Ordinance 250877
Resolution 250878

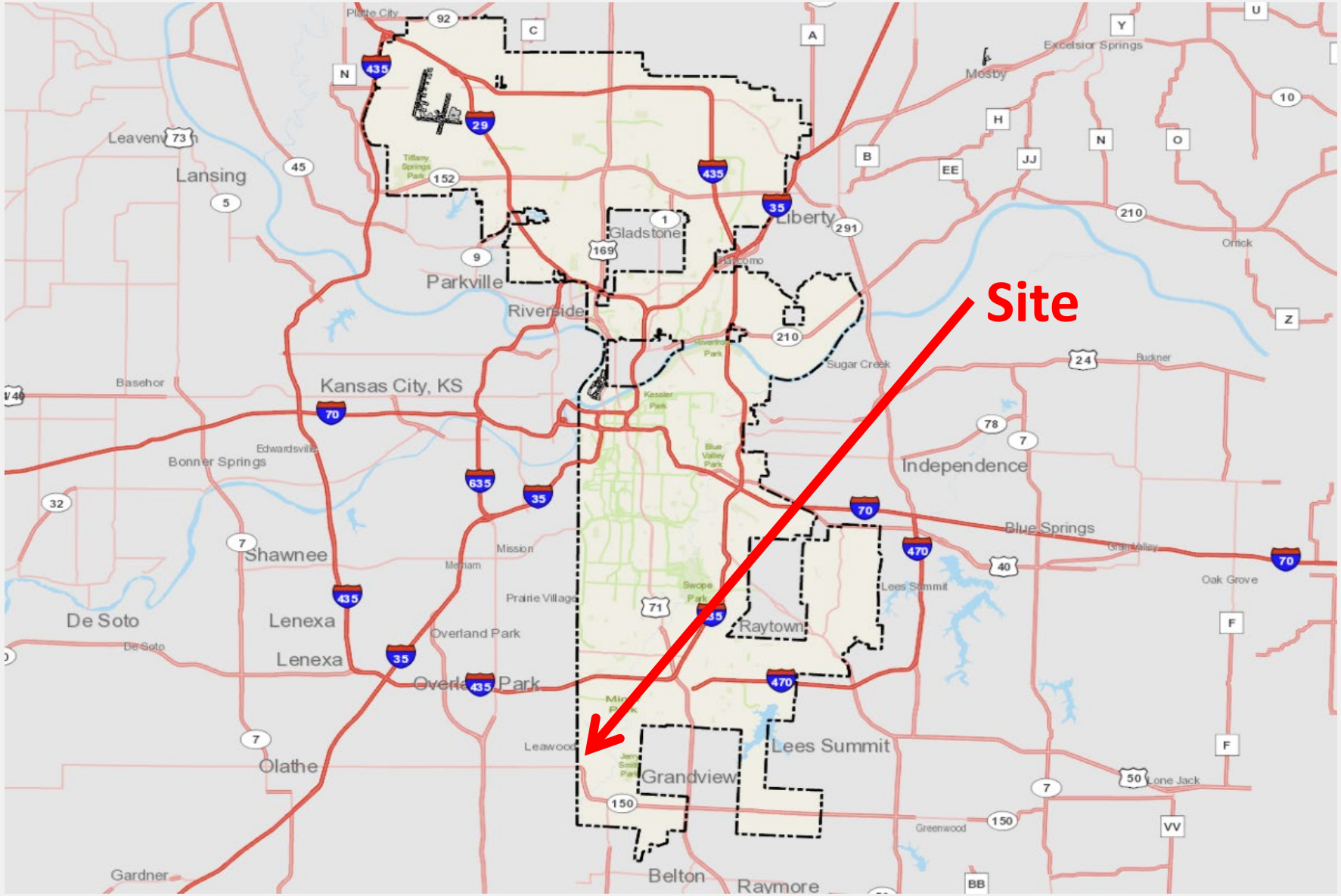
Rezoning with Plan to MPD, Area Plan Amendment: Martin City FlexCaves

CD-CPC-2025-00124, CD-CPC-2025-00140

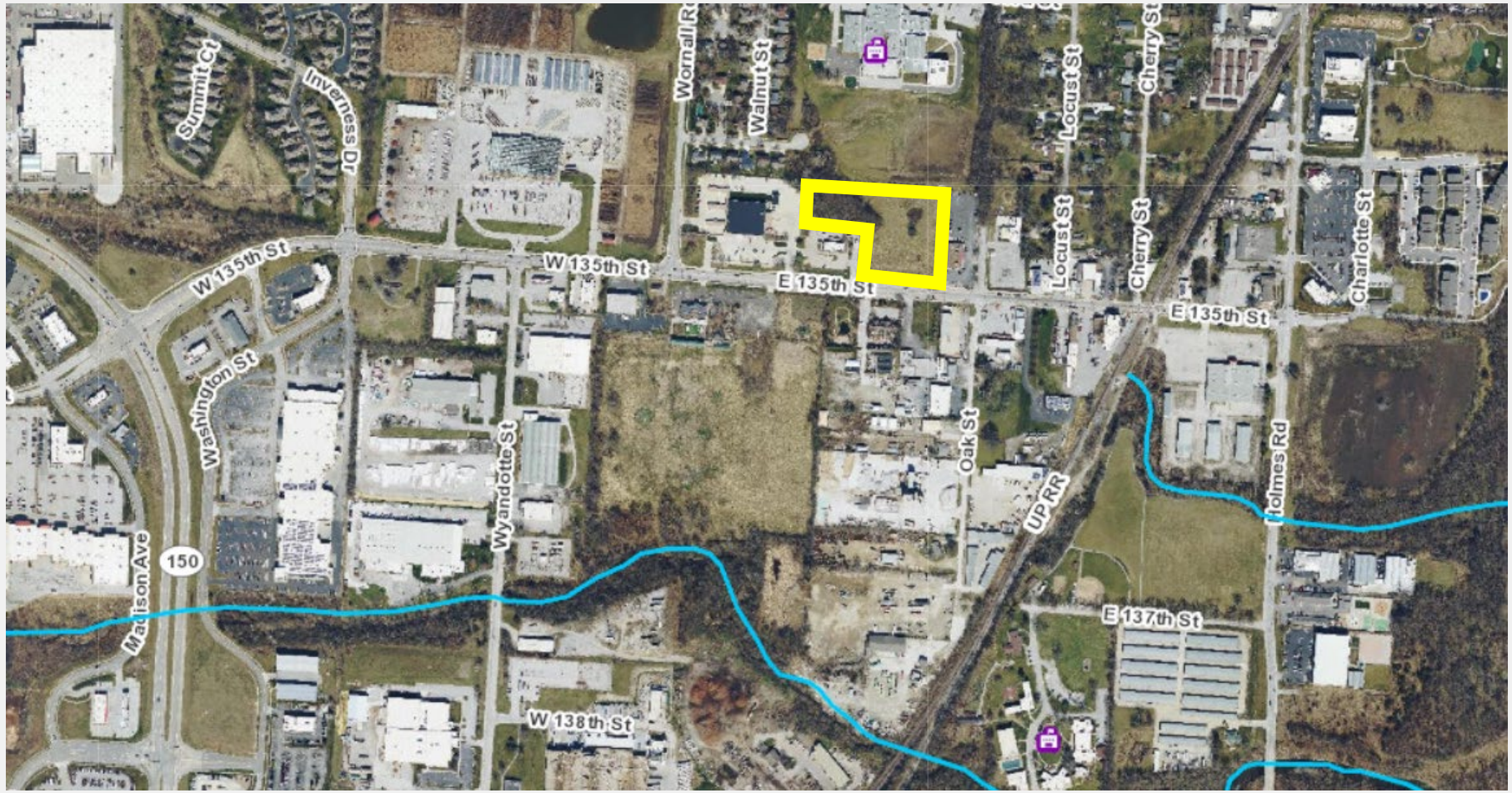
October 14, 2025

Neighborhood Planning & Development Committee

Location


Site
Kansas City, KS
Parkville
Riverside
Gladstone
Liberty
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Belton
Raymore
Olathe
Lenexa
Overland Park
Shawnee
De Soto
Gardner
Bonner Springs
Basehor
Lansing
Leavenworth
Platte City
Mosby
Excelsior Springs
Oak Grove
Lone Jack
Greenwood
Sugar Creek
Mission
Prairie Village
Leawood

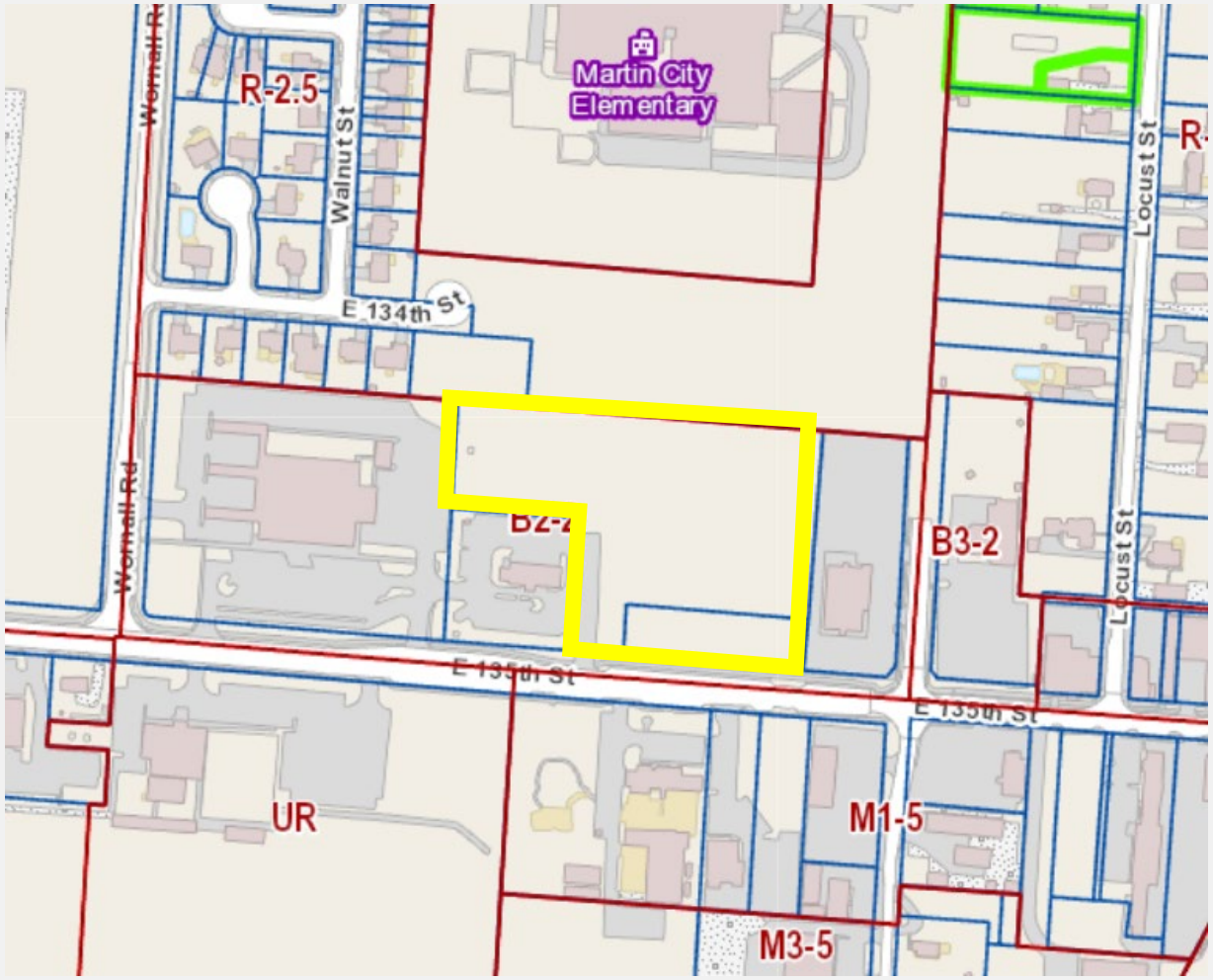
Location

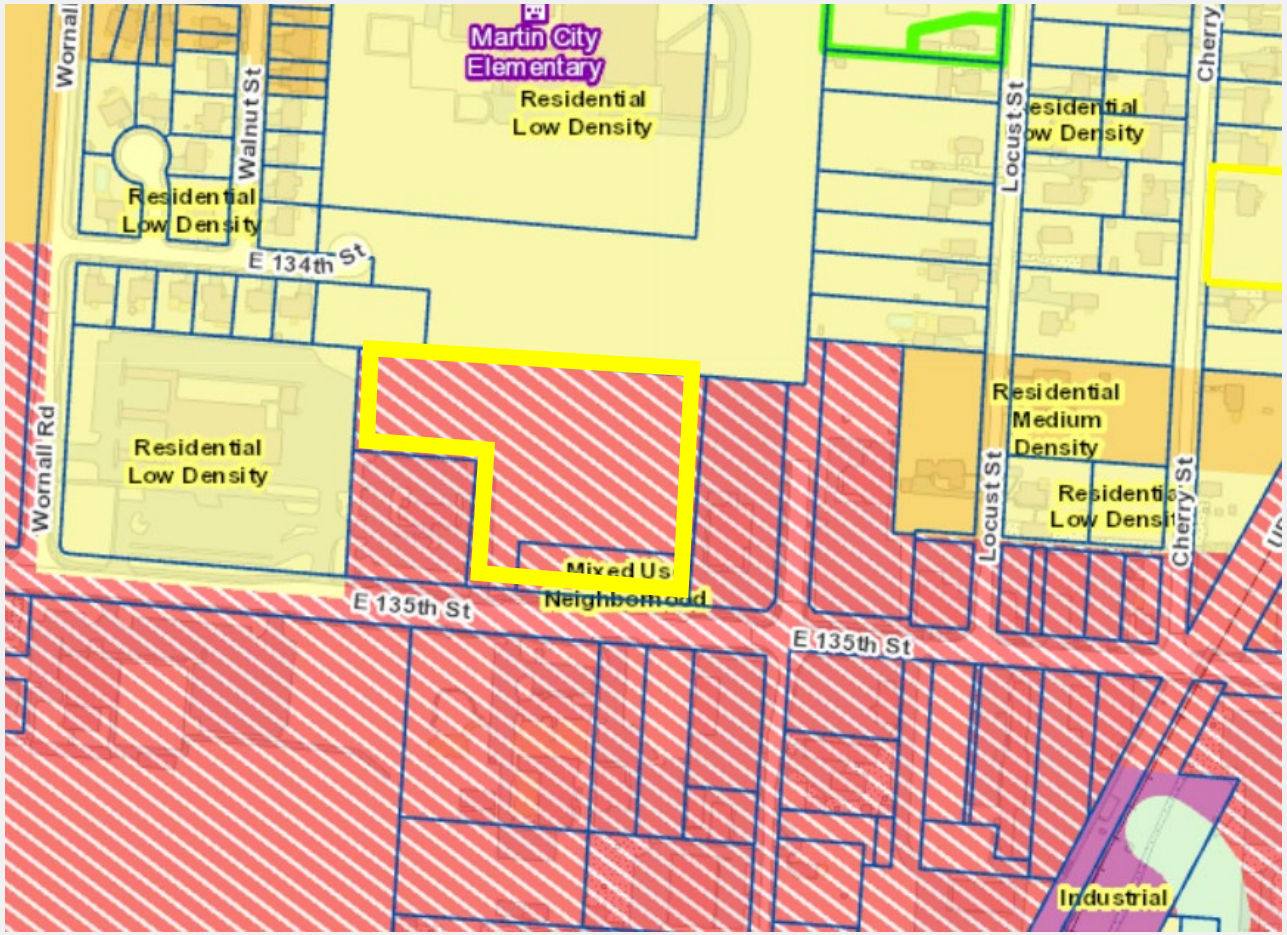

Summit Ct
Inverness Dr
Walnut St
Locust St
Cherry St
Charlotte St
W 135th St
E 135th St
Washington St
Wyandotte St
Oak St
UP RR
Holmes Rd
Madison Ave
150
E 137th St
W 138th St

Looking North From East 135th Street

Looking North From East 135th Street

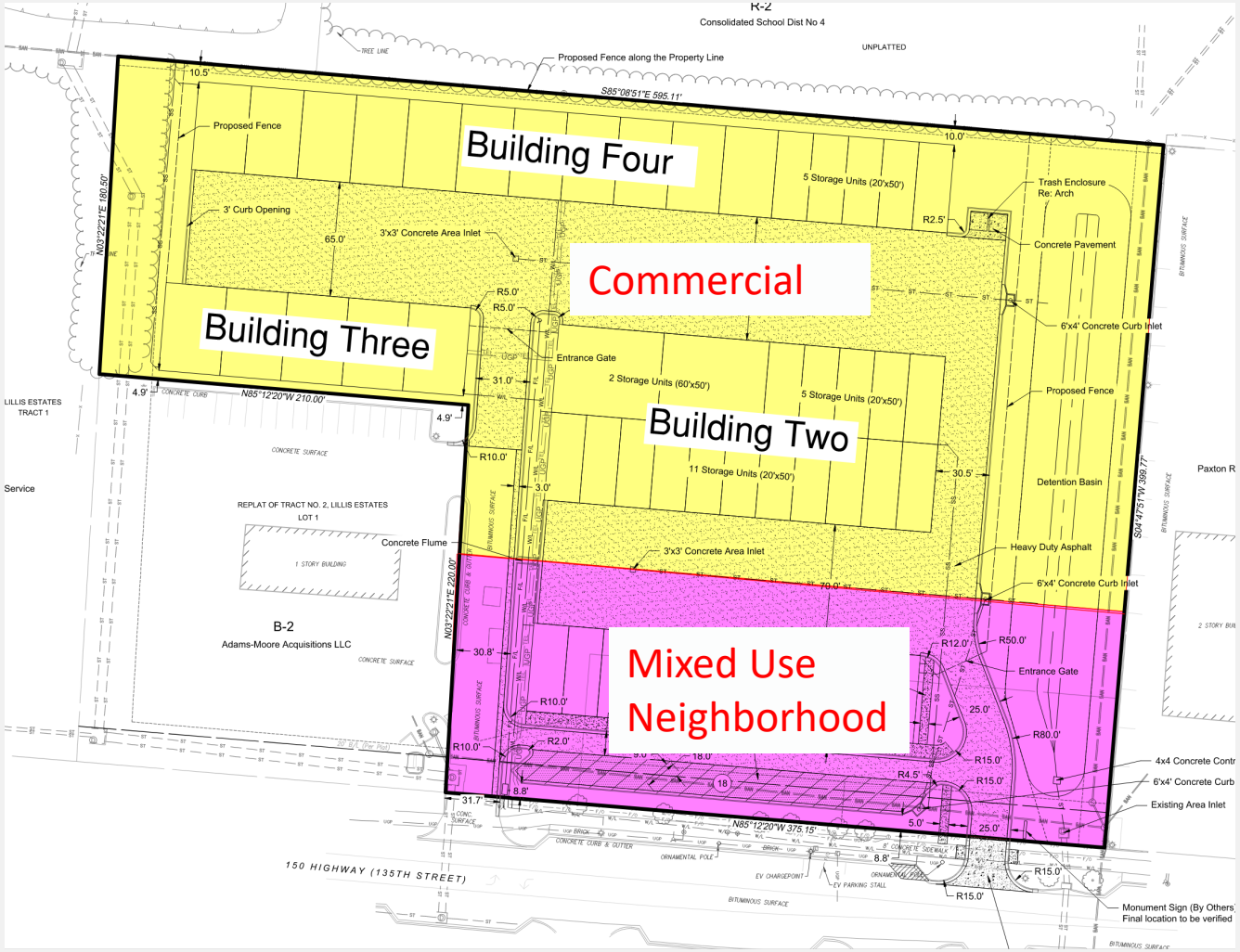
Existing Zoning and Future Land Use





Rezoning and Area Plan Amendment

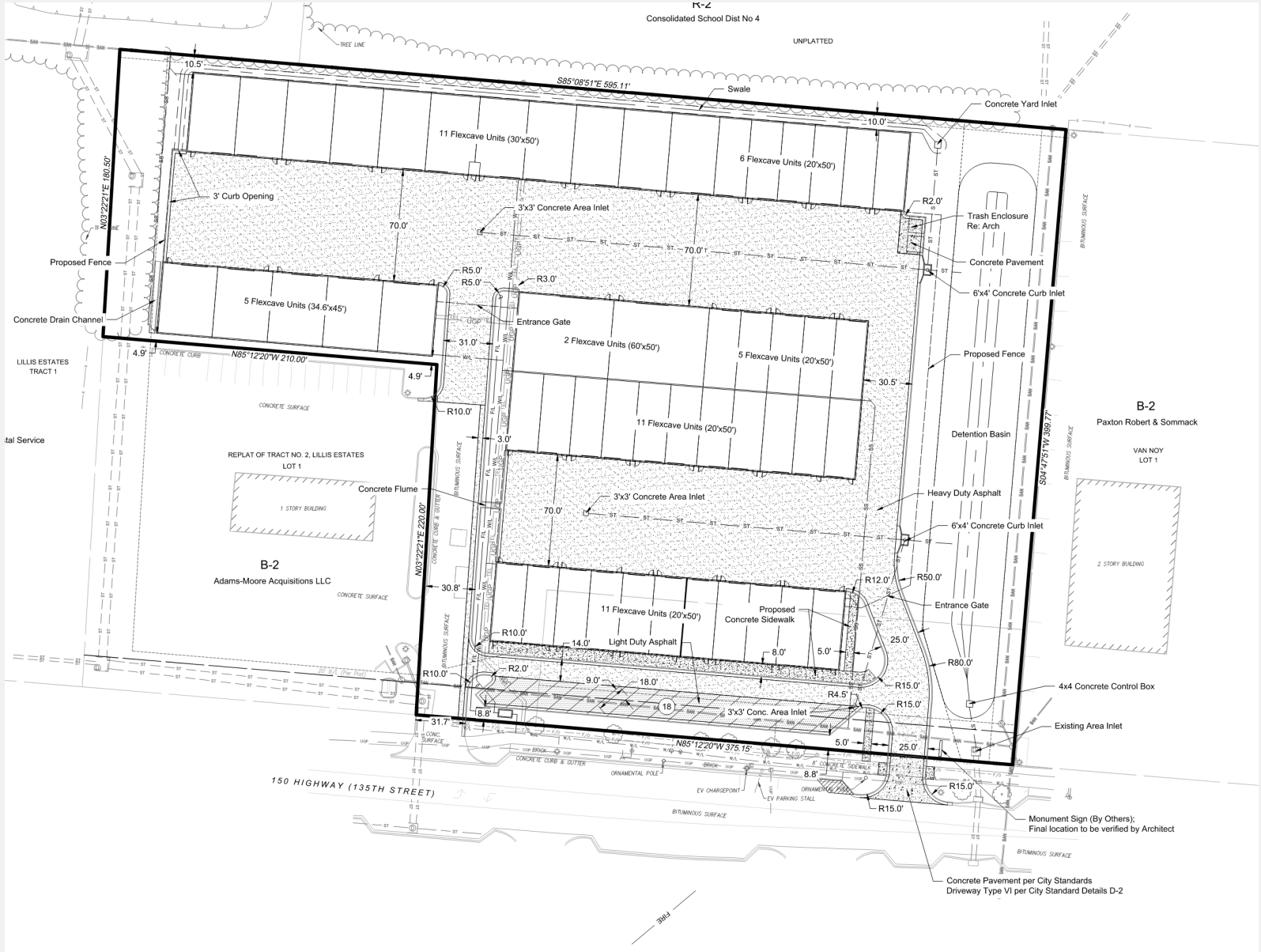
- Parcels are currently zoned B2-2
- Applicant is requesting a rezoning to MPD (Master Planned Development).
- Community Planning Division Requested a split Area Plan Amendment of the north side of lot from Mixed Use Neighborhood to Commercial



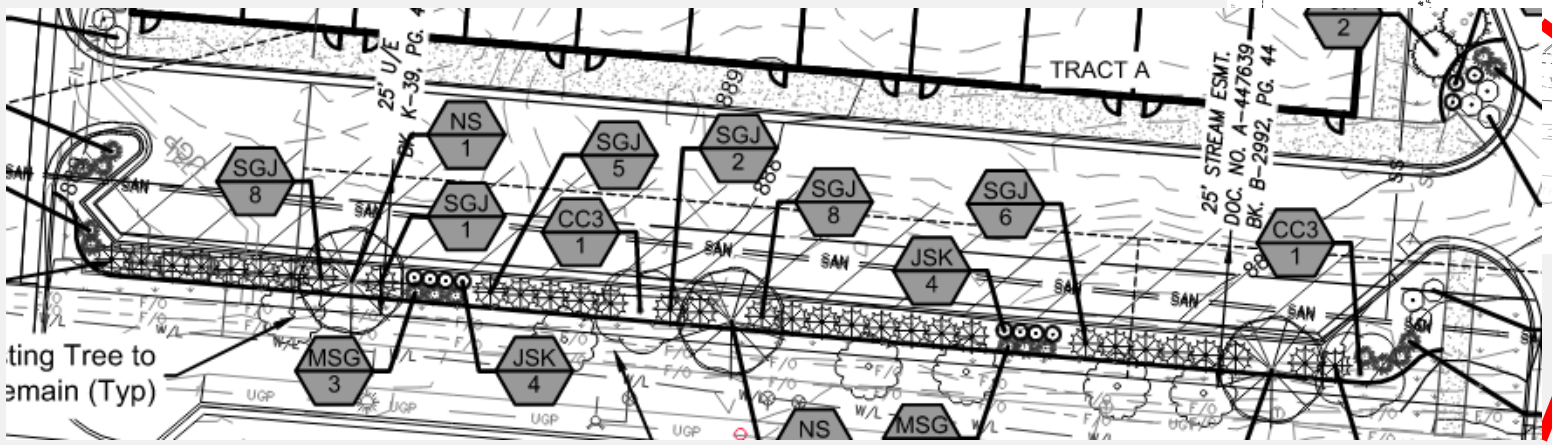
Site Plan

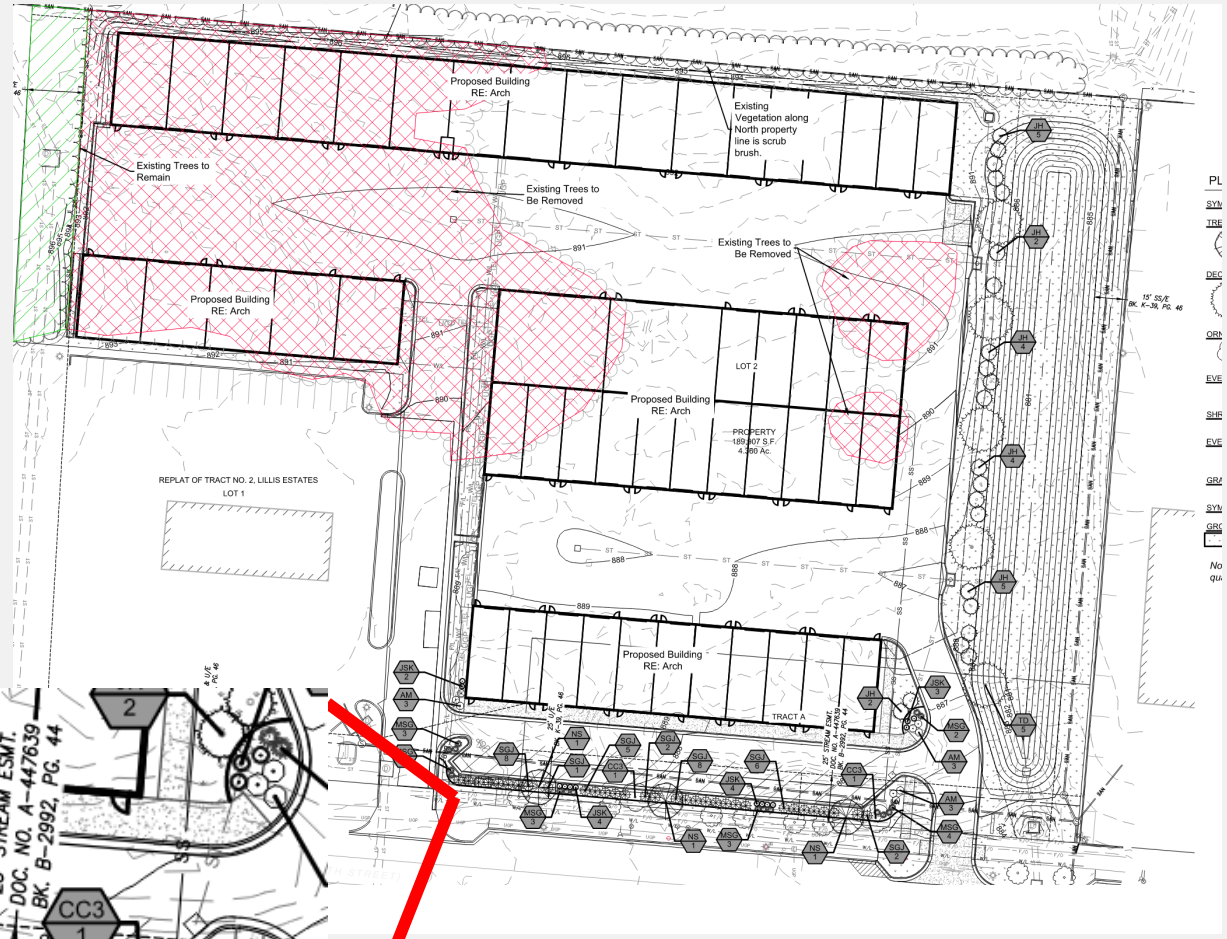
- Applicant is proposing 4 buildings
- Three buildings on the north side of lot are “FlexCaves”. For storage- marketed toward higher end collectors and allows for flexibility in uses in buildings
- Building along East 135th Street will have 11 “ShopCaves” where businesses can have logistics/storage and have a store front.
- Staff requested that parking along 135th be moved to the side of the building to fix contextually with historic buildings to the east, applicant added additional landscaping but did not move parking.

Site Plan

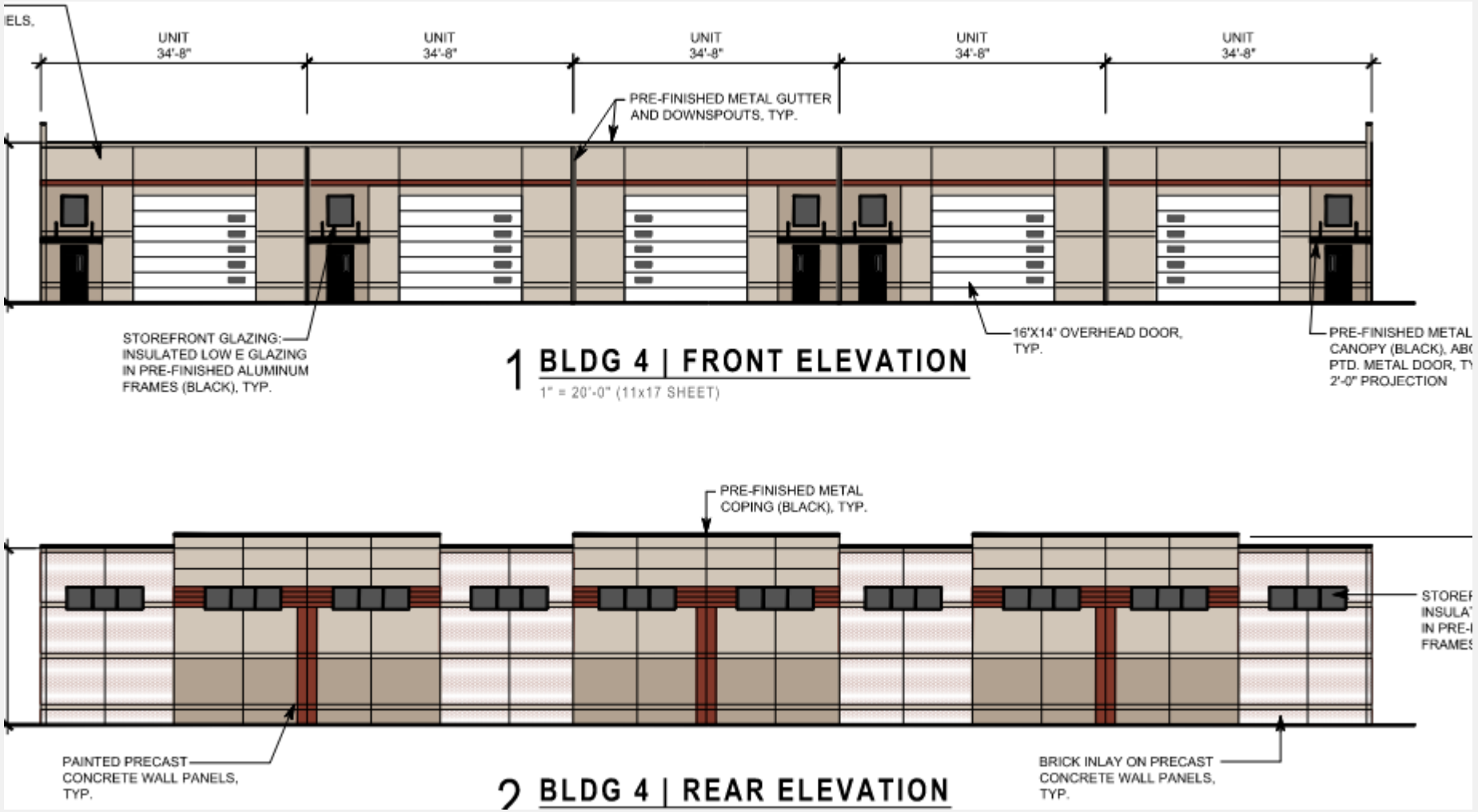

Consolidated School Dist No 4
UNPLATTED
TREE LINE
S85°08'51"E 595.11'
Swale
Concrete Yard Inlet
10.5'
10.0'
11 Flexcave Units (30'x50')
6 Flexcave Units (20'x50')
3' Curb Opening
3'x3' Concrete Area Inlet
N03°22'21"E 180.50'
70.0'
R2.0'
Trash Enclosure
Re: Arch
Proposed Fence
R5.0'
R5.0'
R3.0'
Concrete Pavement
6'x4' Concrete Curb Inlet
5 Flexcave Units (34.6'x45')
Concrete Drain Channel
Entrance Gate
31.0'
2 Flexcave Units (60'x50')
5 Flexcave Units (20'x50')
Proposed Fence
LILLIS ESTATES
TRACT 1
4.9'
CONCRETE CURB
N85°12'20"W 210.00'
30.5'
B-2
Paxton Robert & Sommack
VAN NOY
LOT 1
R10.0'
3.0'
11 Flexcave Units (20'x50')
Detention Basin
CONCRETE SURFACE
REPLAT OF TRACT NO. 2, LILLIS ESTATES
LOT 1
Concrete Flume
3'x3' Concrete Area Inlet
Heavy Duty Asphalt
6'x4' Concrete Curb Inlet
1 STORY BUILDING
2 STORY BUILDING
N03°22'21"E 220.00'
S04°47'51"W 399.77'
B-2
Adams-Moore Acquisitions LLC
30.8'
R12.0'
R50.0'
Entrance Gate
11 Flexcave Units (20'x50')
Proposed
Concrete Sidewalk
R10.0'
14.0'
Light Duty Asphalt
8.0'
5.0'
25.0'
R80.0'
R2.0'
9.0'
18.0'
R15.0'
4x4 Concrete Control Box
R4.5'
18.8'
3'x3' Conc. Area Inlet
Existing Area Inlet
31.7'
N85°12'20"W 375.15'
5.0'
25.0'
8.8'
R15.0'
150 HIGHWAY (135TH STREET)
CONCRETE CURB & GUTTER
ORNAMENTAL POLE
EV CHARGEPOINT
EV PARKING STALL
R15.0'
Monument Sign (By Others);
Final location to be verified by Architect
BITUMINOUS SURFACE
Concrete Pavement per City Standards
Driveway Type VI per City Standard Details D-2
FINE

Landscape Plan

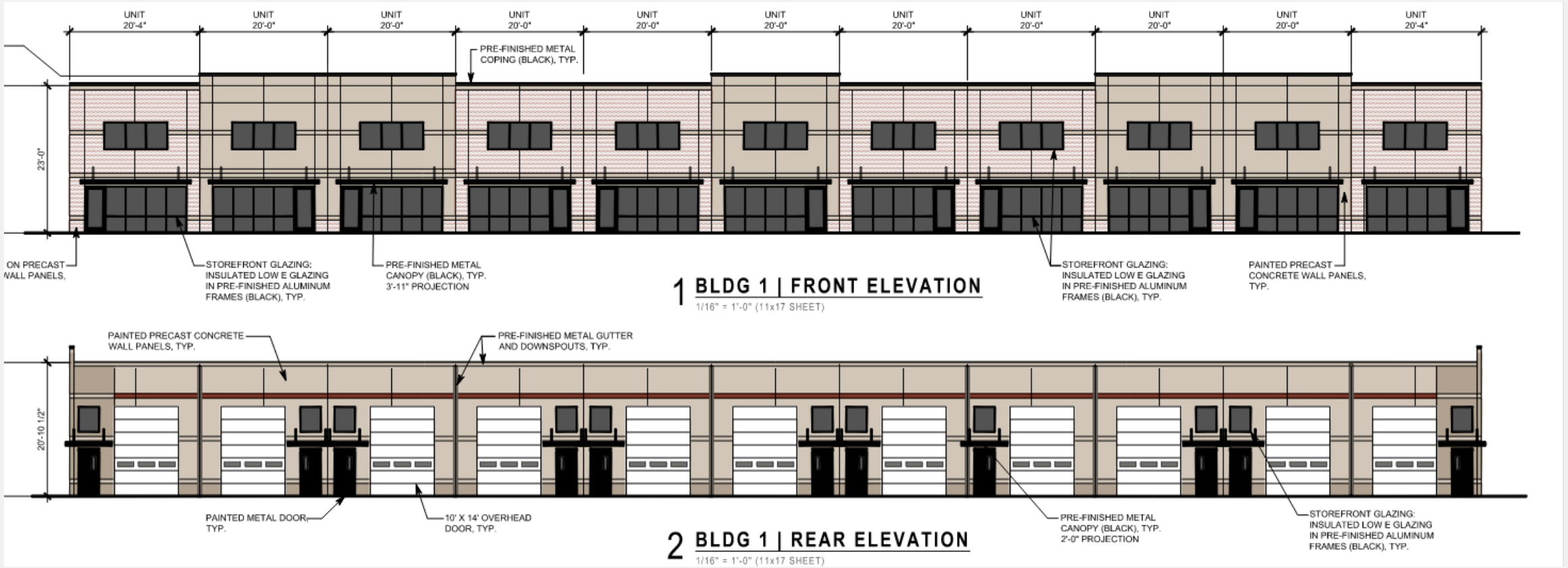




Building Elevations- Rear Buildings (FlexCaves)



Building Elevations- Rear Buildings (ShopCaves)



Allowed Uses

Allowed uses within the storefront units in Building 1 shall be limited to uses allowed within the B2 Zoning District.

Allowed uses within Buildings 2, 3, and 4 are limited to Self Storage Warehouse, Manufacturing, Production (Artisanal), Warehousing, Wholesaling, Storage, and Freight Movement (Indoor), Sports and Recreation, Participant (Indoor), Personal Improvement Services, Business Equipment Sales and Services, Building Maintenance Services, Artist Work or Sales Space, Food and Food Storage, and Office, Administrative, Professional or General. No outdoor storage is permitted.

Public Engagement Summary

- Applicant hosted a neighborhood meeting on Monday, August 25th.
- Three members of the public joined the meeting.
- One letter of support was provided to staff.
- No letters of oppositions sent to staff.

City Plan Commission Recommendation Ordinance 250877 & Resolution 250878

Area Plan Amendment

Case No. CD-CPC-2025-00140 **Approval**

Rezoning to MPD

Case No. CD-CPC-2025-00122 **Approval with Conditions**

Martin City FlexCaves