

# CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00091

Evergy Substation Rezoning



**KANSAS CITY**  
Planning & Dev

September 3, 2025

## Docket #1

### Request

Rezoning

### Applicant

Tyler Burton

Evergy

### Owner

Evergy Metro

### Site Information

Location	8625 Troost Ave B
Area	10.98 Acres
Zoning	R-2.5
Council District	5
County	Jackson
School District	Center

### Surrounding Land Uses

North: Industrial Uses, M1-5  
South: Public/Civic Uses, R-2.5  
East: Industrial Uses, M3-5  
West: Commercial Uses, B1-1

### Land Use Plan

The Red Bridge Area Plan recommends Light Industrial for this location. The proposed plan has a low alignment with this designation. See Criteria A for more information.

### Major Street Plan

Troost Ave is identified as an Established Arterial on the City's Major Street Plan.

## Approval Process



### Overview

The applicant is seeking approval to rezone the subject property to expand fencing regulations applicable to the site.

### Existing Conditions

An Evergy substation occupies the existing site.

### Neighborhood(s)

This site is located within the Center Planning and Development Council, Marlborough Community Coalition, and the South Kansas City Alliance Neighborhood Association.

### Required Public Engagement

Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on August 27, 2025. A meeting summary is attached; see Attachment #3.

### Controlling + Related Cases

None

### Project Timeline

The application was filed on June 23<sup>rd</sup>, 2025. Scheduling deviations have occurred due to,

- 8.1 CPC cycle public hearing was canceled.
- Complying with the public engagement requirement.

### Professional Staff Recommendation

Docket #1      Approval

#### VICINITY MAP



#### PLAN REVIEW

An Evergy substation occupies the subject site. The applicant is seeking to rezone the subject property from R-2.5 (Residential) to B1-1 (Neighborhood Business), so the site is subject to different fencing regulations. Proposed maintenance for the site includes installing a 7-foot-tall security mesh fence with barbed wire, which is not permitted in the R-zoned district. As a utility provider, they prefer to be subject to non-residential fencing standards. Thus, their request for the rezoning.

#### SPECIFIC REVIEW CRITERIA

[Rezoning, 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 use of this site remains the same; the proposed rezoning is to allow a new fence to be installed. Ideally, a fence would screen and enhance a visual aesthetic along the corridor; a chain link fence with barbed wire does neither of these. To better align with the area plan, implement the staff recommendation of installing a decorative wall or fence with increased landscaping. Lauren Young

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

The property to the east is zoned B1-1, and the surrounding uses are either industrial or public/civic.

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

Between E 85th St (to the north) and E 89th St (to the south), most of the lots are large and occupied by either school, office, industrial, or multi-unit uses.

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

The public facilities and services needed for development are accessible at the subject site. Public facility and service adequacy for any proposal will be assessed during a building, site disturbance, or other construction permit, if applicable.

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

The use is allowed to remain in operation in the R-2.5 zoning district. Fences within residentially zoned districts are limited to 4 - 6 ft in height, depending on the fence location, and per Sec 48-43 barbed wire fences constitute a nuisance. The existing chain link fence with barbed wire is currently noncompliant, and future fences must comply with the Kansas City Municipal Code.

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

N/A

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

From a land use perspective, with the surrounding properties being commercial, industrial, and institutional, city staff does not believe the proposed rezoning will detrimentally affect nearby properties. The construction and aesthetics of fencing can affect the neighborhood.

**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.**

If the proposed rezoning is denied, the property owner cannot install the fence they desire and will need to reconstruct and/or seek a special exception for the existing fence. However, the property owner could not seek a special exception to permit barbed wire on the fence.

## ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials

## PROFESSIONAL STAFF RECOMMENDATION

**City staff recommends APPROVAL as stated in the conditions report.**

Respectfully submitted,

Ahnna Nanoski, AICP

Planning Supervisor



June 23, 2025

City Planning & Development Department  
414 East 12th Street  
Kansas City, Missouri

RE: Rezoning Application  
Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri

Dear Sir or Madam,

Evergy is proposing a maintenance project for the existing Southtown Substation located at 8625 Troost Ave B, in Kansas City, Missouri (Parcel ID JA48120250500000000). In order to facilitate the project, rezoning the substation property from Residential (R-2.5) to Neighborhood Business 1 (B1-1) is necessary to allow for the installation of the improved security fence.

The site plan (included in the online application) details the project, which will consist of the following:

1. Replacing the perimeter fence with 7-ft tall 3/8" security mesh fence with 3 strands of barbed wire, for a total height of 8-ft for improved security.
2. Grading the southwest corner of the substation and constructing a retaining wall on which a section of the new fence will be affixed.
3. Aggregate surfacing added to the west side of the substation pad.

Construction is anticipated to begin in January 2026 and be completed within a month. Adequate space is available on the access drive and within the substation for construction vehicles to park off the roadways. Construction will not impact vehicle or pedestrian activity in the area. Standard sediment and erosion control measures will be used during construction. Disturbed areas outside of the fenced substation will be seeded.

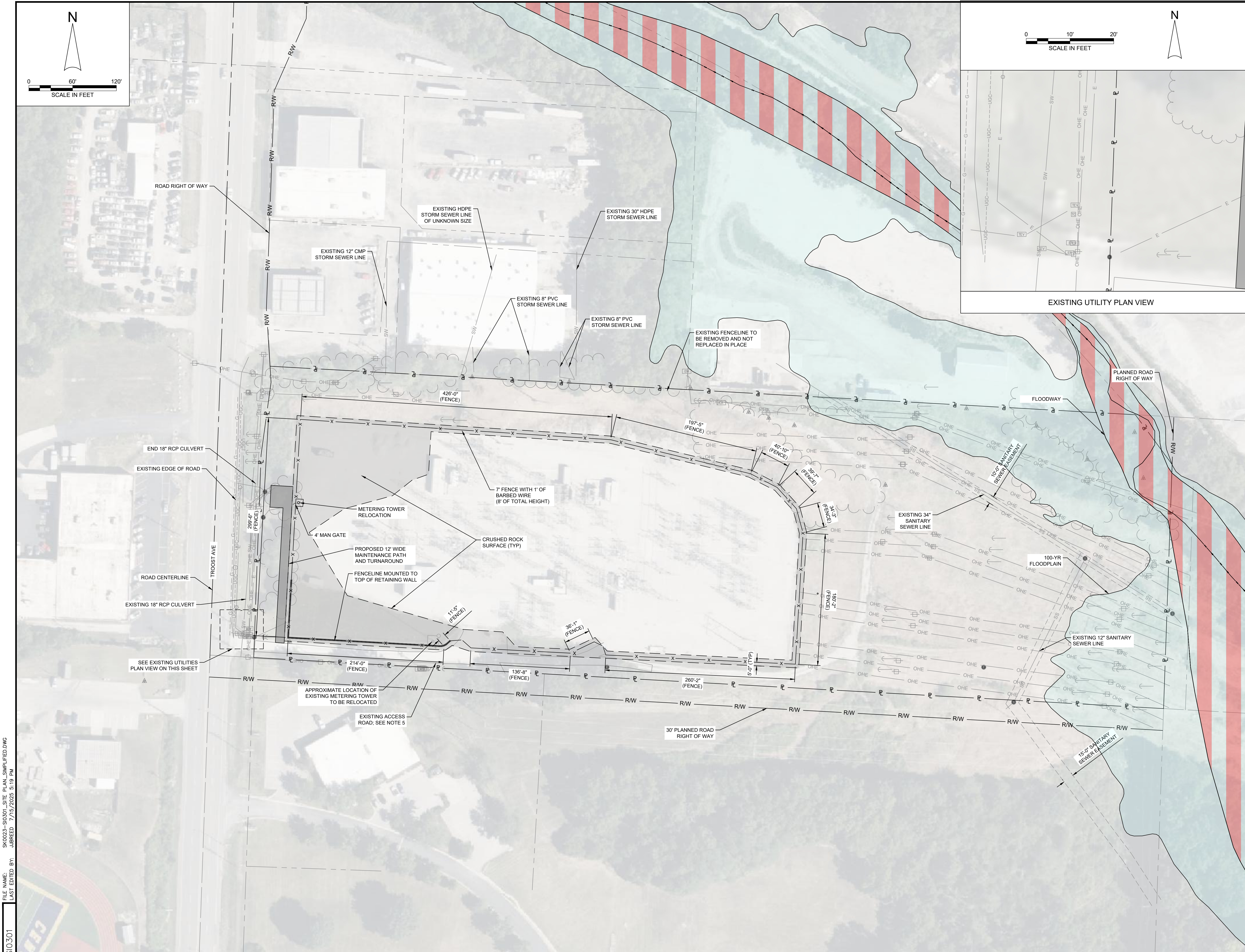
We appreciate your consideration of the proposed rezoning application to facilitate the Southtown Substation Maintenance Project. Please direct any questions or concerns to me at 785-224-1804 or [Tyler.Burton@evergy.com](mailto:Tyler.Burton@evergy.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Tyler Burton", with a stylized flourish at the end.

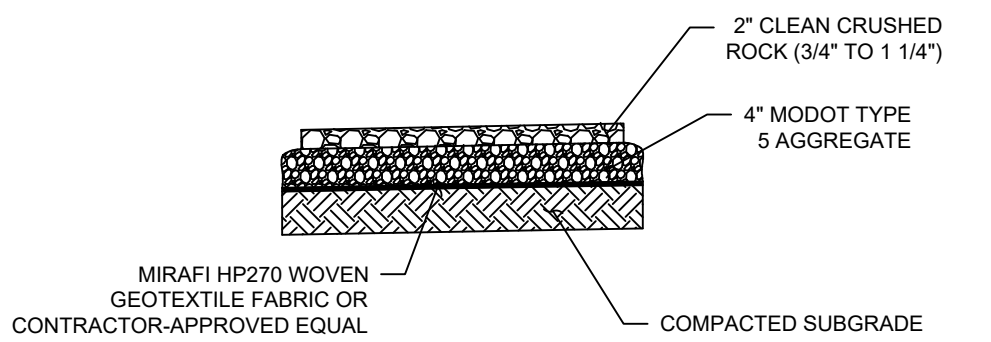
Tyler Burton  
Permitting and Compliance Analyst



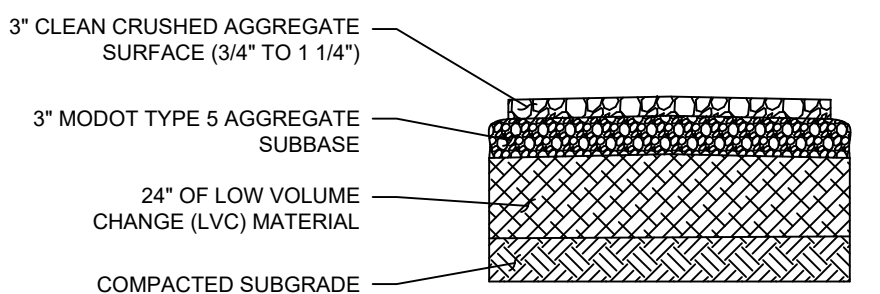


- NOTES:
- HORIZONTAL AND VERTICAL CONTROL, BASIS OF BEARING, PROPERTY, LAND AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY DATED JUNE 16, 2021 PROVIDED BY EVERGY AND PERFORMED BY:  
OLSSON, INC.  
1301 BURLINGTON STREET  
NORTH KANSAS CITY, MO 64116  
PHONE: 816-361-1177
  - HORIZONTAL DATUM: NAD83, STATE PLANE - MISSOURI STATE PLANE, WEST ZONE, US FOOT
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
  - SUBSTATION SECURITY FENCE SHALL BE 7'-0" HIGH CHAIN-LINK FENCE PLUS 3 STRANDS OF BARBED WIRE FOR A TOTAL HEIGHT OF 8'-0". FENCE FABRIC SHALL BE 3/8" MESH ALONG EXTERIOR OF POSTS. SUBSTATION PERIMETER SHALL BE SECURE AT ALL TIMES. ALL MATERIALS SHALL BE DOMESTICALLY MADE AND CERTIFIED "MADE IN USA".
  - EXISTING ACCESS ROAD SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION EFFORTS.
  - EXISTING SITE IS ZONED AS RESIDENTIAL 2.5 (R-2.5). PLANNED ZONING SHALL BE COMMERCIAL. SETBACK BUFFERS SHALL BE DETERMINED DURING PERMITTING EFFORTS.
  - METERING TOWER AND RELATED FENCE/GATE ARE APPROXIMATELY LOCATED AND ARE FOR PICTORIAL PURPOSES ONLY.
  - PROPOSED AGGREGATE SURFACE SHALL EXTEND A MINIMUM OF 5 FEET BEYOND PROPOSED SUBSTATION SECURITY FENCE.
  - ANY DISTURBED STONE INSIDE THE YARD SHALL BE REPLACED TO MATCH THE TOP 6" OF THE CRUSHED ROCK SURFACING DETAIL SHOWN ON THIS SHEET. ONLY THE AREAS OF PROPOSED REGRADING SHALL RECEIVE THE ADDITIONAL 24" OF LVC.
  - EXTENTS SHOWING NEW CRUSHED ROCK SURFACING ALONG THE PROPOSED FENCELINE INSIDE THE SUBSTATION ARE APPROXIMATE AND WILL BE BASED UPON CONTRACTOR AND OWNER DISCRETION FOR TYING INTO EXISTING GROUND GRID.
  - MINOR CONTOUR AND MAJOR CONTOUR INTERVALS SHOWN IN 2' AND 10' INTERVALS, RESPECTIVELY.
  - FLOODWAY, 100-YR FLOODPLAIN, AND EXISTING STREAM CENTERLINE SHOWN PER FEMA FIRM 29095C0377G (EFFECTIVE 01/20/2017).

- LEGEND:
- PROPERTY LINE
  - PROPOSED SUBSTATION SECURITY FENCE
  - ADJACENT PROPERTY LINE
  - SECTION LINE
  - EDGE OF PAD / TOP / TOE OF SLOPE (TOS)
  - PROPOSED CRUSHED ROCK SURFACE (SEE DETAIL ON THIS SHEET)
  - PROPOSED ACCESS ROAD SURFACING (SEE DETAIL ON THIS SHEET)
  - EXISTING OVERHEAD ELECTRIC LINE
  - R/W RIGHT OF WAY
  - CENTER OF ROAD
  - CONTROL POINT/BENCH MARK
  - EXISTING TREELINE
  - EXISTING TRANSMISSION STRUCTURE
  - EXISTING GUY WIRE
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  - E EXISTING UNDERGROUND ELECTRICAL
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  - SS EXISTING SANITARY SEWER
  - SW EXISTING STORM SEWER
  - PROPOSED RETAINING WALL
  - EXISTING FENCE
  - 100-YR FLOODPLAIN
  - FLOODWAY
  - STREAM CENTERLINE



TYPICAL ACCESS ROAD SURFACE DETAIL  
NOT TO SCALE



TYPICAL CRUSHED ROCK SURFACE DETAIL  
NOT TO SCALE

SK0023-SI0301-SI0301  
FILE NAME: SK0023-SI0301\_SITE\_PLAN\_SIMPLIFIED.DWG  
LAST EDITED BY: J BREED 7/15/2025 5:19 PM

REV.	REV. DATE	REVISION & JOB NO.	BY	CK	APP	REV.	REV. DATE	REVISION & JOB NO.	BY	CK	APP

DRAWN	DATE	APPROVED	DATE
S. HART	07/28/2025	J. BREED	07/28/2025
DRAFT CK.	DATE SCALE		
A. MARTIN	07/28/2025	1"=60'	
ENGR. CK.	DATE JOB NO.		
J. BREED	07/28/2025	---	---

EVERGY  
SOUTHTOWN SUBSTATION (0023)  
161KV SUBSTATION  
SITE PLAN

DWG. NO.		SHEET NO.		REV.
SK0023-SI0301		3 of 7		

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# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in blue ink, appearing to be "D. R. S.", written over a horizontal line.

# **Evergy's Southtown Substation Maintenance Project**

## **FAQs**

**August 2025**

### **Proposed Project**

Evergy proposes to complete maintenance at the Southtown Substation, located at 8625 Troost Avenue B in Kansas City, Missouri. This maintenance project will include the following:

1. Replacing the perimeter fence with 7-ft tall 3/8" mesh with 3 strands of barbed wire, for a total height of 8-ft for improved security.
2. Grading the southwest corner of the substation and constructing a retaining wall on which a section of the new fence will be affixed.
3. Aggregate surfacing added to the west side of the substation pad.

### **What is the anticipated schedule for construction?**

Construction is anticipated to begin in early 2026 and be completed by late 2026.

### **Will the project impact the future use or development of adjacent properties?**

On similar projects in several other cities and counties, we have not observed a reluctance to develop adjacent lots.

### **Will there be a lot of traffic in and out of the substation?**

Construction vehicles will park on the property. Except during construction, the substation will be unmanned. Equipment and operation checks are performed by Evergy personnel about once a month.

### **What should we do if there's an emergency at the substation?**

Do the same thing you do for all other emergencies, call 911. Evergy will provide the fire department our emergency contact information and a fire preplan so they will be able to respond quickly and correctly.

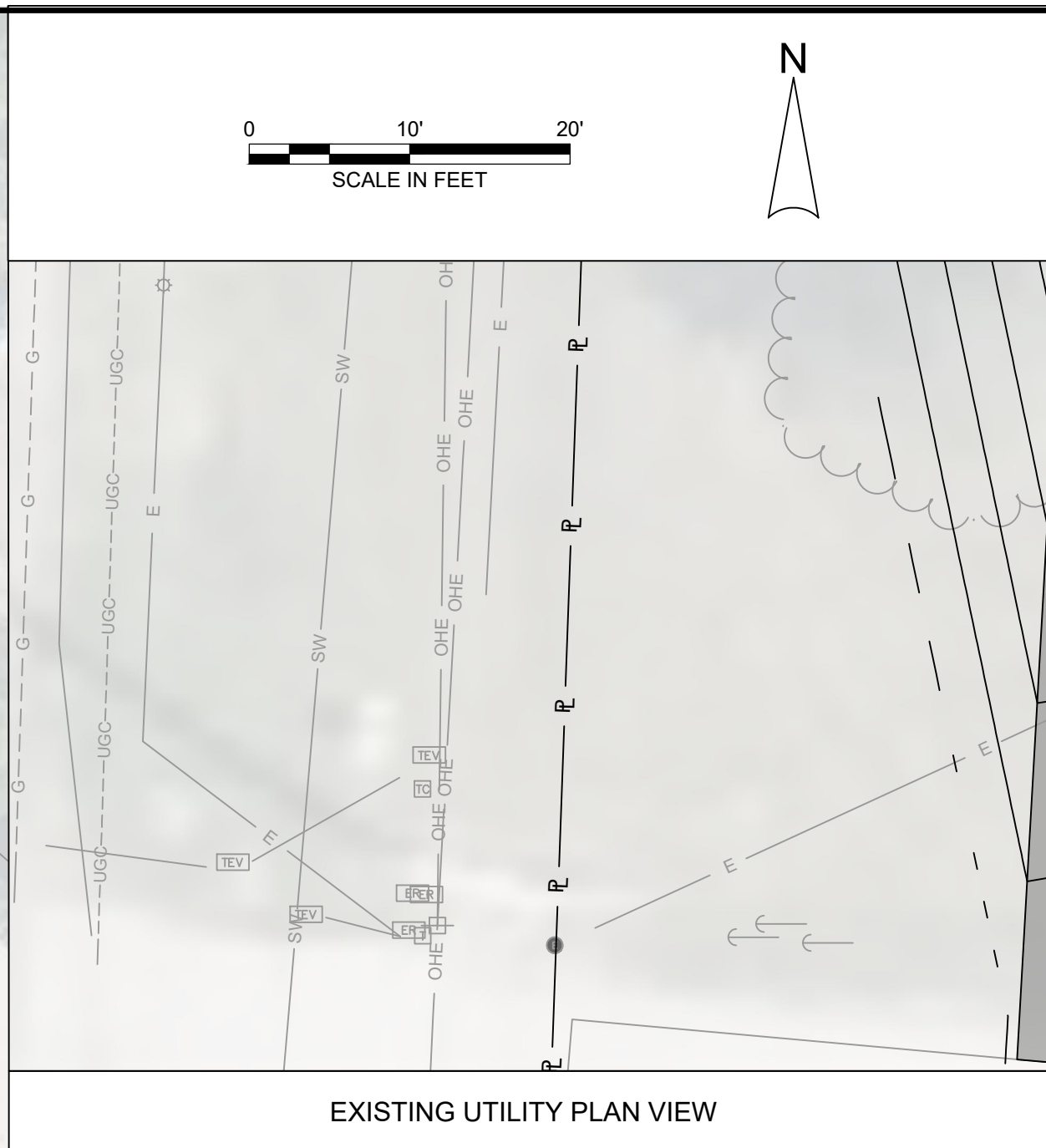
### **What impact will the project have on the public utilities and services and the environment?**

Substations do not generate waste, increase traffic, etc., and do not require water or sewer, so no additional services will be necessary. Ample parking space for maintenance vehicles is available inside the substation.

No impacts to threatened or endangered species or historical resources are anticipated. This project will not pollute air, land, or water. Standard sediment and erosion control measures will be used during construction. Crushed rock inside the substation and grass outside will provide permanent erosion control.































**You may direct any questions or concerns related to the project to:  
SubstationProjects@evergy.com**

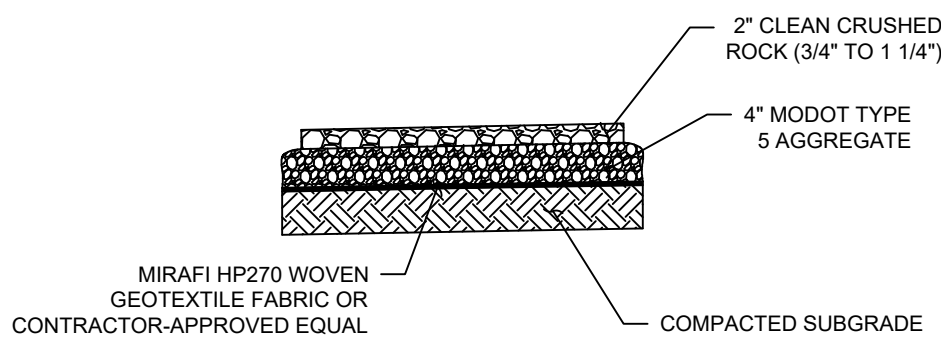




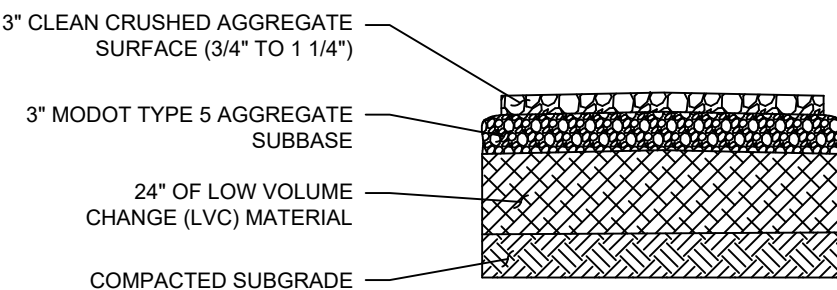
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- |   |   |
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|  | EXISTING UNDERGROUND GAS                                  |
|  | EXISTING SANITARY SEWER                                   |
|  | EXISTING STORM SEWER                                      |
|  | PROPOSED RETAINING WALL                                   |
|  | EXISTING FENCE  |



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NOT TO SCALE



TYPICAL CRUSHED ROCK SURFACE DETAIL

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[illegible]

DRAWN	DATE	APPROVED	DATE
S. HART	07/28/2025	J. BREED	07/28/2025
DRAFT CK.	DATE	SCALE	
A. MARTIN	07/28/2025	1"=60'	
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EVERGY  
SOUTHTOWN SUBSTATION (0023)  
161KV SUBSTATION  
SITE PLAN



DWG. NO.  
SK0023-SI0301

SHEET NO.  
3 OF 7

REV.

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August 11, 2025

8539 Troost LLC  
4630 W Florissant Ave  
St Louis, MO 63115

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

Dear Sir or Madam,

Evergy is proposing to perform a maintenance project at the Southtown Substation located at 8625 Troost Ave B in Kansas City, Missouri. Evergy has submitted a Rezoning Application to the City of Kansas City, Missouri which requests to change the zoning of the existing substation property from Residential 2.5 (R-2.5) to Neighborhood Business 1 (B1-1). Rezoning will allow for improved security fencing at the site. Please see the enclosed site plan, aerial map, and frequently asked questions document.

You are receiving this letter because you own property or are a civic organization that is within the vicinity of the Southtown Substation. Evergy would like to invite you to a virtual Public Engagement Meeting to discuss this project. A project presentation will begin at **5:30pm on August 27, 2025**, followed by a Q&A. To access the meeting, please enter the below web link into a browser.

**[bit.ly/EvergySouthtownSubstation](https://bit.ly/EvergySouthtownSubstation)**

If you have technical difficulties while trying to access the Public Engagement Meeting, please contact us at 785-256-0045. You may direct any questions or concerns related to the Southtown Substation Maintenance Project to me at [SubstationProjects@evergy.com](mailto:SubstationProjects@evergy.com)

Sincerely,

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Tyler Burton  
Permitting and Compliance Analyst





August 11, 2025

8627 LLC  
1300 Baltimore  
Kansas City, MO 64105

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Tyler Burton  
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August 11, 2025

Akbar Mahwood  
8907 W 149th St  
Overland Park, KS 66221

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Tyler Burton  
Permitting and Compliance Analyst





August 11, 2025

Allan Properties LLC  
8640 Troost Ave  
Kansas City, MO 64131

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Tyler Burton  
Permitting and Compliance Analyst



August 11, 2025

Building Laborers Bldg Assoc  
1101 E 87th St 103  
Kansas City, MO 64131

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Sincerely,

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Tyler Burton  
Permitting and Compliance Analyst





August 11, 2025

Center Planning and Development Council - Carol Winterowd  
10000 Wornall Rd Apt. 3205  
Kansas City MO 64114

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

Dear Sir or Madam,

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Tyler Burton  
Permitting and Compliance Analyst



August 11, 2025

Center Planning and Development Council - Joe Nastasi  
8929 Main St.  
Kansas City MO 64114

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Tyler Burton  
Permitting and Compliance Analyst



August 11, 2025

Center School District  
8434 Paseo Blvd  
Kansas City, MO 64131

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

Dear Sir or Madam,

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Permitting and Compliance Analyst





August 11, 2025

Evergy Metro  
PO Box 418679  
Kansas City, MO 64141

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Tyler Burton  
Permitting and Compliance Analyst



August 11, 2025

Fields Corey & Angel Molix  
14301 Robinson  
Overland Park, KS 66223

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Evergy is proposing to perform a maintenance project at the Southtown Substation located at 8625 Troost Ave B in Kansas City, Missouri. Evergy has submitted a Rezoning Application to the City of Kansas City, Missouri which requests to change the zoning of the existing substation property from Residential 2.5 (R-2.5) to Neighborhood Business 1 (B1-1). Rezoning will allow for improved security fencing at the site. Please see the enclosed site plan, aerial map, and frequently asked questions document.

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Permitting and Compliance Analyst



August 11, 2025

J M Fahey Construction Co  
408 High Grove Rd  
Grandview, MO 64030

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Permitting and Compliance Analyst





August 11, 2025

Jinc Holdings LLC  
2972 Grand Ave  
Kansas City, MO 64108

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Permitting and Compliance Analyst



August 11, 2025

Marlborough Community Coalition - Diane Hershberger  
1809 E 80th Street  
Kansas City, MO, 64132

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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August 11, 2025

Roseland Court Owner LLC  
888 W Sam Houston Pkwy S #215  
Houston, TX 77042

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Permitting and Compliance Analyst





August 11, 2025

Shelbys Properties Inc  
8625 Troost St  
Kansas City, MO 64131

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Permitting and Compliance Analyst



August 11, 2025

South Kansas City Alliance - John Sharp  
PO Box 7914  
Kansas City MO 64114

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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August 11, 2025

Veterans Community Project Inc  
8900 Troost Ave  
Kansas City, MO 64131

RE: Proposed Southtown Substation Maintenance Project  
8625 Troost Ave B, Kansas City, Missouri  
Case No. CD-CPC-2025-00091

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Permitting and Compliance Analyst

## Meeting Sign-In Sheet

## Project Name and Address

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[illegible]





CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

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### Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):