

Ordinance 250994

Rezoning and Development Plan: 63rd and Troost
CD-CPC-2025-00180 & CD-CPC-2025-00182

December 16, 2025

Neighborhood Planning and Development Committee



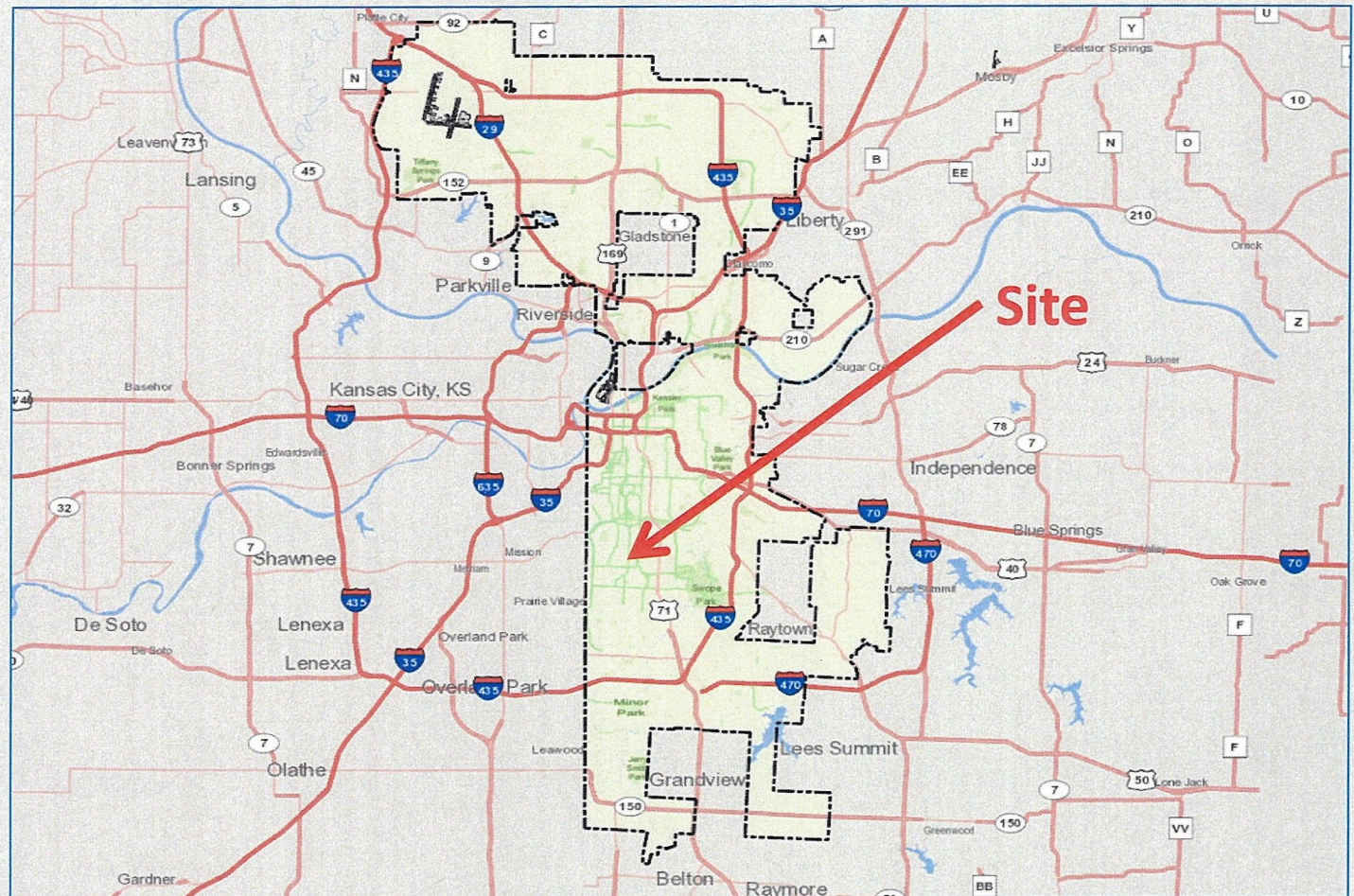


Address:
1100 E 63rd St

Council District:
5th

Area Plan:

Country Club/Waldo



Location

Address:
1100 E 63rd St

Council District:
5th

Area Plan:
Country Club/Waldo

City Planning and Development



Looking Northeast From Intersection

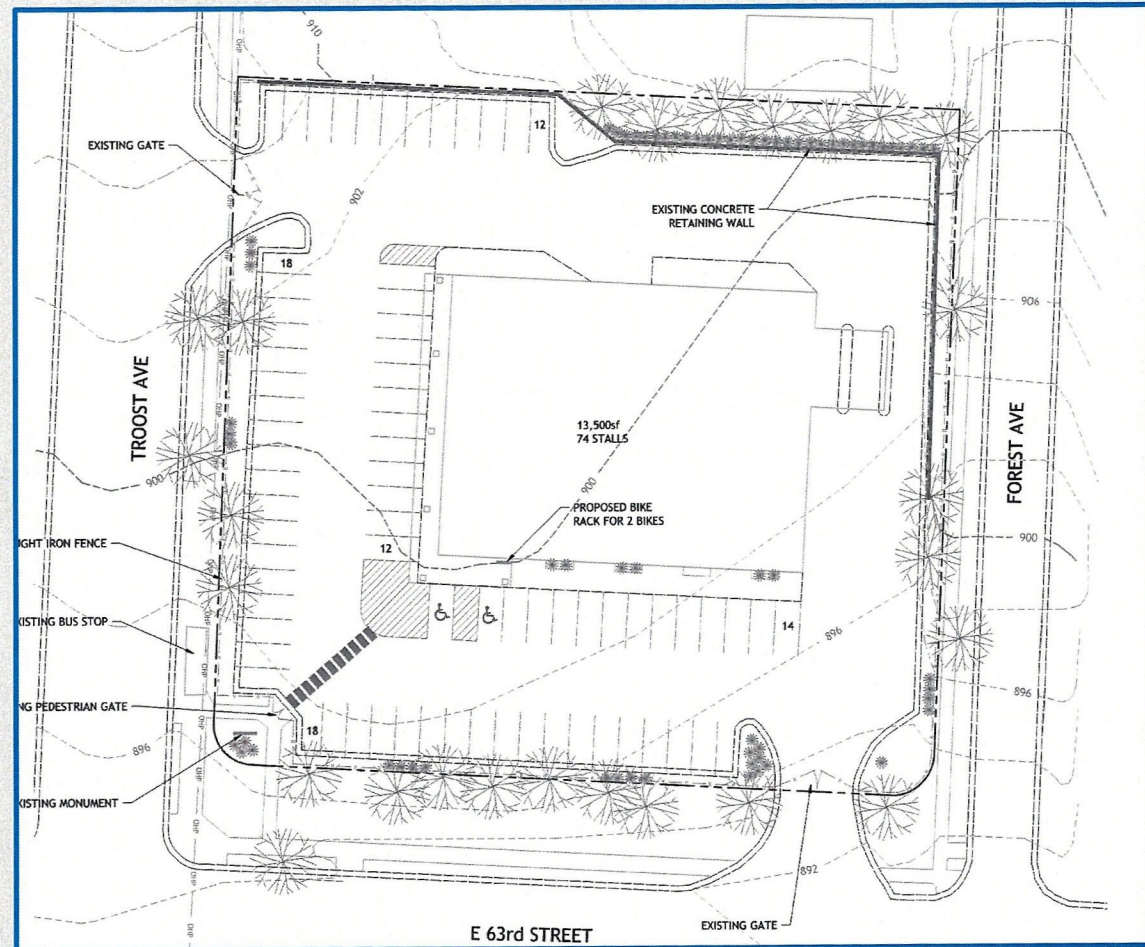




Looking West From Forest Avenue



Site Plan



Rezoning

- Ordinance 970955 rezoned the property from Districts R-1b and C3a2 to District UR (Urban Redevelopment)
 - Current Code Conversions
 - C3a2: B4-5
 - R-1b: R-6
- Provided incentives for Walgreens to build on site in 1997.
- Controlling plan only permits a Walgreens Pharmacy- no other permitted uses.

Area Plan

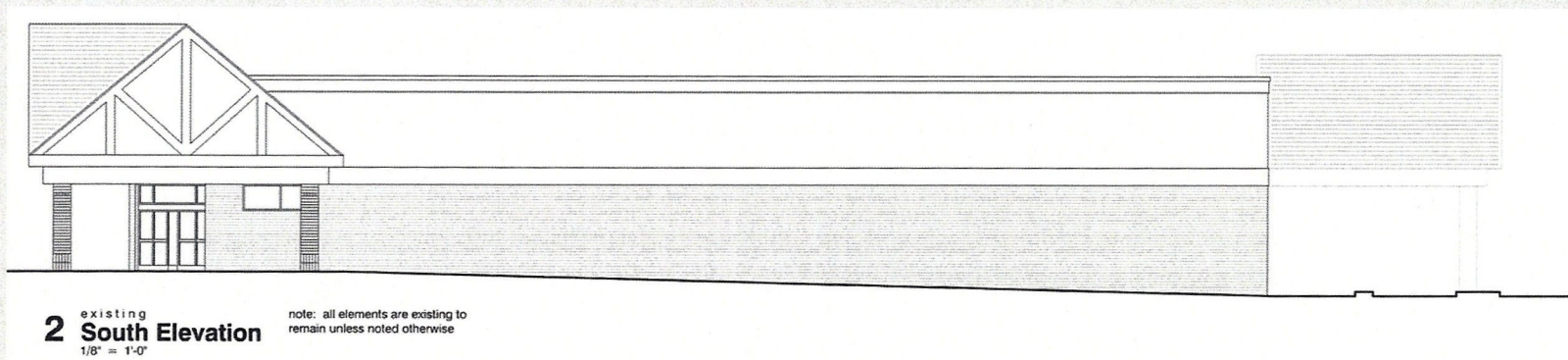
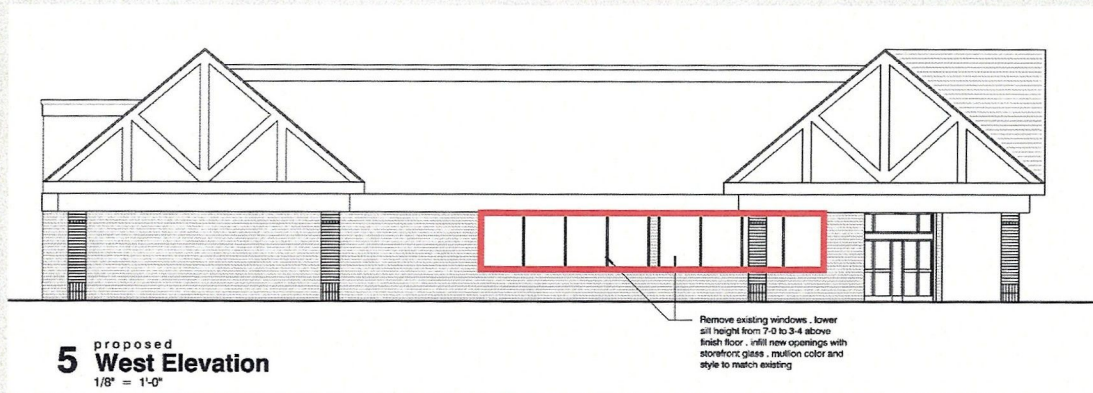
- The Area Plan designates this site as Mixed Use Community, which corresponds to the B2 District.
- The applicant is requesting to rezone the entire property to B4-5.
- Staff recommended rezoning to B2 to remain consistent with the Area Plan; this district would still allow the proposed laundromat use.
- To address potential concerns with the broader B4 district, the applicant has included a list of prohibited uses on the development plan that would otherwise be permitted in B4 and could be considered nuisances.

Development Plan

- Applicant is proposing a Laundry Mat withing the existing 15,000 SF Building
- 74 Parking Spaces on site
- The applicant has voluntarily prohibited the following uses: Adult Businesses, Pawnshops, Short-Term Loan Establishments, Liquor Stores, Car Washes, Motor Vehicle Repair (General and Limited), Vehicle Storage/Towing, and Taverns or Nightclubs.
- Staff requested the following be added, which the applicant has added: Data Centers, Light Equipment Sales/Rental (indoor and outdoor), Non-Accessory Parking, and Self-Storage Warehouses.
- The applicant is proposing to utilize the existing drive through and adjacent interior area for a potential coffee shop, drink shop (excluding liquor), or personal improvement service.

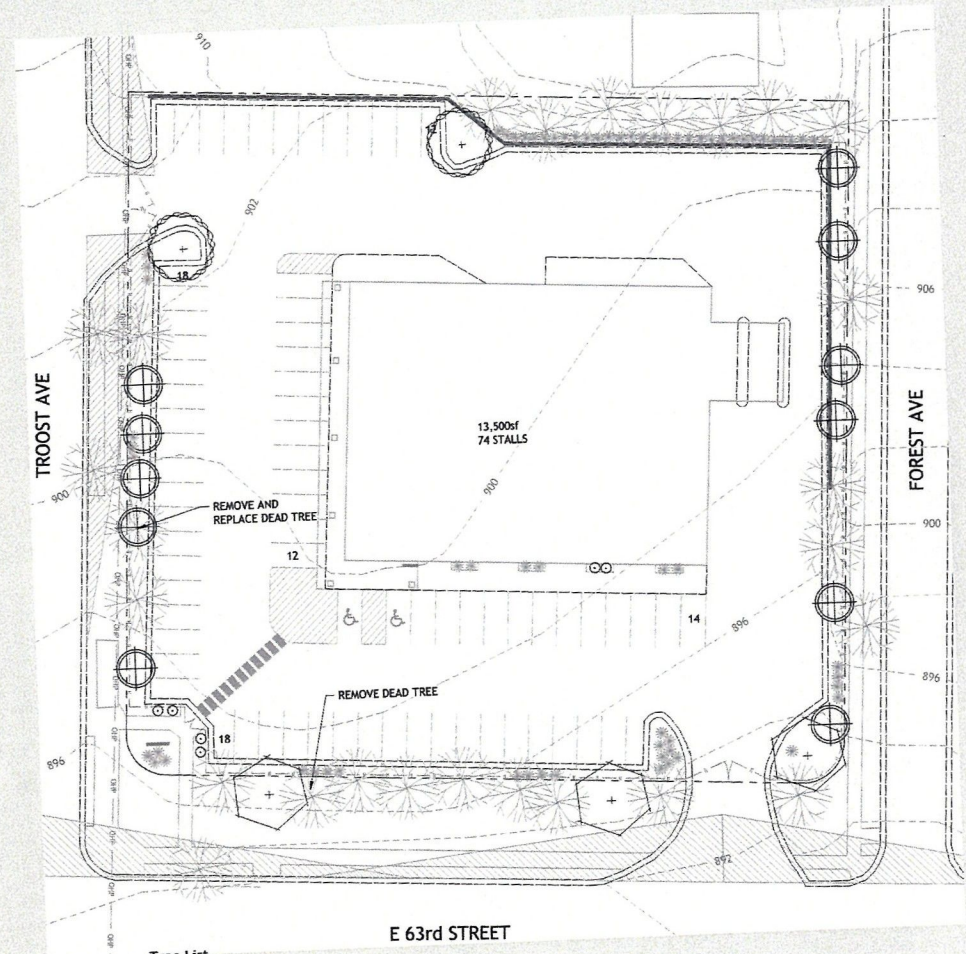


Elevations



Landscaping

- Applicant will preserve the existing street trees
- Replacement trees will be planted where any have died, as well as additional trees adjacent to the parking areas.
- Vehicular use areas are screened in accordance with Zoning Code requirements.



City Plan Commission Recommendation Ordinance 250994

Rezoning

Case No. CD-CPC-2025-00180

Approval

Development Plan

Case No. CD-CPC-2025-00182

Approval with Conditions

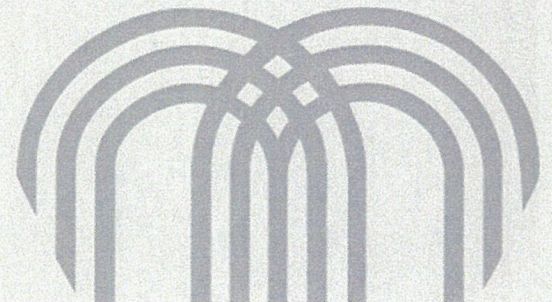
63rd and Troost



**KANSAS CITY
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City Planning and Development

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Uses permitted in B4 that are not permitted in B2:

- Ambulance Service (Allowed in B2 with SUP and outright in B4)
- Adult Motion Picture Theater
- Sex Shop
- Stable (Allowed in B4 with SUP)
- Building Maintenance Service
- Day Labor Employment Agency (Allowed in B4 with SUP)
- Indoor Medium Venue (Allowed in B2 with SUP and outright in B4)
- Indoor Large Venue
- Outdoor Venue
- Hotel/Motel
- Recreational Vehicle Park (Allowed in B4 with SUP)
- Mobile Vendor Park (Allowed in B4 with SUP)
- Blood/Plasma Center (Allowed in B4 with SUP)
- Parking Not Accessory (Allowed in B2 with SUP and outright in B4)
- Outdoor Retail Sales
- Sports and Recreation Participant Outdoor
- Car Wash/Cleaning Service (Allowed in B2 with SUP and outright in B4)
- Heavy Equipment Sales/Rental
- Motor Vehicle Repair, limited (Allowed in B2 with SUP and outright in B4)
- Motor Vehicle Repair, General
- Vehicle Storage/Towing
- Limited Manufacturing (Allowed in B4 with SUP)
- General Manufacturing (Allowed in B4 with SUP)
- Recycling Service (Allowed in B4 with SUP)
- Self Storage Warehouse
- Warehousing, Wholesaling, Storage, Freight Movement, Indoor

Timeline

- Application Submitted on November 10, 2025
- Introduced as Ordinance 250994 by Councilmember Curls on November 13th
- Comments provided by Staff on November 20th
- Public Meeting held by Applicant on November 25th
- City Plan Commission Hearing on December 3rd