



CITY PLAN COMMISSION

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

KCMO.gov/Planning

June 17, 2026

Brett Greene
2934 Sidco Dr., Suite 120
Nashville, TN 37204

Re: **CD-CPC-2026-00066** - A request to approve a development plan to allow multiple principal uses, including retail and light equipment sales/rental, on one lot in district B3-2 on about 4.5 acres generally located at 2201 NW Barry Rd.

Dear Brett Greene:

At its meeting on June 17, 2026, the City Plan Commission acted as follows on the above-referenced case.

Approved, Subject to Conditions

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
Lead Planner

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

Condition(s) by City Planning and Development Department. Contact Alec Gustafson at (816) 513-2667 / Alec.Gustafson@kcmo.org with questions.

1. Deliveries, loading, unloading, refuse collection, and outdoor material handling shall not occur outside of the normal business hours of 7:00am to 9:00pm.
2. Idling of trucks or equipment shall not occur outside of the normal business hours of 7:00am to 9:00pm.
3. The applicant shall utilize effective litter-control measures and exercise prompt cleanup of any trash or debris that leaves the property.
4. All dumpsters and refuse areas to remain enclosed and regularly serviced to prevent overflow, odors, and wind-blown debris.

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

5. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
6. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
7. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.