



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

September 04, 2025

Avery Nichols
Confluence
510 Walnut St Ste 301
Kansas City, MO 64106

Re: **CD-CPC-2025-00120** - A request to approve a major amendment to a previously approved development plan to change permitted uses in district B3-2 on about 24 acres generally located at on the north and south sides of Washington Street at the intersection of W 135th St and Washington Street.

Dear Avery Nichols:

At its meeting on September 03, 2025, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the Council. All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for Council consideration.

If you have any questions, please contact me at genevieve.kohn-smith@kcmo.org or (816) 513-8808.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Kohn-Smith".

Genevieve Kohn-Smith, AICP
Lead Planner

That plans, revised as noted below, are submitted and accepted by staff prior to scheduling for Council.

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. That Ordinance No. _180499__, including all conditions provided therein, shall remain in full force and effect.