

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00031

114 W Linwood Boulevard Urban Renewal Plan



KANSAS CITY
Planning & Dev

May 6, 2026

Docket # 2

Request

Tax Incentive

Applicant

Bob Long
EDC KC

Owner

Barf Hearts LLC

Site Information

Location	114 W. Linwood Blvd.
Area	.46 Acres
Zoning	B4-5
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Commercial, B4-5
South: Commercial, B4-5/HO
East: Residential, B4-5
West: Commercial, B4-5

Land Use Plan

The Midtown/Plaza Area Plan recommends Commercial for this location.

Major Street Plan

W. Linwood Boulevard is identified as a Boulevard in this location on the Major Street Plan.

Approval Process



Overview

The applicant seeks to approve the 114 W. Linwood Boulevard Urban Renewal Area on approximately a half-acre located on the north side of Linwood Boulevard and east of Wyandotte Street.

Existing Conditions

A vacant three-story brick building, built in 1922, is located on the site. There are two points of vehicular access from Linwood Boulevard with a designated parking area on the west side of the building.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request. The applicant hosted a meeting on June 25, 2025. A meeting summary is attached; see Attachment #3.

Controlling Case

There are no controlling cases associated with this site.

Project Timeline

The application was filed on March 6, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #2 Approval

VICINITY MAP



PLAN REVIEW

The applicant is proposing an Urban Renewal Area at 114 W. Linwood Boulevard. Staff from the Land Clearance for Redevelopment Authority (LCRA) have stated the proposed abatement is necessary to rehabilitate the existing vacant commercial building. The scope of work will include ground floor commercial spaces for smaller businesses and office space for the owner who will be the developer. The existing structure, located in a distressed Census Tract, is one block from the streetcar and is located within the Main Corridor Overlay District.

The LCRA has the authority to grant tax abatement for any property within an Urban Renewal Area following the completion of the proposed improvements.

City Staff does not comment on whether the site is blighted or not. The LCRA has made the determination of finding blight on the proposed sites in accordance with 99.320(3) RSMo of Missouri's Land Clearance for Redevelopment Statute.

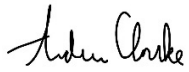
ATTACHMENTS

1. EDC Staff Report
2. Blight Study
3. EDC Presentation

PROFESSIONAL STAFF RECOMMENDATION

Should the City Plan Commission make a finding of blight, City staff recommends APPROVAL.

Respectfully submitted,



Andrew Clarke, AICP
Development Specialist III