Docket Item #1.1, 1.2, 1.3

CD-CPC-2026-00019

Area Plan Amendment

CD-CPC-2026-00018

Rezoning

CD-SUP-2026-00014

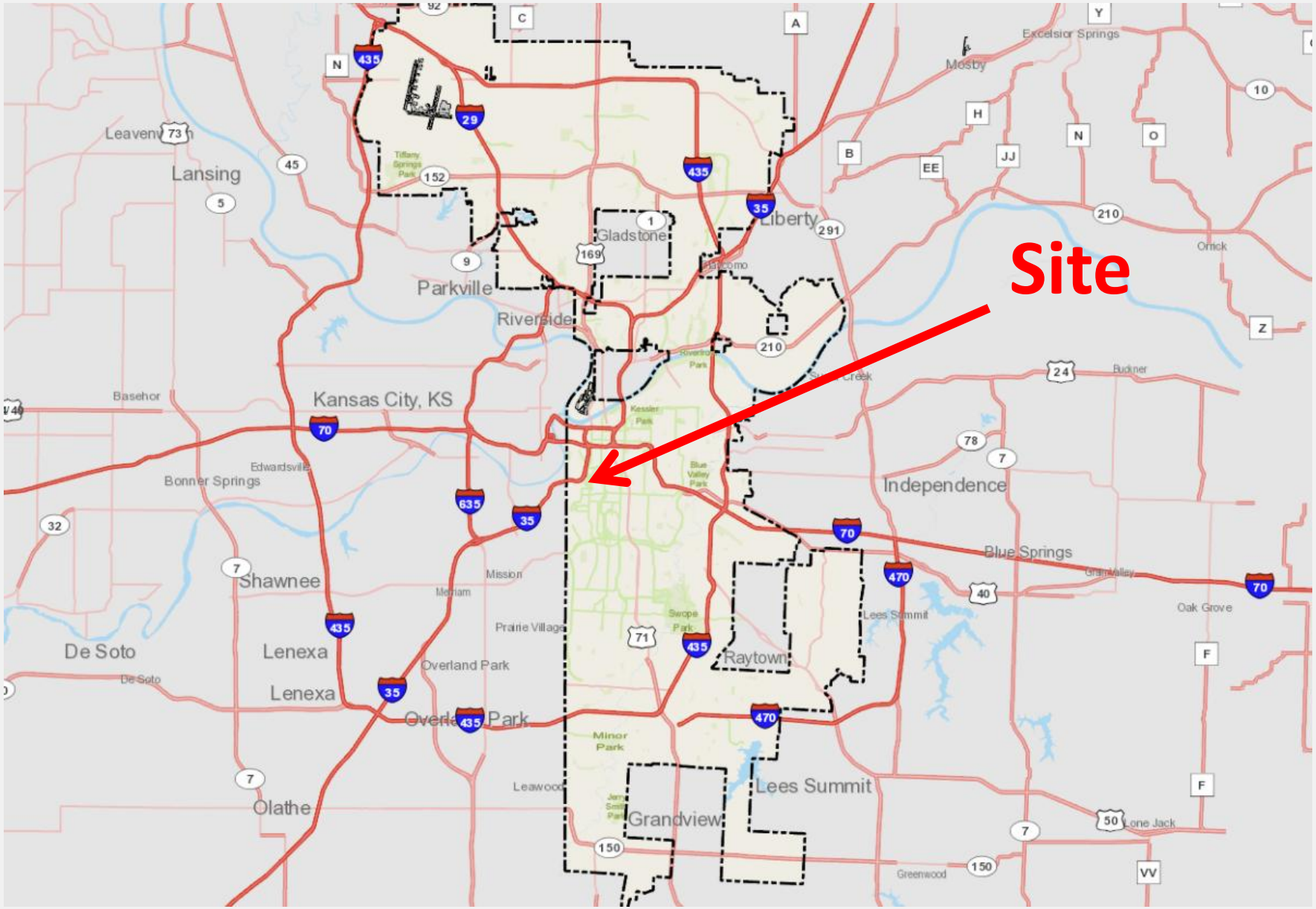
Special Use Permit

Northtown Center – 2911, 2926, 2938 Belleview Ave

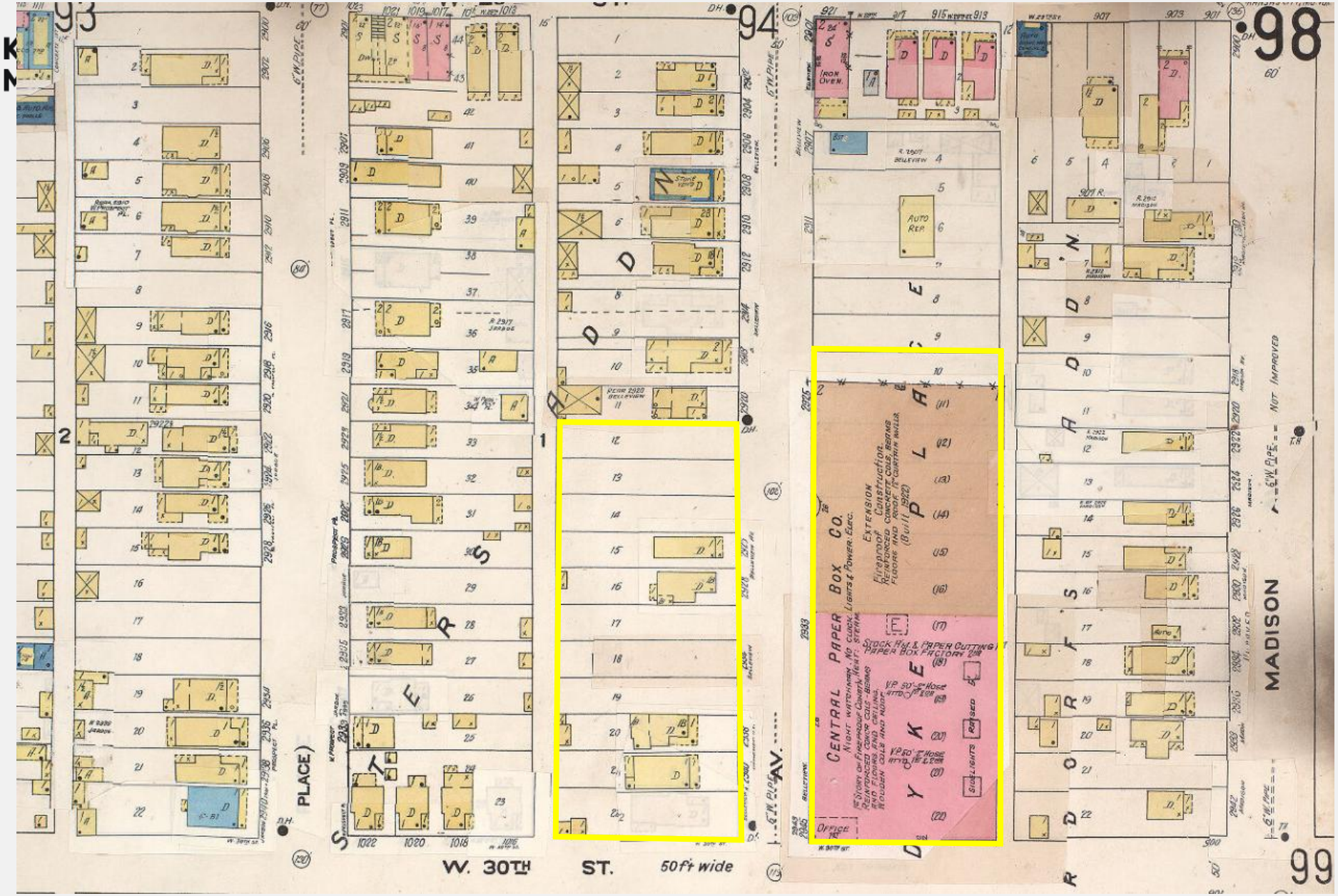
June 3, 2026

Prepared for

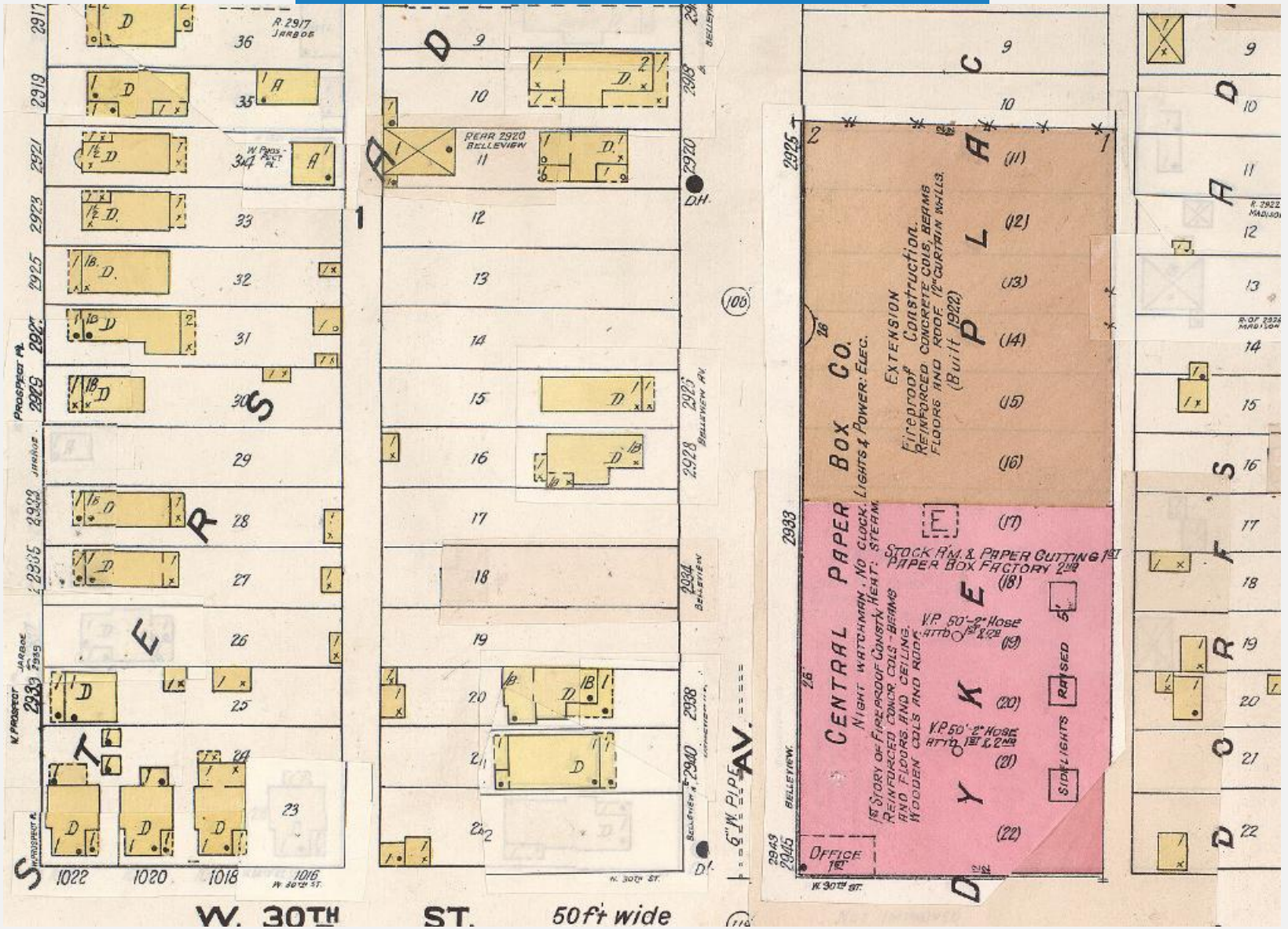
City Plan Commission


Site
Kansas City, KS
Independence
Liberty
Gladstone
Parkville
Riverside
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Shawnee
Lenexa
De Soto
Overland Park
Olathe
Mission
Prairie Village
Raytown
Lees Summit
Grandview
Blue Springs
Oak Grove
Excelsior Springs
Mosby
Orrick
Buckner
Lone Jack
Greenwood

W 29th St
W 29th St
W 29th St
W 29th St
Jarboe St
Belleview Ave
Madison Ave
Summit St
Jarboe St
Belleview Ave
W 30th St
W 30th St
Jarboe St
Belleview Ave
Summit St



Sanborn Map (1909-1938)



Sanborn Map (1909-1938)

Certificate of Legal Nonconforming Use

July 24, 1973

Mr. Charles Horner
% Hillix, Brewer, & Myers
2715 Commerce Tower
922 Walnut
Kansas City, Missouri 64106

Re: Affidavits for Legal Non-Conforming
Use of Land at 2911 Belleview

Dear Mr. Horner:

Affidavits by Esther M. Cochrell, Thomas M, Cochrell, and Percy Hoffman to establish Legal Non-Conforming use of the Land and Buildings at 2911 Belleview, Kansas City, Missouri, legally described as follows:

Lots 10,11,12,13,14,15,16,17,18,19,20,21, & 22, Van Dyke Place. A Sub-division in Kansas City,Missouri, Jackson County, are on file in this office.

The use described in the Affidavits is Manufacturing or folding cartons and set up paper boxes. These Affidavits were advertised in the Daily Record, and Letters of Notification have been sent to the Adjoining Property Owners, on July 18, 1973, as provided in the Zoning Ordinance Section 65.230 Paragraph (8).

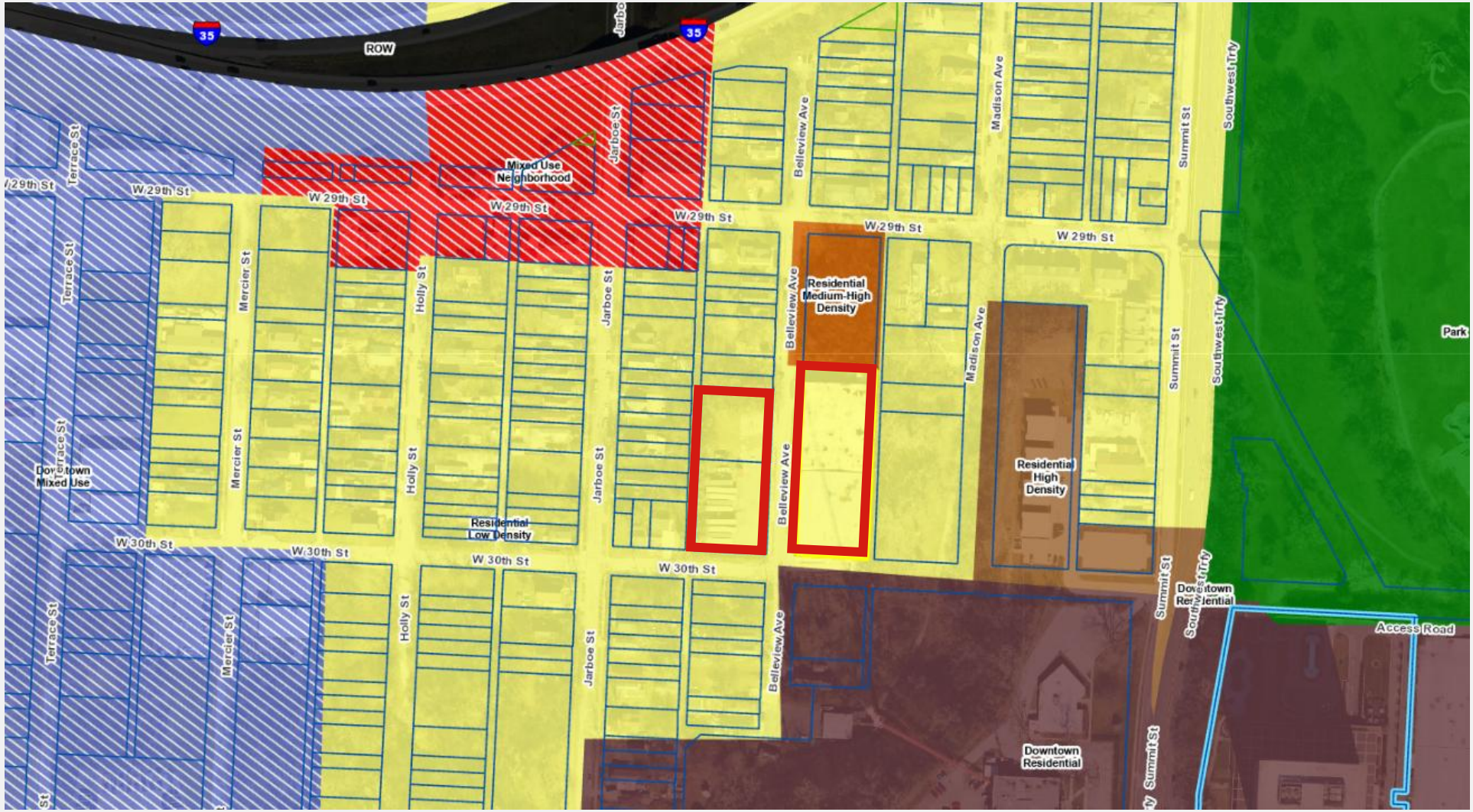
There have been no Appeals taken, therefore, the use defined above is deemed Legal Non-Conforming as provided in Zoning Ordinance Section 65.230.

Sincerely yours,

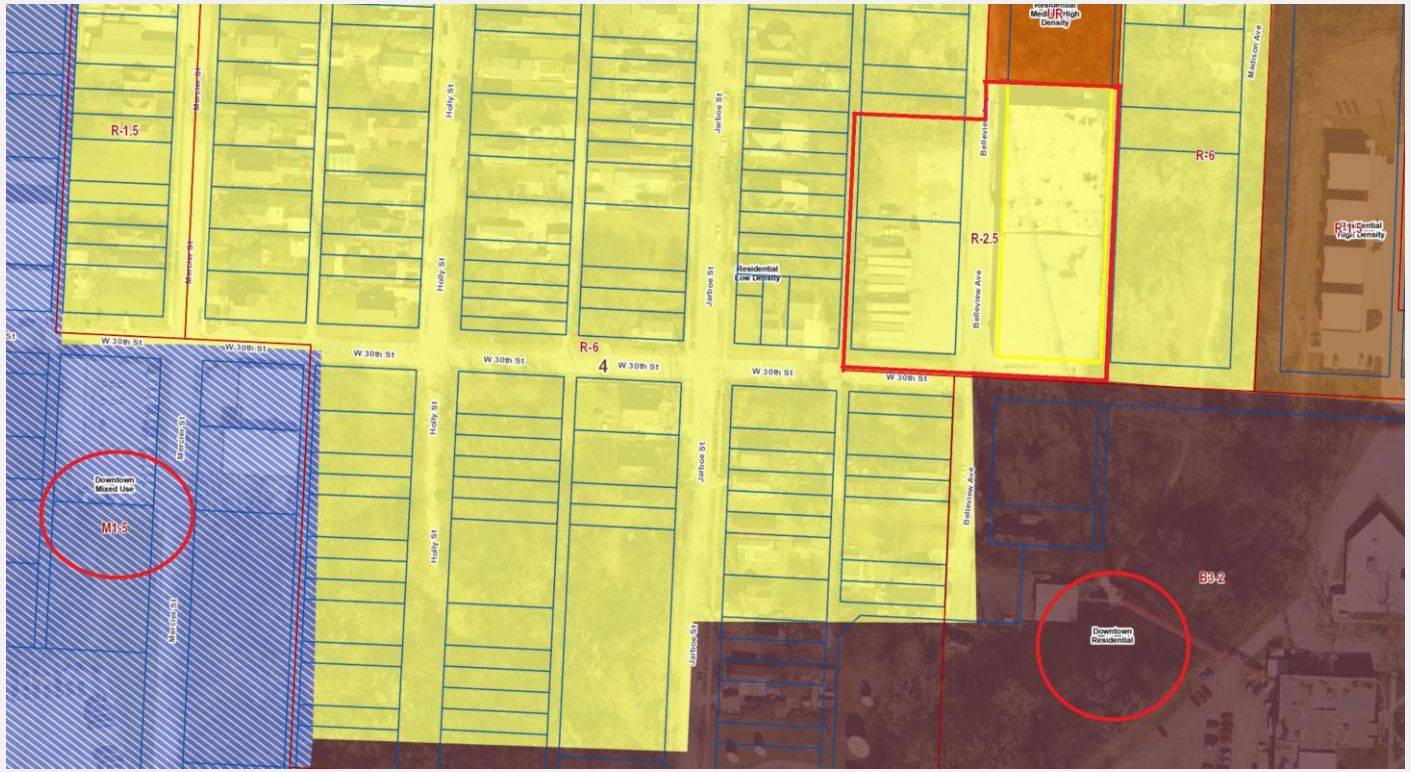
Charles D. Neighbors

Charles D. Neighbors
Chief Environmental Inspector

Request to amend the Greater Downtown Area Plan from **Residential Low Density** to **Downtown Mixed Use**



Future Land Use Amendment - Low



- Rationale for low alignment
  - Significant increase in intensity from current FLU
  - Conflicts with residential nature of existing neighborhood
- Why DMX Future Land Use?
  - The DMX district is primarily indented for… **some light industrial**… at lower intensities than the DC district. (GDAP definition)
  - Existing Downtown Districts nearby
    - DR immediately to the south
    - DMX to the west

Rezoning from
R-2.5 to **DX-2**

site data - 2911 Belleview

site data	existing	proposed	alternative requested	approved
zoning	R-2.5	DX	yes	
gross land area				
in square feet	41,702	41,702	no	
in acres	0.96	0.96	no	
right of way dedication				
in square feet	0	0	no	
in acres	0	0	no	
right of way vacation				
in square feet	0	0	no	
in acres	0	0	no	
net land area				
in square feet	3,084	3,084	no	
in acres	0.07	0.07	no	
building area (sq. ft.)	115,857	115,857	no	
floor area ratio	37.57:1	37.57:1	no	
lots				
residential	0	0	no	
public/civic	0	0	no	
commercial	1	1	no	
industrial	1	1	no	
other	0	0	no	

Current building use is commercial (office admin. professional or general) and industrial (indoor storage, limited manufacturing).
Under DX zoning (1) office admin. professional or general is permitted; (2) limited manufacturing and indoor storage require SUP.

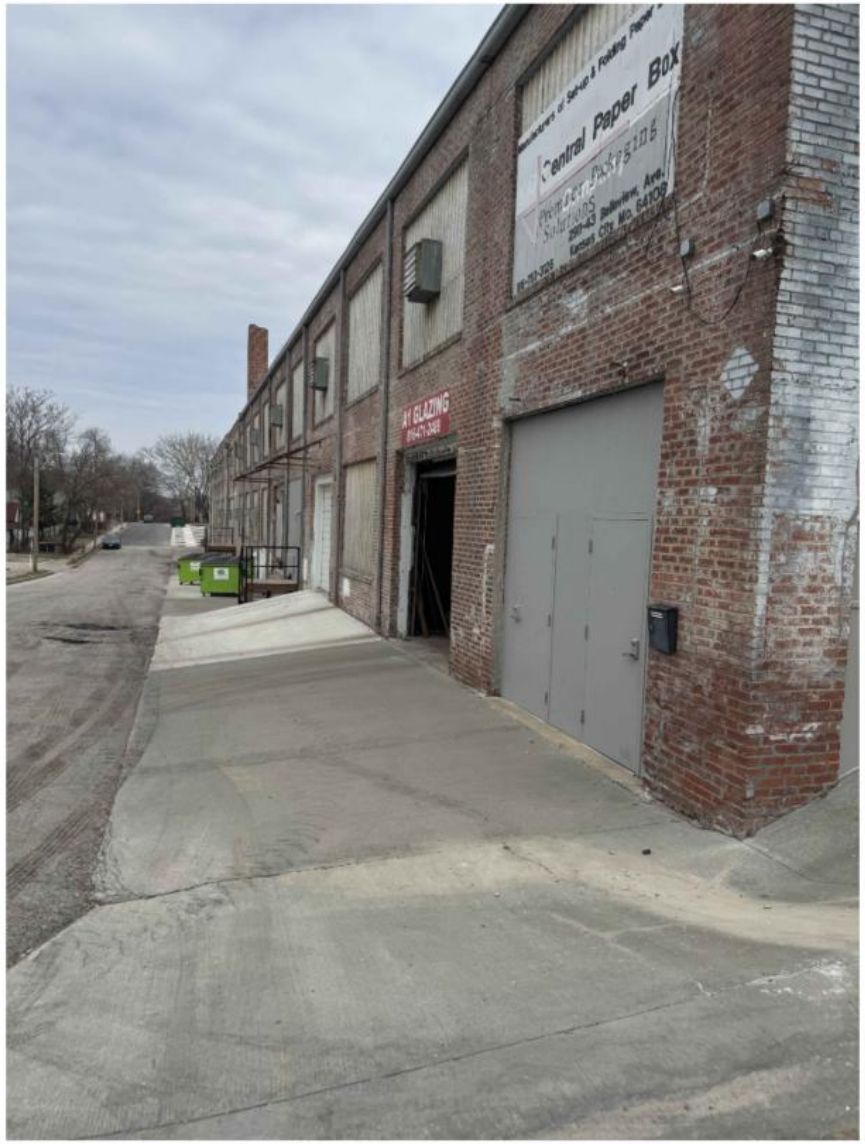
Special Use Permit - Low

- Connected City
  - Conflicts between truck traffic and residential
  - Use does not lend itself to pedestrian scale blocks and streetscapes

- Well Designed City
  - Use does not comply with the Neighborhood Development Form
    - Transitions should be provided adjacent to parking lots and between developments of varying intensity and scale.

View south at intersection of W 30th & Belleview (Sept 2022)

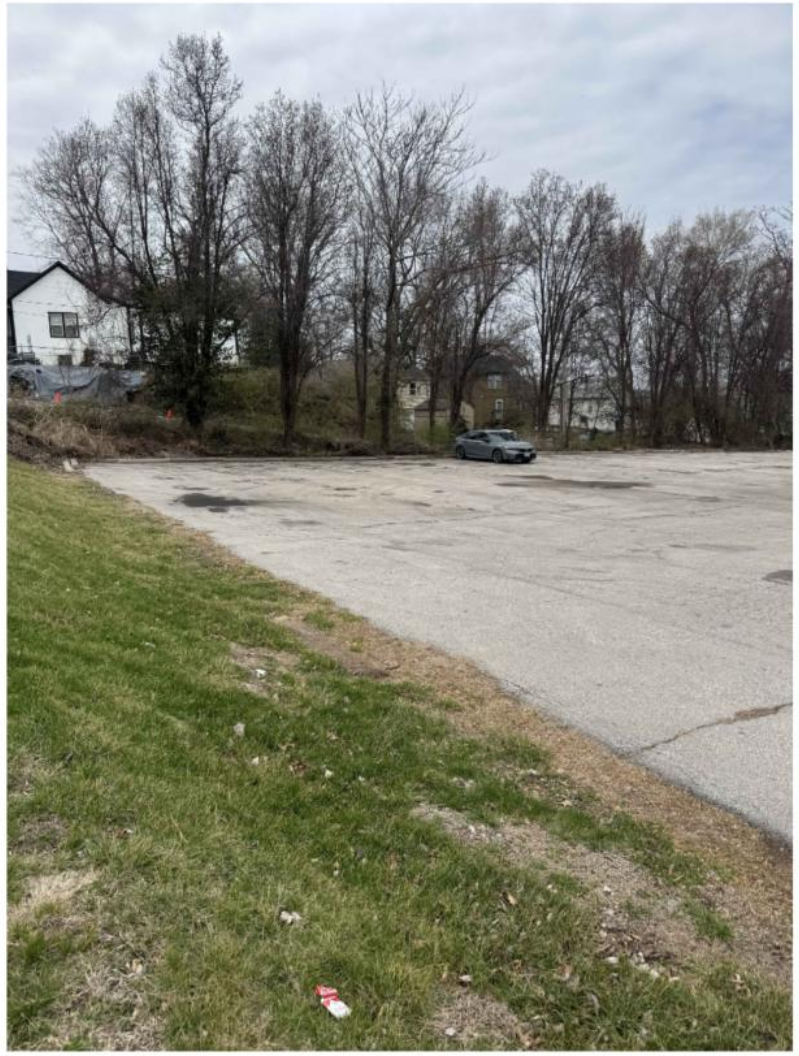
View north at intersection of W 30th & Belleview (April 2026)



View from South looking North at building

View from North looking South

Site photos provided by applicant



View of Southwest corner

View from South looking North

View of Northwest corner

Site photos provided by applicant

Outstanding Correction

All unused (unpaved) areas must be landscaped or retained in a natural state. All gravel must be removed from the site prior to BZA.

Staff Recommendation

CD-CPC-2026-00019 - Area Plan Amendment Approval

CD-CPC-2026-00018 – Rezoning Approval

CD-SUP-2026-00014 - Special Use Permit Approval with Conditions