CITY PLAN COMMISSION STAFF REPORT

CLD-FnPlat-2026-00008

Weatherby Meadows 2nd Plat

August 5, 2026

Docket # C2

Request
Final Plat

Applicant
Clint Loumaster
Atlas Land Consulting

Owner
Brian Mertz
Barryview Holdings, LLC

Site Information

Location	11501 NW Barry Rd
Area	7.6 Acres
Zoning	R-5
Council District	1st
County	Platte
School District	Park Hill

Surrounding Land Uses
North: Commercial, AG-R
South: Residential, Unincorporated Platte County
East: Elementary School, AG-R
West: Undeveloped, AG-R

Land Use Plan
The KCIA Area Plan recommends Residential Medium Land Use for this location. The proposed Final Plat aligns with this designation. See Plat Review for more information.

Major Street Plan
North Childress Avenue is identified as a throughfare in this location. Northwest Barry Road is identified as a throughfare in this location.

Approval Process

Overview
The applicant seeks approval of a Final Plat in District R-5 (Residential) on about 7.6 acres generally located at the southeast corner of NW Barry Road and N Childress Avenue creating 30 lots and 3 tracts for a residential open space development.

Existing Conditions
The subject site is currently undeveloped. It is within the existing Weatherby Meadows Residential Development, where the first plat is currently under construction to the south. There is no associated regulated stream with the subject site.

Neighborhood
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 Case
CD-AA-2025-00037 – Approved a Minor Amendment to a previous approved Development Plan in District R-5 Open Space (Residential) on about 40 acres generally located at the southeast corner of NW Barry Road and N Childress Avenue, approved June 16, 2025.

Project Timeline
The application for the subject request was filed on March 26, 2026. Scheduling deviations have occurred due to outstanding corrections required.

Professional Staff Recommendation
Docket # C2 Approval Subject to Conditions

KANSAS CITY
Planning & Dev

VICINITY MAP

RELATED CASES

CD-CPC-2022-00104– Ordinance 220750 approved a rezoning of approximately 40 acres of land generally located at the southeast corner of Northwest Berry Road and North Childress Avenue from AG-R (Agricultural Residential) to R-5 (Open Space) (Residential Open Space) and approved a Development Plan for the same which also serves as a Preliminary Plat to allow for the creation of 138 single unit homes on individual lots and 9 tracts, approved September 15, 2022.

CLD-FnPlat-2025-00020- Ordinance 250585 approved the plat of Weatherby Meadows, an addition in Platte County, Missouri, on approximately 12.15 acres generally located at the southeast corner of North Childress Avenue and Northwest Barry Road creating 30 lots and 2 tracts, approved July 24, 2025.

PLAT REVIEW

The request is to consider approval of a Final Plat in District R-5 on about 7.6 acres generally located at the southeast corner of NW Barry Road and N Childress Avenue creating 30 lots and 3 tracts for a residential open space development. This use was approved in Case No. CD-CPC-2022-00104 which served as the Preliminary Plat. It was further amended by CD-AA-2025-00037. The Preliminary Plat proposed to develop a 138 single unit home development on individual lots under the R-5 Open Space Development which requires at least 30% of the development is set aside as private open space tracts. The proposed development has approximately 31% open space. The plan also proposes to construct public streets with connections to the north on Barry Road and the south to the existing neighborhood to the south.

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. This Final Plat is consistent with the previously approved Preliminary Plat and complies with all applicable lot and building standards outlined in Section 88-110 of the Zoning and Development Code.

PLAT ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	Lots conform to Open Space Development requirements which allow for reduced lot and building standards in exchange for more private open space throughout the development.
Parkland Dedication (88-408)	Yes	

SPECIFIC REVIEW CRITERIA

Final Subdivision Plats (88-555-04)

In reviewing and making decisions on Final Plats, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factor:

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.

KANSAS CITY
Planning & Dev

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,

Matthew Barnes, AICP

Lead Planner

Plan Conditions

Report Date: July 30, 2026

Case Number: CLD-FnPlat-2026-00008

Project: Weatherby Meadows 2nd Plat

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. 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.
2. 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.
3. 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-2026-00008.
4. That prior to submitting documents for final approval the applicant shall upload Paid Tax Receipts for the most recent applicable year.
5. 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."

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

6. 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)
7. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)
8. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
9. 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)
10. 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)
11. One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (IFC-2018: § D107.1)
12. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

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

13. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
14. 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.
15. 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.

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

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.

17. 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.

18. The developer shall construct temporary off-site cul-de-sacs and grant a city approved temporary cul-de-sac easement, for that portion outside of the dedicated street right-of-way, to the City as required by the Land Development Division, prior to recording the plat.

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

20. The developer shall 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.

21. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) 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 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.

23. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to KC Water evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by KC Water prior to recording the plat.

24. 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.

25. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water, prior to recording the plat or issuance of any building permits.

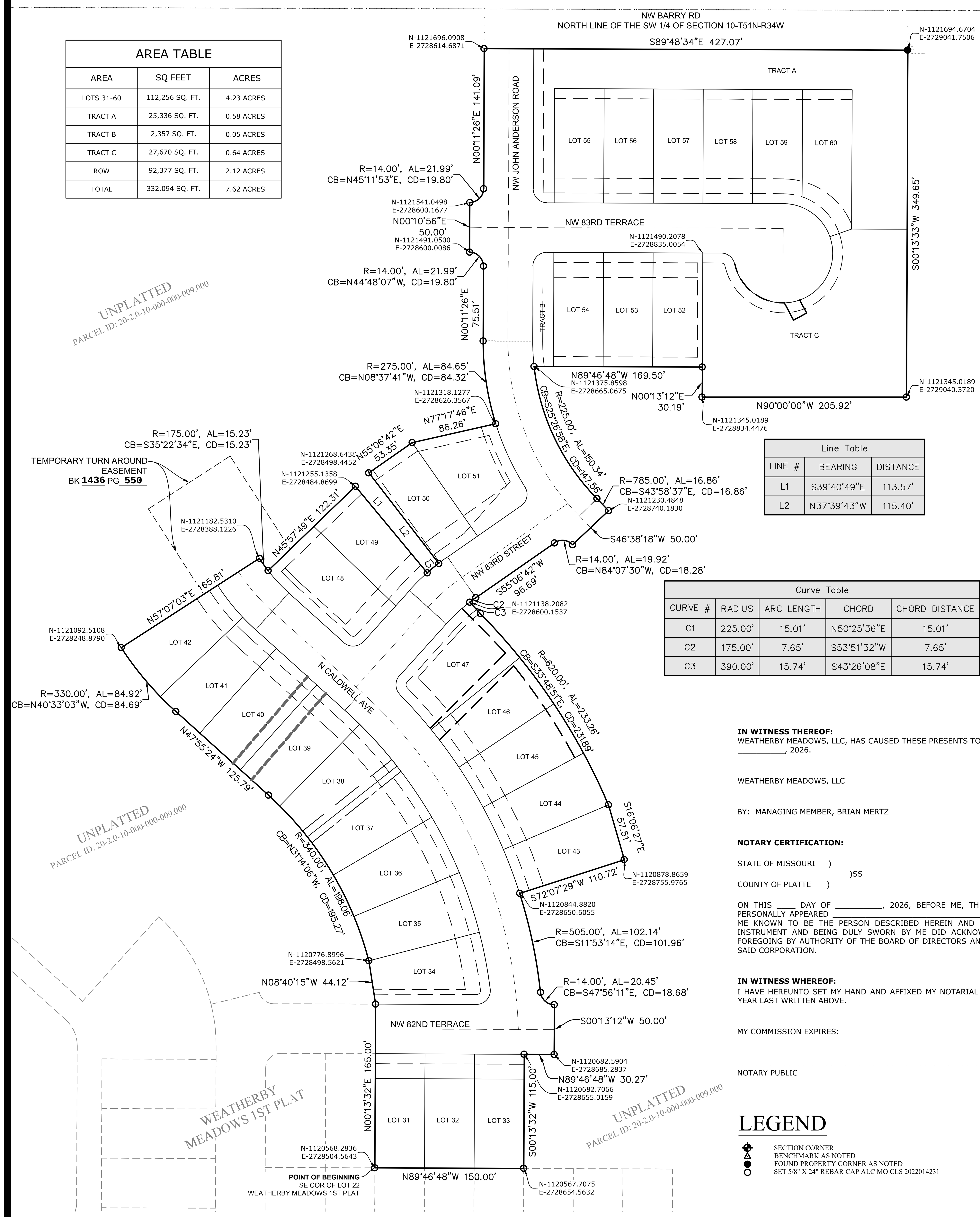
26. The developer shall submit covenants, conditions and restrictions to KC Water for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.

27. All Agreement and Easement documents shall be submitted using IB159 to the Infrastructure Review Application on CompassKC for review and approval by KC Water prior to issuance of any permits.

FINAL PLAT

WEATHERBY MEADOWS 2ND PLAT

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., IN THE CITY OF KANSAS CITY, PLATTE COUNTY, MISSOURI



AREA TABLE		
AREA	SQ FEET	ACRES
LOTS 31-60	112,256 SQ. FT.	4.23 ACRES
TRACT A	25,336 SQ. FT.	0.58 ACRES
TRACT B	2,357 SQ. FT.	0.05 ACRES
TRACT C	27,670 SQ. FT.	0.64 ACRES
ROW	92,377 SQ. FT.	2.12 ACRES
TOTAL	332,094 SQ. FT.	7.62 ACRES

Line Table		
LINE #	BEARING	DISTANCE
L1	S39°40'49"E	113.57'
L2	N37°39'43"W	115.40'

Curve Table				
CURVE #	RADIUS	ARC LENGTH	CHORD	CHORD DISTANCE
C1	225.00'	15.01'	N50°25'36"E	15.01'
C2	175.00'	7.65'	S53°51'32"W	7.65'
C3	390.00'	15.74'	S43°26'08"E	15.74'

DESCRIPTION

SURVEYOR SUGGESTED DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., IN PLATTE COUNTY, MISSOURI, PREPARED BY ANDREA N. WEISHAUPT, PLS NO. 1730, MISSOURI LICENSE NO. 2025003640, DATED FEBRUARY 27, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22 OF WEATHERBY 1ST PLAT; THENCE NORTH 00°13'32" EAST, A DISTANCE OF 165.00 FEET; THENCE NORTH 08°40'15" WEST, A DISTANCE OF 44.12 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 198.06 FEET, A CHORD BEARING OF NORTH 31°14'06" WEST, AND A CHORD DISTANCE OF 195.27 FEET; THENCE NORTH 47°55'24" WEST, A DISTANCE OF 125.79 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 84.92 FEET, A CHORD BEARING OF NORTH 40°33'03" WEST, AND A CHORD DISTANCE OF 84.69 FEET; THENCE NORTH 57°07'03" WEST, A DISTANCE OF 165.81 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 15.23 FEET, A CHORD BEARING OF SOUTH 35°22'34" EAST, AND A CHORD DISTANCE OF 15.23 FEET; THENCE NORTH 45°57'49" EAST, A DISTANCE OF 122.31 FEET; THENCE SOUTH 39°40'49" EAST, A DISTANCE OF 113.57 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 15.01 FEET, A CHORD BEARING OF NORTH 50°25'36" EAST, AND A CHORD DISTANCE OF 15.01 FEET; THENCE NORTH 37°39'43" WEST, A DISTANCE OF 115.40 FEET; THENCE NORTH 55°06'42" EAST, A DISTANCE OF 53.35 FEET; THENCE NORTH 77°17'46" EAST, A DISTANCE OF 86.26 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 84.65 FEET, A CHORD BEARING OF NORTH 08°37'41" WEST, AND A CHORD DISTANCE OF 84.32 FEET; THENCE NORTH 00°11'26" EAST, A DISTANCE OF 75.51 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 21.99 FEET, A CHORD BEARING OF NORTH 44°48'07" WEST, AND A CHORD DISTANCE OF 19.80 FEET; THENCE NORTH 00°10'56" EAST, A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 21.99 FEET, A CHORD BEARING OF NORTH 45°11'53" EAST, AND A CHORD DISTANCE OF 19.80 FEET; THENCE NORTH 00°11'26" EAST, A DISTANCE OF 141.09 FEET; THENCE SOUTH 89°48'34" EAST, A DISTANCE OF 427.07 FEET; THENCE SOUTH 00°13'33" WEST, A DISTANCE OF 349.65 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 205.92 FEET; THENCE NORTH 00°13'12" EAST, A DISTANCE OF 30.19 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 169.50 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 150.34 FEET, A CHORD BEARING OF SOUTH 25°26'58" EAST, AND A CHORD DISTANCE OF 147.56 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 785.00 FEET, AN ARC LENGTH OF 16.86 FEET, A CHORD BEARING OF SOUTH 43°58'37" EAST, AND A CHORD DISTANCE OF 16.86 FEET; THENCE SOUTH 46°38'18" WEST, A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 19.92 FEET, A CHORD BEARING OF NORTH 84°07'30" WEST, AND A CHORD DISTANCE OF 18.28 FEET; THENCE SOUTH 55°06'42" WEST, A DISTANCE OF 96.69 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 7.65 FEET, A CHORD BEARING OF SOUTH 53°51'32" WEST, AND A CHORD DISTANCE OF 7.65 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 15.74 FEET, A CHORD BEARING OF SOUTH 43°26'08" EAST, AND A CHORD DISTANCE OF 15.74 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 233.26 FEET, A CHORD BEARING OF SOUTH 33°48'51" EAST, AND A CHORD DISTANCE OF 231.89 FEET; THENCE SOUTH 16°06'27" EAST, A DISTANCE OF 57.51 FEET; THENCE SOUTH 72°07'29" WEST, A DISTANCE OF 110.72 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 505.00 FEET, AN ARC LENGTH OF 102.14 FEET, A CHORD BEARING OF SOUTH 11°53'14" EAST, AND A CHORD DISTANCE OF 18.68 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 20.45 FEET, A CHORD BEARING OF SOUTH 47°56'11" EAST, AND A CHORD DISTANCE OF 18.68 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 30.27 FEET; THENCE SOUTH 00°13'32" WEST, A DISTANCE OF 115.00 FEET; THENCE NORTH 89°46'48" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 332,094 SQUARE FEET, OR 7.62 ACRES, MORE OR LESS.

DEDICATION

PLAT DEDICATION:

PARKVILLE HOLDINGS LLC. ("**DEVELOPER**") IS OWNER OF ALL REAL ESTATE REFLECTED UPON THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE PLAT. THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS, AND THE SUBDIVISION SHALL BE HEREAFTER KNOWN AS: **WEATHERBY MEADOWS 2ND PLAT**

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, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICE 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 OF 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.

WATER LINE EASEMENT:

A WATER LINE EASEMENT (W/E) FOR THE PURPOSE OF INSTALLING, OPERATING, CONSTRUCTING, RECONSTRUCTING, INSPECTING, MAINTAINING, REPAIRING, REPLACING, AND REMOVING WATER MAINS, WATER SERVICE LINES, APPURTENANCES, AND RELATED WATER DISTRIBUTION 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, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SAID WATER FACILITIES AS MAY BE NECESSARY.

DRAINAGE 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.

SANITARY SEWER EASEMENT:

A SANITARY SEWER EASEMENT (S/E) FOR THE PURPOSE OF CONVEYING SANITARY SEWAGE, INCLUDING THE RIGHT TO LOCATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND RECONSTRUCT SANITARY SEWER LINES AND ALL APPURTENANCES THERETO, UNDER, OVER, AND ACROSS THOSE AREAS DESIGNATED AS SANITARY SEWER EASEMENTS (SS/E) ON THIS PLAT, IS HEREBY GRANTED TO KANSAS CITY, MISSOURI ("THE CITY"), ITS SUCCESSORS AND ASSIGNS. THE CITY SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LAND AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF EXERCISING THE RIGHTS HEREIN GRANTED. ALL SANITARY SEWER EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY STRUCTURES OR OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF SAID FACILITIES, EXCEPT THAT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES MAY BE PERMITTED, PROVIDED THEY DO NOT INTERFERE WITH SAID USES. NO EXCAVATION, FILL, OR OTHER ALTERATION OF THE GROUND SURFACE SHALL BE MADE WHICH WOULD DAMAGE OR INTERFERE WITH SAID FACILITIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY.

STREET DEDICATION:

STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

TEMPORARY TURNAROUND EASEMENT:

A TEMPORARY EASEMENT FOR VEHICLE TURNAROUND IS HEREBY DESIGNATED "TEMPORARY TURNAROUND EASEMENT". SAID EASEMENT SHALL RUN WITH THE LAND AND SHALL AUTOMATICALLY TERMINATE UPON COMPLETION OF THE EXTENSION OF THE PUBLIC STREET IDENTIFIED ON THE PLAT.

BUILDING LINES:

BUILDING LINES 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.

MAINTENANCE OF TRACTS:

TRACT "A" & "B" ARE TO BE USED FOR PRIVATE OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMES ASSOCIATIONS.

RIGHT OF ENTRANCE:

A PERMANENT RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO AND FOR THE BENEFIT OF THE PUBLIC, THE CITY OF KANSAS CITY, MISSOURI, AND ITS SUCCESSORS AND ASSIGNS, OVER, UNDER, AND ACROSS THE AREA SHOWN HEREON, FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS, INCLUDING CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND INSPECTION OF ADJACENT PUBLIC FACILITIES.

OPEN SPACE / COMMUNITY POOL TRACT:

TRACT "C" IS HEREBY DESIGNATED AS PRIVATE OPEN SPACE FOR THE USE AND BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND SHALL BE OWNED AND MAINTAINED BY THE HOMES ASSOCIATION. SAID TRACT MAY BE USED FOR ACTIVE AND PASSIVE RECREATIONAL PURPOSES, INCLUDING THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A COMMUNITY SWIMMING POOL AND ASSOCIATED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DECKING, FENCING, BUILDINGS, PARKING AREAS, AND RELATED APPURTENANCES. THE HOMES ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND UPKEEP OF SAID TRACT AND ALL IMPROVEMENTS THEREON IN A SAFE AND SANITARY CONDITION. NO USE SHALL BE MADE OF SAID TRACT WHICH WOULD CONSTITUTE A NUISANCE OR OTHERWISE INTERFERE WITH THE USE AND ENJOYMENT OF THE SURROUNDING PROPERTIES.

IN WITNESS THEREOF:
WEATHERBY MEADOWS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ______ DAY OF __________, 2026.

WEATHERBY MEADOWS, LLC

____

BY: MANAGING MEMBER, BRIAN MERTZ

NOTARY CERTIFICATION:

STATE OF MISSOURI)
)SS
COUNTY OF PLATTE)

ON THIS ____ DAY OF __________, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ____TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING BY AUTHORITY OF THE BOARD OF DIRECTORS AND IS THE FREE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

MY COMMISSION EXPIRES:

____

NOTARY PUBLIC

CITY PLAN COMMISSION:
PUBLIC WORKS:

APPROVED DATE: ______________________________

CASE NUMBER: ______________________________

____

DIRECTOR OF PUBLIC WORKS, MICHAEL J. SHAW

CITY 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. 250822 DULY AUTHENTICATED AS PASSED THIS ________________________.

____

QUINTON LUCAS, MAYOR

____

MARILYN SANDERS, CITY CLERK

____

VINCENT E. BRICE, JACKSON COUNTY ASSESSMENT DEPARTMENT

COUNTY RECORDING INFORMATION	RESERVED FOR COUNTY RECORDING STAMP
PLAT DEDICATION: WEATHERBY MEADOWS 2ND PLAT	
PRIVATE OPEN SPACE DEDICATION: TRACT A & TRACT B 0.63 ACRES	
RECORD AS: FINAL PLAT	

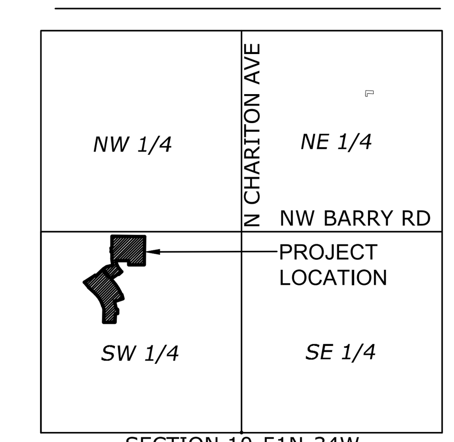
GENERAL NOTES

1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS THE SOUTH LINE OF LOTS.
2. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET
3. REFERENCED SURVEYS
   - FINAL PLAT WEATHERBY MEADOWS BY ENGINEERING SOLUTIONS DATED 8/23/29
4. CURRENT ZONING R-5 (RESIDENTIAL)
5. CLOSURE PRECISION: 1 PART IN 20091535.000
6. BENCHMARK
   - BM-1 FOUND MAGNAIL - 49 +/- N/NE OF = 857.66 W 1/4 COR OF SEC 10-51-34 PUBLISHED IN REVICED ENG. SOLUTION FILE
   - BM-2 N-1120206 FOUND MAG NAIL E-2728358 PUBLISHED IN RECEIVED ENG SOLUTION FILE = 87491
7. INTERIOR LOT CORNERS TO BE SET POST CONSTRUCTION.

LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 5/8" X 24" REBAR CAP ALC MO CLS 2022014231

VICINITY MAP



SECTION 10-51N-34W
1"=2000' SCALE

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com | 913-663-5050
14500 Parallel Road, Unit R, Basehor KS 66007

60 30 0 60
SCALE IN FEET

FINAL PLAT

11501 NW BARRY RD
KANSAS CITY, MO

PREPARED FOR:

WEATHERBY MEADOWS LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152
PAGE: 1 OF 3

PROJECT #: 26-059
ISSUE DATE: 2/24/2026
REVISION DATE: 06/08/2026

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS PLAT AND SURVEY MEETS THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030-16)

STATE OF MISSOURI
07/02/2026
ANDREA WEISHAUPT
NUMBER PLS-2025003640
PROFESSIONAL LAND SURVEYOR

ANDREA N WEISHAUPT MO PLS 2025003640

KS ENG COA: #3315
KS SUR COA: #363
MO ENG COA: #2022014084
MO SUR COA: #2022014231

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | DRONE | CAD
atlaslandconsulting.com | 913-663-5050
14500 Parallel Road, Unit R, Basehor KS 66007

FINAL PLAT

11501 NW BARRY RD
KANSAS CITY, MO

PREPARED FOR:

WEATHERBY MEADOWS LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152
PAGE: 2 OF 3

PROJECT #: 26-059
ISSUE DATE: 2/24/2026
REVISION DATE: 06/08/2026

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10-51-34
FOUND 3/8" BAR IN MONUMENT BOX

NW BARRY RD
NORTH LINE OF THE SW 1/4 OF SECTION 10-T51N-R34W

NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10-51-34
FOUND 1/2" BAR

S89°48'34"E 427.07'
377.07'

UNPLATTED
PARCEL ID: 20-2.0-10-000-000-009.000

TRACT A
25336 SQ. FT.

10' U/E & W/E

S89°47'41"E 300.00'

50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00'

LOT 55 5756 SQ. FT. | LOT 56 5756 SQ. FT. | LOT 57 5756 SQ. FT. | LOT 58 5756 SQ. FT. | LOT 58 5779 SQ. FT. | LOT 58 6794 SQ. FT.

N00°12'19"E 115.11' | N00°12'19"E 115.11' | N00°12'19"E 115.11' | N00°12'19"E 115.11' | N00°12'19"E 115.11' | N00°12'19"E 118.83' | N00°12'19"E 140.39'

10' U/E & W/E | 10' U/E & W/E

25' B/L | 25' B/L

7.02' | 50.00' | 50.00' | 50.00' | 50.00' | 31.08'

N89°47'41"W 238.10'

N00°11'26"E 141.09'

S00°11'26"W 141.11'

NW JOHN ANDERSON ROAD

180.51'

R=14.00', AL=21.99'
CB=N45°11'53"E, CD=19.80'

R=14.00' L=21.99'

N00°11'26"E 294.60'

N00°10'56"E 50.00'

S89°47'41"E 39.01'

S89°47'41"E 277.11'

NW 83RD TERRACE

L=41.60'

10' U/E & W/E

S89°46'27"E 55.95'

N70°28'38"E 23.22'

S00°13'33"W 349.65'

R=14.00', AL=21.99'
CB=N44°48'07"W, CD=19.80'

S89°47'41"E 157.00'

R=14.00', L=18.90'

N00°12'19"E 25.00'

10' U/E

10' U/E

10' U/E

10' U/E

50.00' | 50.00' | 50.00' 10' U/E | 18.63'

R=50.00', L=224.59'
L=63.27'

STORM DRAINAGE ESMT

N00°11'26"E 75.51'

S00°11'26"W 75.49'

TRACT B
2357 SQ. FT.

LOT 54 5748 SQ. FT. | LOT 53 5749 SQ. FT. | LOT 52 5750 SQ. FT.

S00°13'12"W 114.96' | S00°13'12"W 114.97' | S00°13'12"W 114.99'

5' U/E

115.00'

169.15'

TRACT C
27670 SQ. FT.

L=25.52'

19.50' | 10' U/E | 50.00' | 50.00' | 10' U/E | 50.00'

N89°46'48"W 169.50'

N00°13'12"E 30.19'

30.19'

N90°00'00"W 205.92'

R=275.00', AL=84.65'
CB=N08°37'47"W, CD=84.32'

R=225.00', L=175.86'

R=250.00', Δ=44°46'58"
ITB=N44°59'17"W, L=195.40'

R=225.00', AL=150.34'
CB=S55°26'58"E, CD=147.56'

N77°17'46"E 86.26'

R=275.00', L=155.04'

R=785.00', AL=16.86'
CB=S43°55'37"E, CD=16.86'

Curve Table				
CURVE #	RADIUS	ARC LENGTH	CHORD	CHORD DISTANCE
C4	225.00'	15.01'	N50°25'36"E	15.01'

UNPLATTED
PARCEL ID: 20-2.0-10-000-000-009.000

15' B/L
10' U/E

4.92'
10' U/E

LOT 51
7148 SQ. FT.

S34°53'18"E 115.00'

LOT 50
5815 SQ. FT.

N37°39'43"W 115.40'

S39°40'49"E 113.57'

D/E

10' U/E

25' B/L

N41°46'44"E 70.02'

53.57'

S55°06'42"W 90.40'

36.88'

1.33'

C4 L=10.89'

R=14.00'

TEMPORARY TURNAROUND EASEMENT
BK_____ PG_____

R=175.00', AL=15.23'
CB=S35°22'34"E, CD=15.23'

N45°57'49"E 122.31'

58.16'

64.15'

10' U/E

LOT 49
5919 SQ. FT.

S45°48'15"E 115.00'

LOT 48
7501 SQ. FT.

15' B/L

10' U/E & W/E

25' B/L

10' U/E

L=25.29'

R=225.00', L=50.19'

20.77'

S42°04'36"W 69.40'

48.44'

R=14.00', L=21.99'

R=175.00', L=43.84'

R=200.00', Δ=15°02'27"
ITB=N47°55'24"W, L=52.50'

N47°55'24"W 74.72'

50.00'

N57°07'03"E 165.81'

10' U/E

R=225.00', L=59.07'

L=41.12'

L=17.95'

28.06'

S47°55'24"E 121.34'

55.00'

S46°12'33"W 115.28'

LOT 42
6024 SQ. FT.

L=63.12'

R=330.00'

CB=N4

NW 83RD STREET

S55°06'42"W 96.69'

S46°38'18"W 50.00'

R=14.00', AL=19.92'
CB=N84°07'30"W, CD=18.28'

N55°06'42"E 130.36'

R=760.00', Δ=1°13'49"
ITB=N43°21'42"W, L=16.32'

R=200.00', Δ=15°02'06"
ITB=N42°04'36"E, L=45.56'

R=175.00', L=39.81'

R=175.00', AL=7.65'
CB=S53°51'32"W, CD=7.65'
R=390.00', AL=15.74'
CB=S43°26'08"E, CD=15.74'

R=175.00', L=12.16'

N42°04'36"E 70.15'

N42°04'36"E 108.20'

10' U/E & W/E

L=39.43'

N44°18'14"W 68.70'

R=820.00', AL=2.00'
CB=S39°00'28"E, CD=2.00'

10' D/E

LOT 47
7897 SQ. FT.

UNPLATTED
PARCEL ID: 20-2.0-10-000-000-009.000

UNPLATTED
PARCEL ID: 20-2.0-10-000-000-009.000

ALC
ATLAS LAND CONSULTING
SURVEYING | CIVIL ENGINEERING | CAD
atlaslandconsulting.com | 913-563-5909
14500 Pamtiel Road, Unit R, Basehor KS 66007
KS ENG COA: # 3315
KS SURVEY COA: # 983
MO ENG COA: # 2024038464
MO SURVEY COA: # 2022034231

N

30 15 0 30
SCALE IN FEET

FINAL PLAT

11501 NW BARRY RD
KANSAS CITY, MO

PREPARED FOR:

WEATHERBY MEADOWS LLC
7607 NW JOHN ANDERS RD
KANSAS CITY, MO 64152
PAGE: 3 OF 3

PROJECT #: 26-059
ISSUE DATE: 2/24/2026
REVISION DATE: 06/08/2026