



## CITY PLAN COMMISSION

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

[kcmo.gov/planning](http://kcmo.gov/planning)

January 05, 2026

Matt Nichols  
Harmony Property Holdings  
1101 E. 5th St.  
Kansas City, MO 64106

Re: **CD-CPC-2025-00160** - A request to approve a rezoning from District UR (Urban Development) to District B2-2 (Neighborhood Business) on about 0.2 acres generally located at the southeast corner of Troost and East 5th Street.

Dear Matt Nichols:

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

Denied

*The Commission's action is only a recommendation.* Your request must receive final action from the . 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 consideration.

If you have any questions, please contact me at [justin.smith@kcmo.org](mailto:justin.smith@kcmo.org) or (816) 513-8823.

Sincerely,

A handwritten signature in black ink that reads "Justin Smith".

Justin Smith  
Planner