15.3 Acres  
Zoning R-2.5  
Council District 2<sup>nd</sup>  
County Platte  
School District Park Hill

**Surrounding Land Uses**

**North:** Commercial, zoned B3-2  
**South:** Residential, zoned R-2.5  
**East:** Commercial, zoned B2-2  
**West:** Residential, zoned R-2.5

**KC Spirit Playbook Alignment**

CD-CPC-2024-00061  
LRP determination: *LIKELY*

**Land Use Plan**

The Line Creek Valley Area Plan recommends residential medium high density for this location.

**Major Street Plan**

NW Prairie View Road is identified as a thoroughfare on the City's Major Street Plan.

**APPROVAL PROCESS****PROJECT TIMELINE**

The application for the subject request was filed on 4/26/2024. Scheduling deviations from 2024 Cycle 6.2 have occurred.

Staff and the applicant needed to resolve the impact of a proposed stormwater detention project which would impact the subject property.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 6/4/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

The 15-acre site is landlocked and has a large amount of mature vegetation along the eastern and northern perimeter of the site.

**SUMMARY OF REQUEST + KEY POINTS**

A request to approve a residential development plan in the proposed R-1.5 zoning district on about 15.3 acres generally located between NW Milrey Drive and NW 83rd Street.

**CONTROLLING + RELATED CASES**

There are no controlling cases.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket # Recommendation

**5.1 APPROVAL**  
**5.2 APPROVAL WITH CONDITIONS**

**PLAN REVIEW & ANALYSIS**

The applicant is proposing to rezone the landlocked property from R-2.5 to R-1.5 to allow for a residential development plan. The development will consist of a mixture of four-plex and six-plex structures for a total of 150 dwelling units on roughly 15 acres. The applicant is removing over seven acres of mature vegetation and trees but will preserve a strip of trees along the eastern perimeter of the site as well as two larger groupings in the northeast and northwest corners of the site.

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-110)	Yes	Yes	
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Tree Preservation and Protection (88-424)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes	The 349 parking stalls far exceeds the Code requirement of 150 (1 per each unit)
Landscape and Screening Standards (88-425)	Yes	Yes, subject to conditions	Staff notes
Outdoor Lighting Standards (88-430)	Yes	Yes, subject to conditions	Staff notes
Sign Standards (88-445)	Yes	Yes, subject to conditions	Staff notes
Pedestrian Standards (88-450)	Yes	Yes	The applicant is providing a pedestrian connection to the commercial property immediately east of the subject property.

**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 proposed rezoning from R-2.5 to R-1.5 conforms with the Line Creek Valley Area Plan.

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

The proposed rezoning complements the surrounding commercial activities and existing residential density of nearby developments.

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

The proposed rezoning is appropriate for the physical character of the area in which it is located.

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

The site will be adequately served by utilities.

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

The proposed landlocked parcel requires a rezoning to allow for the proposed multiplex buildings (six-plex and four-plex).

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

The subject property has never been developed.

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

The proposed rezoning will not detrimentally affect nearby properties.

**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 the application will reduce the number of dwelling units permitted on the subject property.

**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**

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

**B. The proposed use must be allowed in the district in which it is located;**

The proposed density and building type are permitted in the R-1.5 zoning district.

**C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**

The proposed plan provides suitable vehicular ingress and egress to and from the site.

**D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**

Staff appreciates that the applicant is providing 5' sidewalks on both sides of the street and a sidewalk connection to the commercial property immediately east of the subject property.

**E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**

The proposed plan will provide adequate utilities based on City standards.

**F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**

The proposed materials complement the surrounding residential properties.

**G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**

The applicant will keep a small amount of the existing mature vegetation along the eastern, northeastern and northwestern perimeters of the site. This will allow future residents to have a buffer from the commercial uses adjacent to the subject property.

**H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

Staff encouraged the applicant to explore rear loaded garages and a denser more clustered housing product to reduce the amount of excessive impervious surfaces on this site.

**I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

The applicant is removing about 90% of the mature trees on site. The applicant will be required to plant forty-one (41) 2" caliper trees or pay a fee in lieu of \$14,985.00 (81 caliper inches X \$185.00) to mitigate the tree removal pursuant to 88-424.

#### ATTACHMENTS

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

#### PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITHOUT CONDITIONS** for case CD-CPC-2024-00060 (rezoning) and **APPROVAL WITH CONDITIONS** for case CD-CPC-2024-00061 as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP  
Planner



## Plan Conditions

Report Date: June 27, 2024

Case Number: CD-CPC-2024-00061

Project: Barryview

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*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 an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.
2. 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.
3. 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.
4. 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.
5. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
7. The developer shall be responsible for tree preservation in an easement or platted tract, mitigation planting, or payment of cash-in-lieu of preservation or mitigation planting, or any combination thereof in accordance with 88-424. Should the developer choose to pay cash-in-lieu of preservation or mitigation of all or a portion of the required area, the amount due shall be based upon the rate specified in 88-424. This requirement shall be satisfied prior to issuance of certificate of occupancy, or prior to the recording of the final plat, whichever occurs first.
8. The following corrections shall be resolved prior to ordinance request:
  - Please identify on plans how you intend to satisfy the parkland dedication requirements of 88-408. A developer has the option of dedicating private open space tract(s) or paying a money-in-lieu of parkland dedication. Please note any private open space to serve in satisfying the parkland requirements shall be platted into a private open space tract and reserved for recreational use. Said tract shall also be improved to provide for recreational amenities. If any space is proposed, please provide amenity details for these areas and show in tracts. If paying a money-in-lieu of dedication, please provide note on plans stating such.
  - Sheets L.100 and 101 show 3" calipers. Revise to 2" calipers as these are the maximum recommended by staff.
  - Show and label the location and size of existing and proposed public and private water mains and fire hydrants on the utility plan sheet. Show and label the master water meters and backflow preventers.
  - Provide a sidewalk connection along access road all the way to NW 83rd St. I believe the sidewalk ends at the other lot being purchased for access.
  - Provide revised tree preservation plan with 2" caliper trees or total amount of payment in lieu.
  - Show detail of any proposed fence, including material and fence height.

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

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9. • Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft. 6 in clearance height. Check with Streets & Traffic (KCMO Public Works) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
  - 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)
    - Shall provide fire lane signage on fire access drives.
    - The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
10. • The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
11. The project shall provide appropriate signage and distinction of Fire Access on the northwest access road.
12. • Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
  - Fire hydrant distribution shall follow IFC-2018 Table C102.1

*Condition(s) by KCPD. Contact Jeffrey Krebs at (816)234-5530 / Jeffrey.Krebs@kcmo.org with questions.*

13. Consider adding jam brace to door frames with 3 inch screws in strike plate.

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

14. A full flow fire meter shall be required when the fire protection service line serves more than one building, or combination service lines 6 inches and larger, or that have private fire hydrants connected to them.
15. Branch service lines one-and-one-half inches and larger in diameter for domestic water services or fire protection lines shall be connected to the main by cutting in a minimum 6" branch service tee, installing three gate valves, and two solid sleeves on the main. Line valves on the main shall be the same nominal size as the main.
16. No water service line will be less than 1-1/2" in diameter where three or more units or Commercial building will be served by one domestic service line and meter.
17. 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>
18. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.  
South of River contact - Patrick Lewis 816-513-0423  
North of River contact - Todd Hawes 816-513-0296

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

19. 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.
20. 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.
21. The owner/developer must submit plans for grading, siltation, and erosion control to KC Water 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.
22. 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.

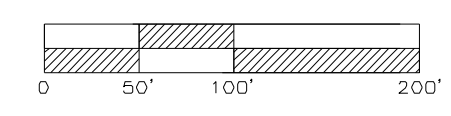
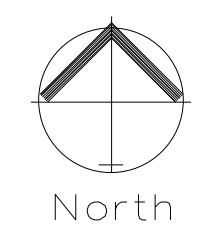
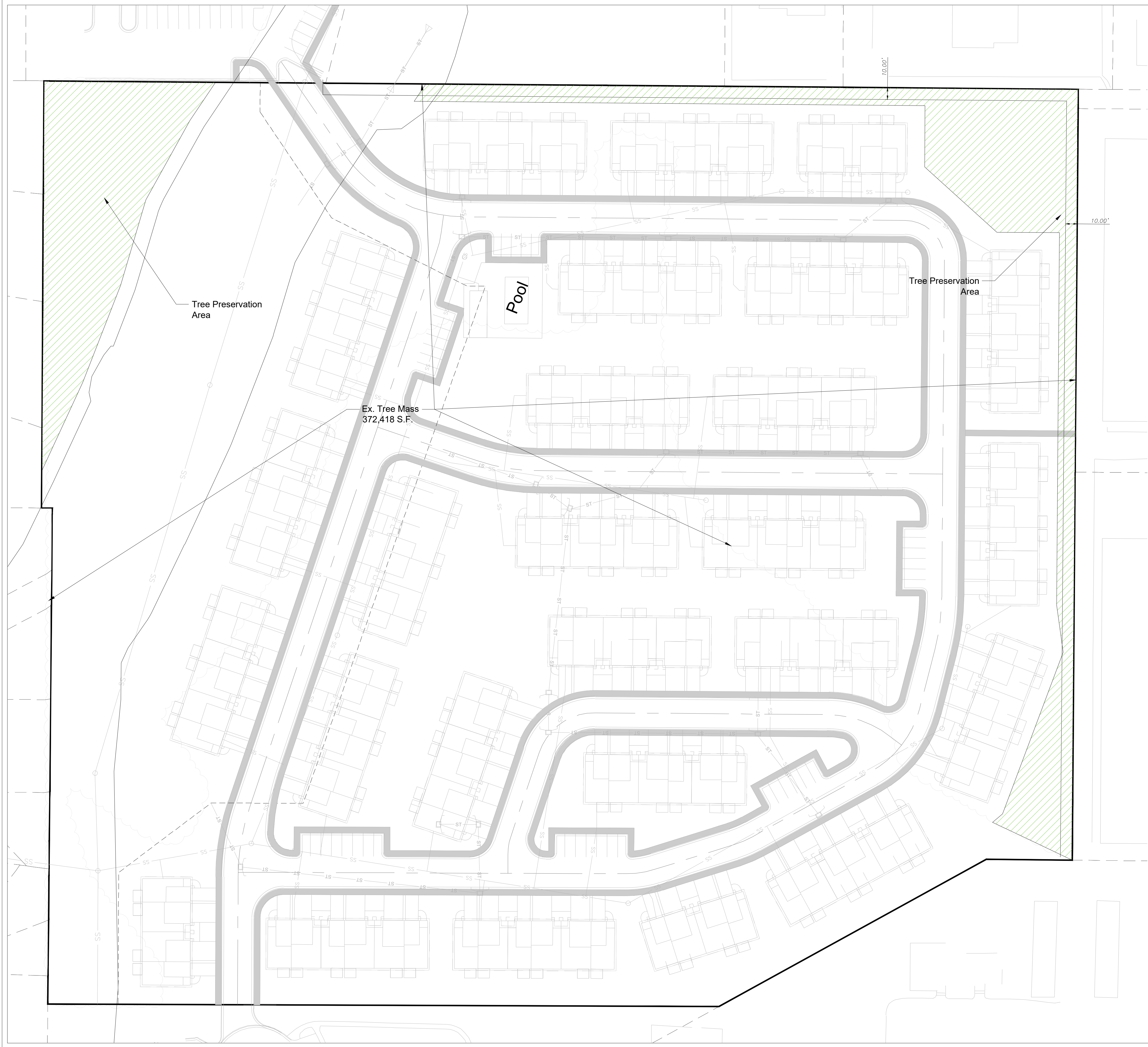
*Condition(s) by Water Services Department. Contact Lucas Kaspar at (816) 513-2131 / Lucas.Kaspar@kcmo.org with questions.*

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 KC Water, prior to recording the plat or issuance of a building permit whichever occurs first.
24. The internal sanitary and storm sewers shall be private service lines.









North  
 TREE PRESERVATION PLAN  
 SCALE: 1" = 100'

**NOTE:**  
 INTERNAL TREES WILL BE PRESERVED AS MUCH AS POSSIBLE, TO BE DETERMINED WITH CONSTRUCTION PLANS.

88-424-07 - MITIGATION RATE	
88-424-07-A. The following mitigation rate is applicable to tree canopy cover removed. Required mitigation shall be calculated as follows:	
1. First, calculate the total acreage of contiguous canopy cover to be removed on the entire development site. Subtract total acreage of all areas of contiguous tree canopy cover of one acre or more preserved outside of any stream buffer.	317326 s.f. 7.28 ac.
2. Second, subtract all undisturbed acres of stream buffer	0
3. Third, multiply the acreage calculated in step two by 0.35	2.55
4. Fourth, multiply the acreage calculated in step three by 150 caliper inches	382
5. Fifth, subtract the total caliper inches of trees provided for required landscaping per 88-425	244
6. The final result is the number of caliper inches required for mitigation. Caliper inches of trees planted shall satisfy this requirement, meaning, a two-inch caliper tree shall satisfy two inches of required mitigation. Payment in-lieu calculation can be found in 88-424-12.	81
88-424-07-B. Open Space Developments and Conservation Developments Mitigation rates shall be reduced by 50% for trees removed if a development plan is approved pursuant to 88-410 Open Space Developments and Conservation Developments.	N/A

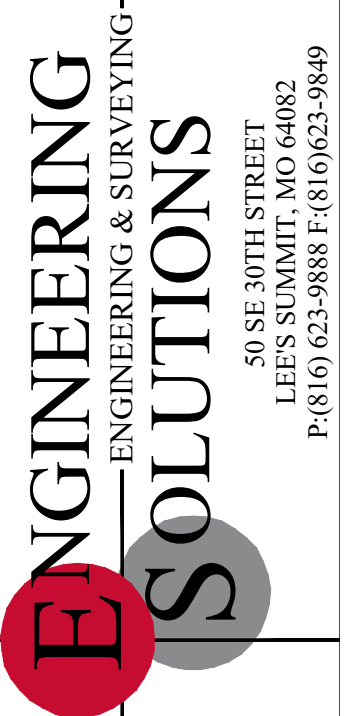
\* 8 - 3" TREES ADDED TO MEET REQUIRED LANDSCAPING PER 88-424-07  
 SEE L.100 FOR TREES.  
 DEVELOPER MAY PAY \_\_\_\_\_ IN LIEU OF TREES.

Tree Preservation Area

Pool

Tree Preservation Area

Ex. Tree Mass  
372,418 S.F.

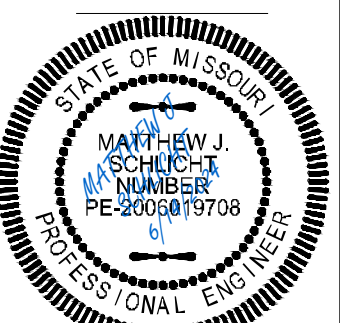


Professional Registration  
 Missouri  
 Engineering 200502186-D  
 Surveying 200503818-D  
 Kansas  
 Engineering E-1695  
 Surveying LS-218  
 Oklahoma  
 Engineering 4254  
 Nebraska  
 Engineering CA2821

8199 NW Milrey Dr  
 Kansas City, Platte County, Missouri

Project:  
SQUARE, KCMO  
 Issue Date:  
April 25, 2024

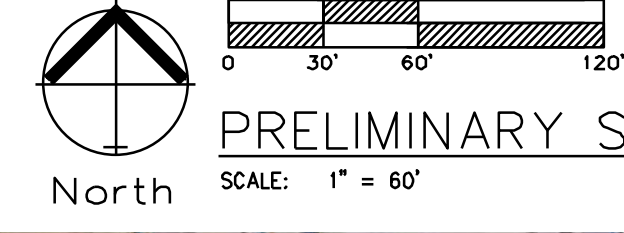
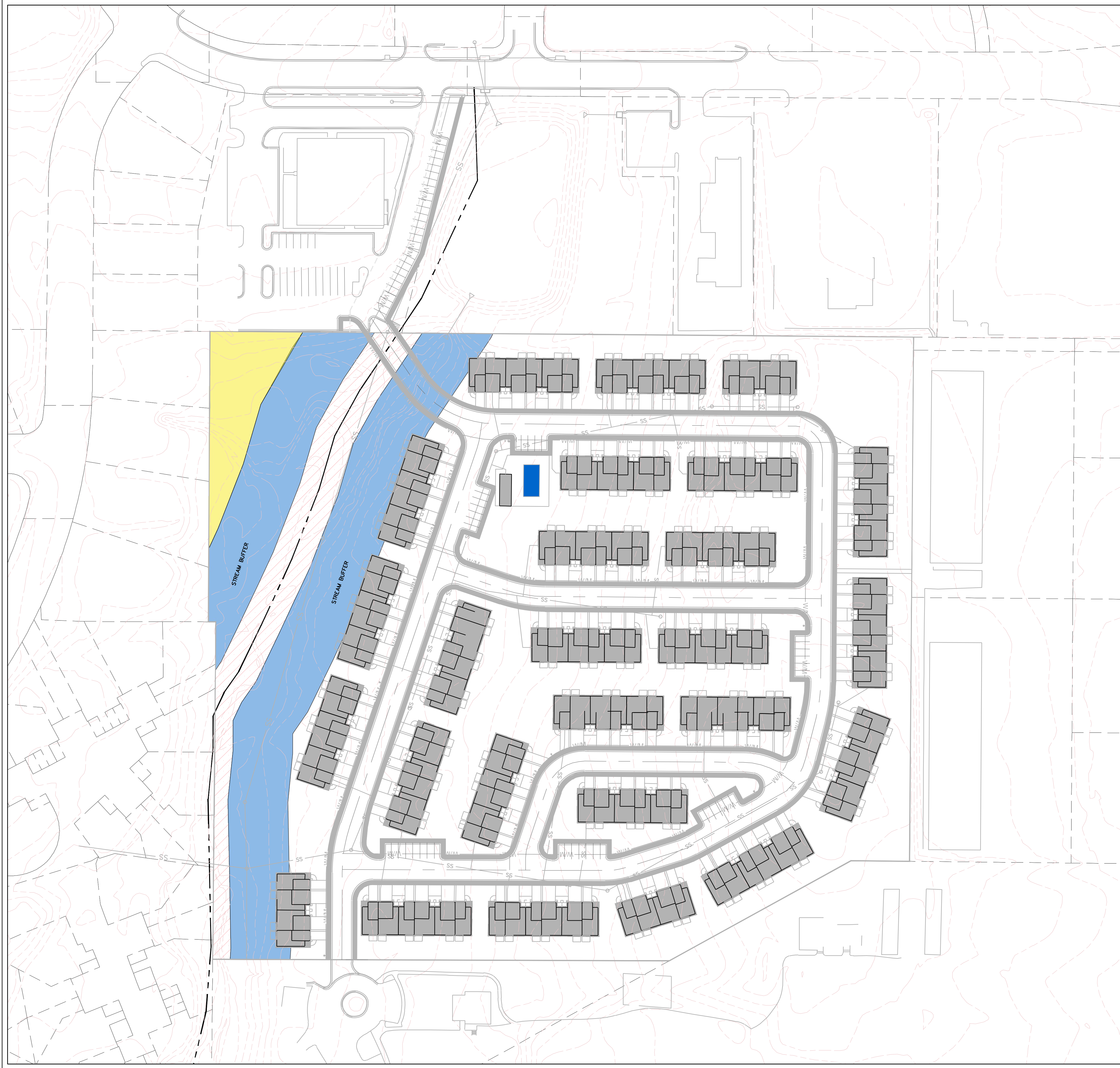
Tree Preservation Plan for:  
 BARRYVIEW  
 Kansas City, Platte County, Missouri



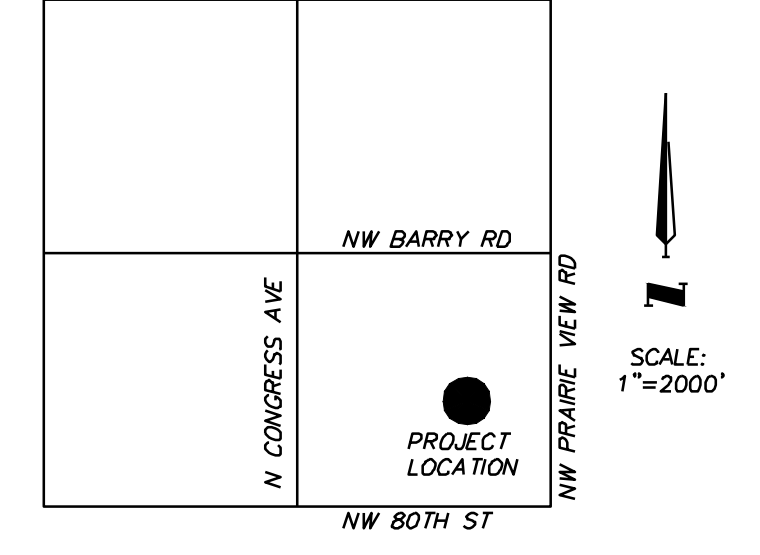
Matthew J. Schlicht  
 MO PE 2005019708  
 KS PE 19071  
 OK PE 25226  
 NE PE E-14335

REVISIONS

NO.	DATE	DESCRIPTION



**PRELIMINARY STREAM BUFFER PLAN**



VICINITY MAP  
SEC. 12-51-34



Professional Registration  
Missouri  
Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-218  
Oklahoma  
Engineering S254  
Nebraska  
Engineering CA2821

8199 NW Milrey Dr  
Kansas City, Platte County, Missouri

Project: BARRYVIEW SQUARE, KCMO  
Issue Date: April 25, 2024

PRELIMINARY STREAM BUFFER PLAN  
Development Plan for:  
BARRYVIEW  
Kansas City, Platte County, Missouri

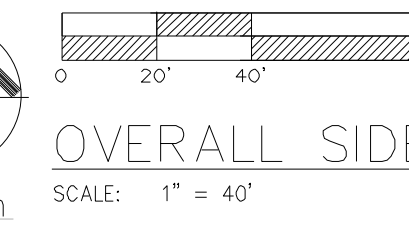


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NE PE E-14335

REVISIONS

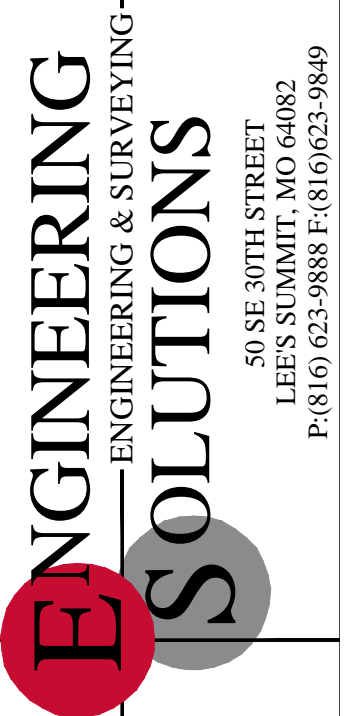
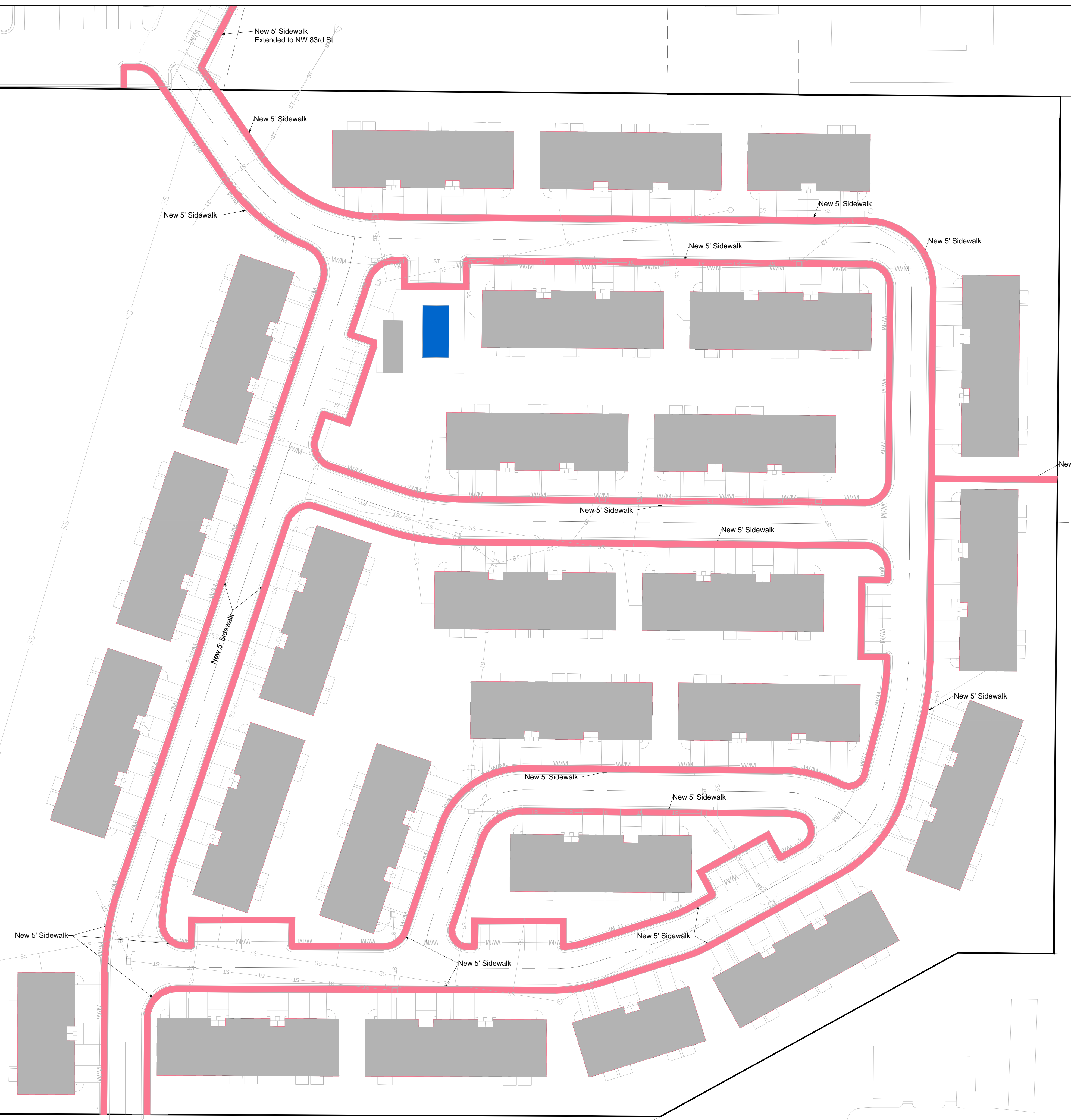




OVERALL SIDEWALK PLAN

SCALE: 1" = 40'

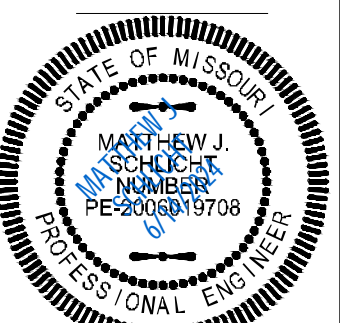


Professional Registration  
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Engineering 200502186-D  
Surveying 2005008318-D  
Kansas  
Engineering E-1695  
Surveying LS-210  
Oklahoma  
Engineering 6254  
Nebraska  
Engineering CA2821

8199 NW Milrey Dr  
Kansas City, Platte County, Missouri

Project: BARRYVIEW  
SQUARE, KCMO  
Issue Date: April 25, 2024

OVERALL SIDEWALK PLAN  
Development Plan for:  
BARRYVIEW  
Kansas City, Platte County, Missouri



Matthew J. Schlicht  
MO PE 2006019708  
KS PE 19071  
OK PE 25226  
NE PE E-14335

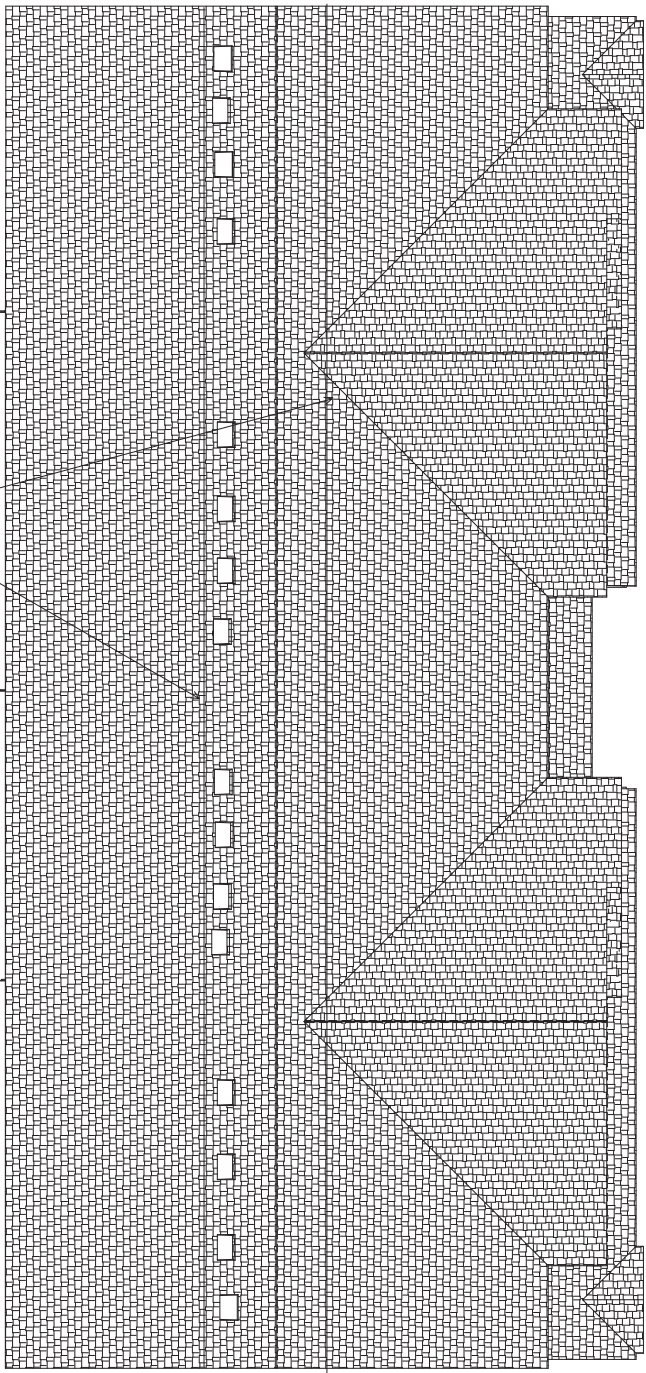
REVISIONS

NO.	DESCRIPTION	DATE



FIREWALL NO HIP RIDGE OR RAFTERS TO GO THRU FIREWALLS TYP.

PURLIN  
S



30 YEAR ASPHALT SHINGLES  
TYP.

ROOF PLAN  
FRONT TO BACK 6/12  
SIDE TO SIDE 6/12  
12" SOFFITS TYP.

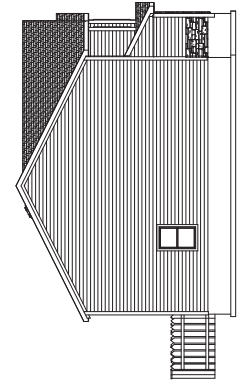
FIBER CEMENT SOFFIT TYP ALL OVERHANGES

FRONT GABLE WALLS 12"  
SOFFITS

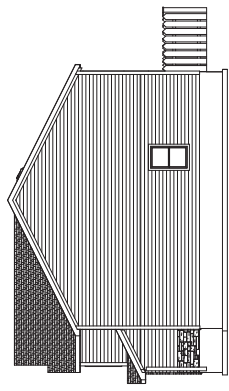
RAFTERS 2 X 6 DF NO 2 @ 16" OC TYP.  
U.N.O.  
HIPS AND RIDGES 2 X 8 DF NO 2 U.N.O

FIBER CEMENT LAP  
SIDING TYP.

GUTTERS AND DOWN SPOUTS REQUIRED



LEFT EL.  
1/8" = 1-0



RIGHT EL.  
1/8" = 1-0

BUILD IN ACCORDANCE WITH 2012  
INTERNATIONAL RESIDENTIAL  
CODE AND LOCAL CODES.

TOWNHOMES AT CREEKSIDE MEADOWS  
PARKVILLE MO

SCALE  
1/4" = 1-0

DATE  
4-30-19

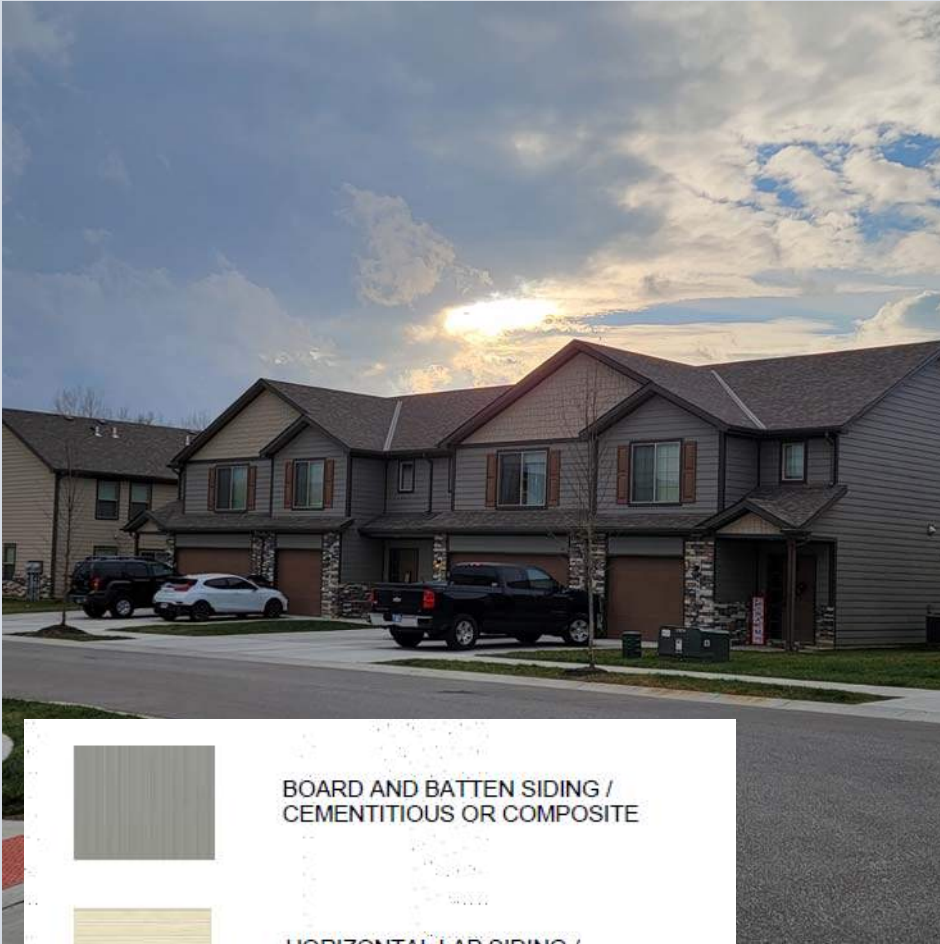
PLAN NO.  
2775

SHEET NO.  
A2

FORBY A. TOWNSHIRE  
ARCHITECT  
PROFESSIONAL SEAL  
RESIDENTIAL CONTRACTOR  
CEMENT ONLY



# Barryview – 4-Plex and 6-Plex



BOARD AND BATTEN SIDING /  
CEMENTITIOUS OR COMPOSITE



HORIZONTAL LAP SIDING /  
CEMENTITIOUS OR COMPOSITE



MANUFACTURED STONE VENEER



# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

# Meeting Sign-In Sheet

## Project Name and Address

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Name	Address	Phone	Email
Evelyn Green		816-741-8072	
Kim Shopper	Townhomes		
Kim Norman (Block & Company)		816-379-2726	
Unidentified		816-695-3186	
Mary Borylo	8059 Stoddard (Townhomes)		
Larry Morris	8121 Stoddard (Townhomes)	816-589-2457	
Rosalyn Kolich	8029 Stoddard (Townhomes)		
Helen Broome	8077 Stoddard (Townhomes)		
Tabb Reece	6951 NW 83rd (Car Wash)		
Stacey Webb	Townhomes		

CASE NUMBER

CD-CPC-2024-00061/00060

ADDRESS OR LOCATION

8199 Milroy Drive

**AFFIDAVIT OF SIGN POSTING**

STATE OF

MISSOURI

COUNTY OF

JACKSON

I, Patricia Jensen

being duly sworn upon my oath and being of sound mind and legal age state:

That I am the \_\_\_\_\_ (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Patricia Jensen  
(Print Name)

Patricia Jensen  
(Signature)

Subscribed and sworn to before me this 14 day of June, 2024.

[Signature]  
Notary Public



RACHELLE M. BIONDO  
My Commission Expires  
July 31, 2024  
Jackson County  
Commission #12499262

My Commission Expires

7/31/24

*Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.*