

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00192

3920 E Linwood Blvd. Rezoning



January 7, 2026

Docket #8

Request

Rezoning without Plan

Applicant

Tarek Jebali

Owner

New Beginnings Housing Partners LLC

Site Information

Location	3920 E Linwood Blvd.
Area	0.71 Acres
Zoning	R-1.5
Council District	3 rd
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Residential, R-5 & R-1.5
South: Residential, R-1.5
East: Wireless Communication Facility, R-1.5
West: Public/Civic, O-2

Land Use Plan

The Heart of the City Area Plan recommends Residential Medium Density for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

East Linwood Boulevard is identified as an Established Boulevard in this location.

Approval Process



Overview

The applicant seeks to rezone the subject property from district R-1.5 to district O-2 to allow for a daycare center serving over 20 children.

Existing Conditions

The subject site is currently developed with an existing structure and parking area. The property has a slight hill to the west of the parking area and grade change along the northeast of the property.

Neighborhood(s)

This site is located within the South Round Top Neighborhood Association and Historic East Neighborhood Coalition (HENC).

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on June 25, 2025. A meeting summary is attached; see Attachment #1.

Controlling + Related Cases

None

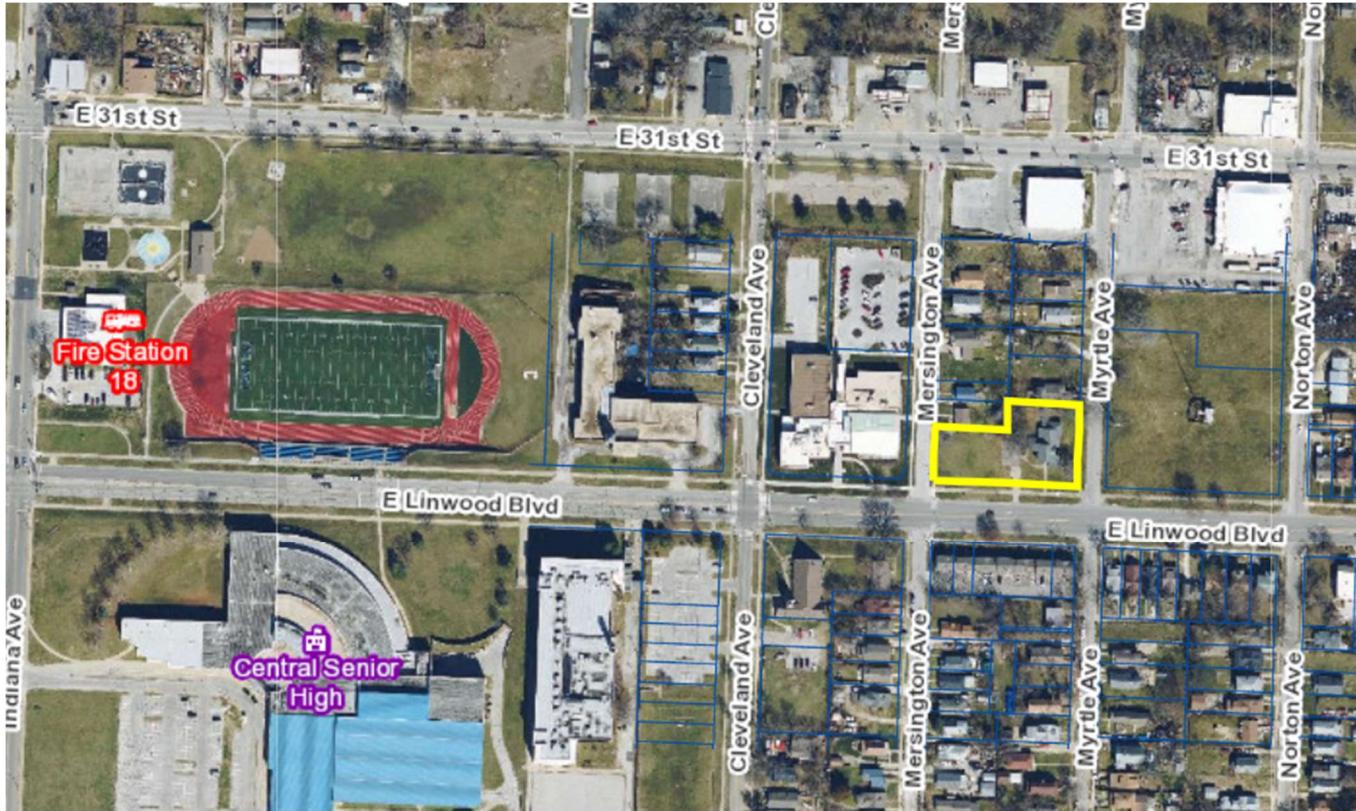
Project Timeline

The application was filed on November 20, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #8 Approval, without conditions

VICINITY MAP



PLAN REVIEW

No plan submittal is required for this application type. However, the applicant has stated that the rezoning is to allow for a daycare over with over 20 children. As the property is currently zoned, the applicant is only allowed to have a daycare with up to 20 children.

The O district allows for day cares, residential uses, religious assembly, library/museum, schools, eating and drinking establishments and office.

This zoning district prohibits adult businesses, drive-through facilities, entertainment venues, gasoline and fuel sales, lodging, vehicle uses, and industrial development.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (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 complies with adopted plans and planning policies.

The Community Planning Division stated, "the proposed rezoning from R 1.5 to the O district would provide additional use opportunities for this property located along Linwood Avenue, which is a major street and image street within the Heart of the City Area Plan. The expanded use options would allow for small commercial uses and public and civic uses that can increase employment opportunities and opportunities for new businesses and services that are located near public transit stops. The increase in employment and business opportunities along Linwood Boulevard and the minimal disruption to surrounding uses contributes to the high alignment with the area plan." - Jonathan Feverston, 3rd District Planner

B. Zoning and use of nearby property.

The properties to the north, east and south are zoned residentially and developed with a mixture of residential and a wireless communication facility. The property to the west is zoned O and is developed with the Linwood YMCA/James B. Nutter, Sr. Community Center.

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

The area is developed with residential structures, varying from detached to townhome units. The property to the west is developed with a large commercial structure that houses the Linwood YMCA.

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

The applicant will need to apply for a change in occupancy prior to opening; the public facilities will be reviewed at that time. The applicant is not proposing to expand the building or add any additional structures; therefore, the public facilities will be adequate to serve the development allowed by the rezoning request.

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

The subject property is suitable for a daycare with a maximum of 20 children; the proposed rezoning allows the applicant flexibility to increase the number of children allowed for the daycare use.

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

The building has been vacant since February 2024, when the previous tenant vacated the premises.

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

The rezoning will not detrimentally affect nearby properties; the O zoning district is strict regarding what uses can be allowed without additional entitlement with a main focus on neighborhood supporting uses. See Plan Review for more details on what uses are not allowed.

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.

Should the rezoning be denied, the applicant would be allowed to open their daycare with a maximum of 20 children, however the current zoning would limit their ability to increase the number of children allowed.

ATTACHMENTS

1. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL, WITHOUT CONDITIONS as stated in the conditions report.

Respectfully submitted,



Larisa Chambi, AICP

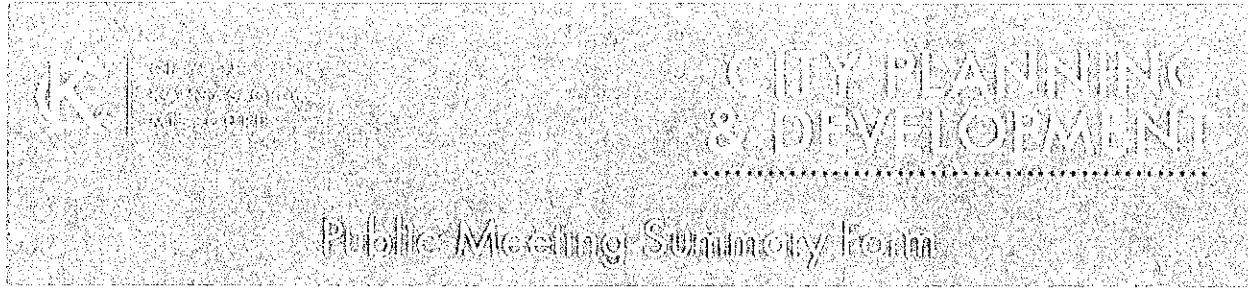
Planning Supervisor

Meeting Sign-In Sheet

Project Name and Address

Connecting All the dots / New Beginnings

3920 Elmwood Blvd, Kansas City, MO 64128



Project Case # CD-CPC-2025-00192

Meeting Date: 12/29/2025

Meeting Location: 3800 Linwood Blvd, Kansas City, Mo 64128

Meeting Time (include start and end time): 5:30 PM - 6:30 PM

Additional Comments (optional):