

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00064



KANSAS CITY
Planning & Dev

11530 NW Prairie View Road Development Plan

June 17, 2026

Docket #7

Request

Development Plan (non-residential)

Applicant

Lindsay Vogt
RL Buford

Owner

Neel Patel
Trueparkings KC LLC

Site Information

Location	111530 NW Prairie View Rd
Area	10.75 Acres
Zoning	M1-2
Council District	1 st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Undeveloped, KCIA
South: Commercial, B3-3
East: Interstate-29, zoned AG-R
West: Undeveloped, KCIA

Land Use Plan

The KCI Area Plan recommends Commercial for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

This section of NW Prairie View Road is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a non-residential development plan for Warehousing, Wholesaling, Storage, and Freight Movement (with a focus on Vehicle Storage to be stored for longer than 15 days) on about 10.75 acres.

Existing Conditions

The subject site is developed with three existing structures (one principal and two accessory buildings). The site is mostly paved and has two access points off NW Prairie View Road.

Neighborhood(s)

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

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on May 29, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CD-CPC-2024-00117 - approved a rezoning of about 10.75 acres located west of Interstate 29 on NW Prairie View Road from District B3-3 to District M1-2. (Ord. No. 240967 approved April 17, 2025).

Project Timeline

The application was filed on May 8, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #7 Approval, subject to conditions.

VICINITY MAP



PLAN REVIEW

The applicant is proposing a non-residential development plan for Warehousing, Wholesaling, Storage and Freight Movement. The development plan is required due to the subject property being over 10 acres of proposed industrial use.

The property is currently developed with a surface parking lot, the applicant is not proposing any changes to the site layout, building sizes, or building location. The applicant provided plans showing covered parking for 886 parking stalls. The parking covers are approximately 10 feet tall and made of metal. There are 178 uncovered parking stalls proposed for a total of 1,064 stalls on the property, split into four (4) phases.

The applicant worked with staff to ensure the site is compliant with all required Code sections including 88-378 (Warehousing, Wholesaling, Storage and Freight Movement).

The applicant is providing parking and landscaping in compliance with the Zoning and Development Code.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-140)	Yes	

Standards	Meets	Notes
Use-Specific Standards (88-378)	Yes, subject to conditions	The applicant is proposing to use the stalls along the southern property (8 feet from the property line) as short-term vehicle storage and not as Warehousing, Wholesaling, Storage, and Freight Movement (Condition 6).
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	Yes, subject to conditions	
Outdoor Lighting (88-430)	Yes, subject to conditions	
Signs (88-445)	Yes, subject to conditions	
Pedestrian Standards (88-450)	Yes	

SPECIFIC REVIEW CRITERIA

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The plan complies with all standards of the Zoning and Development Code except the standard listed above. The applicant is not changing the site layout or increasing the amount of parking on site.

B. The proposed use must be allowed in the district in which it is located.

The proposed use is allowed in the M1 district. A development plan is required per 88-517-02-D, "... development plan review and approval is required only for industrial development on M-zoned land with a site area of 10 acres or more."

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

There are four access points off NW Prairie View Road. There is efficient circulation on site for movement on site and onto adjacent roadways.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

The plan does not provide sidewalks throughout the site. As the proposed use is very automobile-centered it would not be safe for pedestrians to walk within the site. The applicant has stated that there will be a drop-off system for those wishing to leave their vehicles, to reduce the amount of pedestrian activity on site. This is to be expected with the proposed use. There is no sidewalk along NW Prairie View Road for over a mile to the north or south of the site.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

The plan provides adequate utilities based on City standards. While there is a change in use proposed, the applicant has stated that the focus of the storage will be on vehicles, therefore the use of the site and any required utilities is similar to what was previously approved.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The subject property is already developed with a surface parking lot; the applicant is not proposing to change the site layout or the building footprints and locations. The site design and orientation are compatible with the uses to the south and in the surrounding area.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

The applicant is providing street trees in compliance with the Code along NW Prairie View Road. There is existing tree coverage along the northern and western property lines as well that act as buffers to the undeveloped parcels. Landscaping along the southern property line is not required by Code.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The subject property is developed with three buildings and surface parking lot. The applicant is not proposing any changes to the impervious coverage on site. The amount of impervious surface is consistent with the proposed use.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

The plan identifies trees to remain on the plan.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL, SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully submitted,



Larisa Chambi, AICP

Planning Supervisor



Plan Conditions

Report Date: June 11, 2026

Case Number: CD-CPC-2026-00064

Project: 11530 NW Prairie View Road Development Plan

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. 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.
2. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
3. 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.
4. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.
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 parking spaces along the southern property line (located 8 feet from the property line) shall only be used for short-term vehicle parking. No Warehousing, Wholesaling, Storage and Freight Movement uses are allowed.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

7. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)
8. Required fire department access roads shall be a minimum unobstructed width of twenty (20) feet and 13 ft-6 in clearance height. Check with Streets & Traffic (KCMO Public Works Department) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)
9. If an approved security gate spans across a fire access road, an approved means for emergency operation shall be provided. Electric gates shall require a siren sensor device typically referred to as a "yelp gate" (IFC-2018 § 503.6)

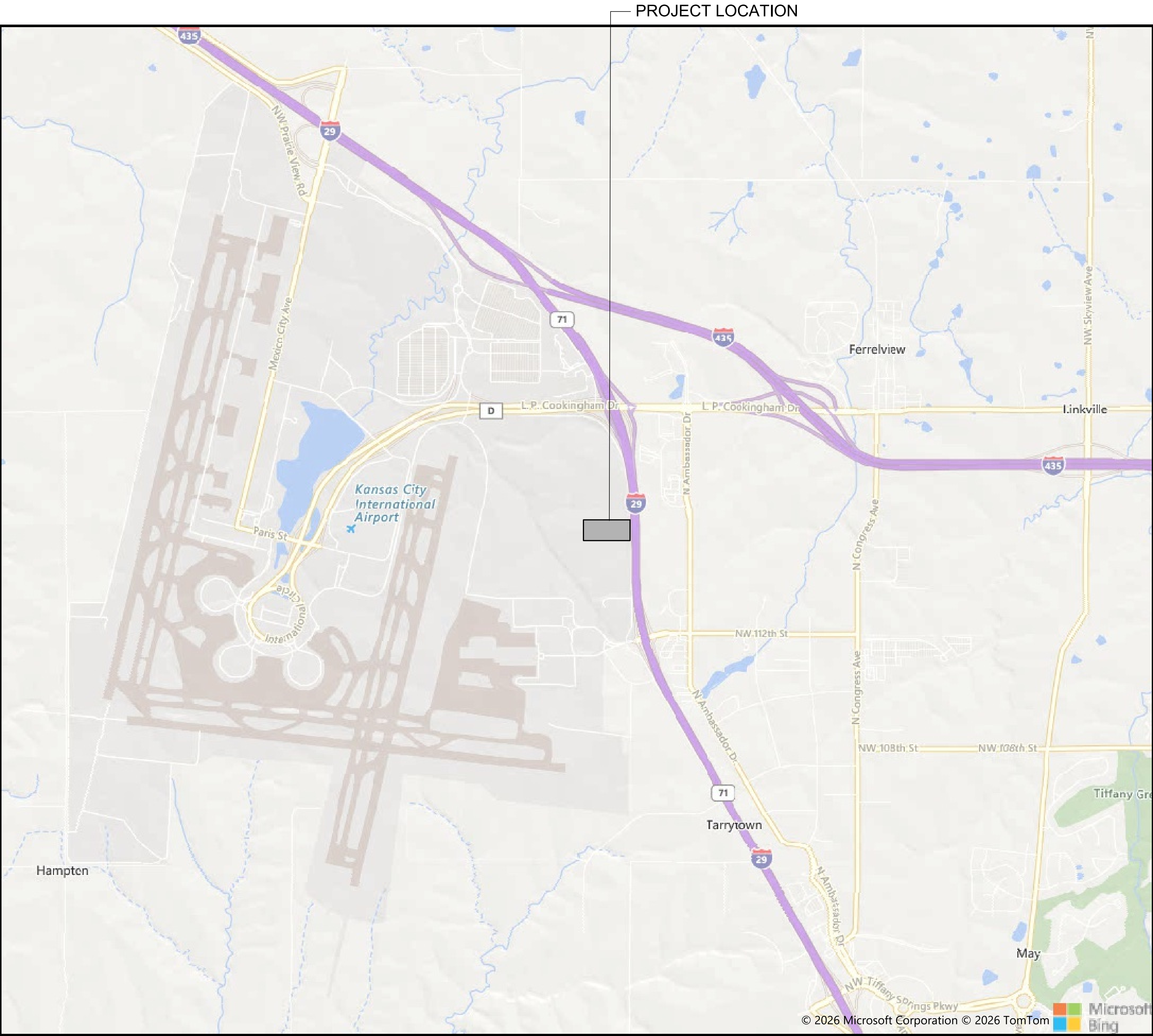
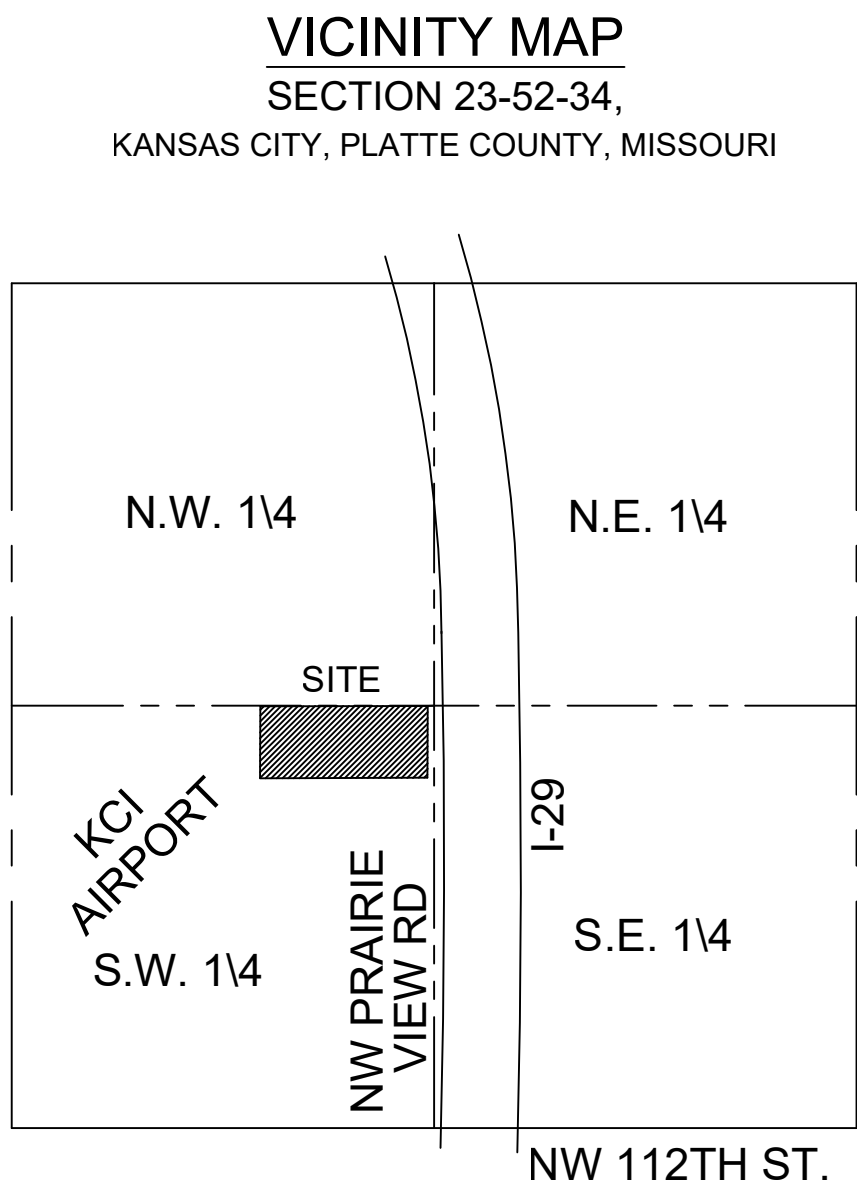
Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.

10. After discussion with property owner- prior to obtaining final plan approval, the lighting plan at a minimum shall show a lighting increase in the area between Canopy 8, 9, 10, 17, 18, 26 and near the east side vehicle entry/exit points where the lighting levels are 0fc-.10fc. Development Management Division reviewer may satisfy this condition.

11530 NW. PRAIRIE VIEW ROAD

DEVELOPMENT PLAN

A DEVELOPMENT IN
KANSAS CITY, PLATTE COUNTY, MISSOURI
SEC. 23-52-34



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	SITE PLAN
C3	PARKING STRUCTURE ELEVATIONS
C4	PARKING STRUCTURE DETAILS
L1	LANDSCAPE PLAN
	PHOTOMETRIC PLAN

PROJECT CONTACT LIST

PROPERTY OWNER:
PARKING EXPERT KC, LLC
7324 AARON STREET
PARKVILLE, MO 64152
(785) 215-4207
NEEL PATEL
npatel@trueparkings.com

SURVEYOR:
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
ROBERT YOUNG
rob@rlbuford.com

ENGINEER:
R.L. BUFORD & ASSOCIATES ENGINEERING, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
LINDSAY VOGT
lindsay@rlbuford.com

LOCATION MAP
NOT TO SCALE

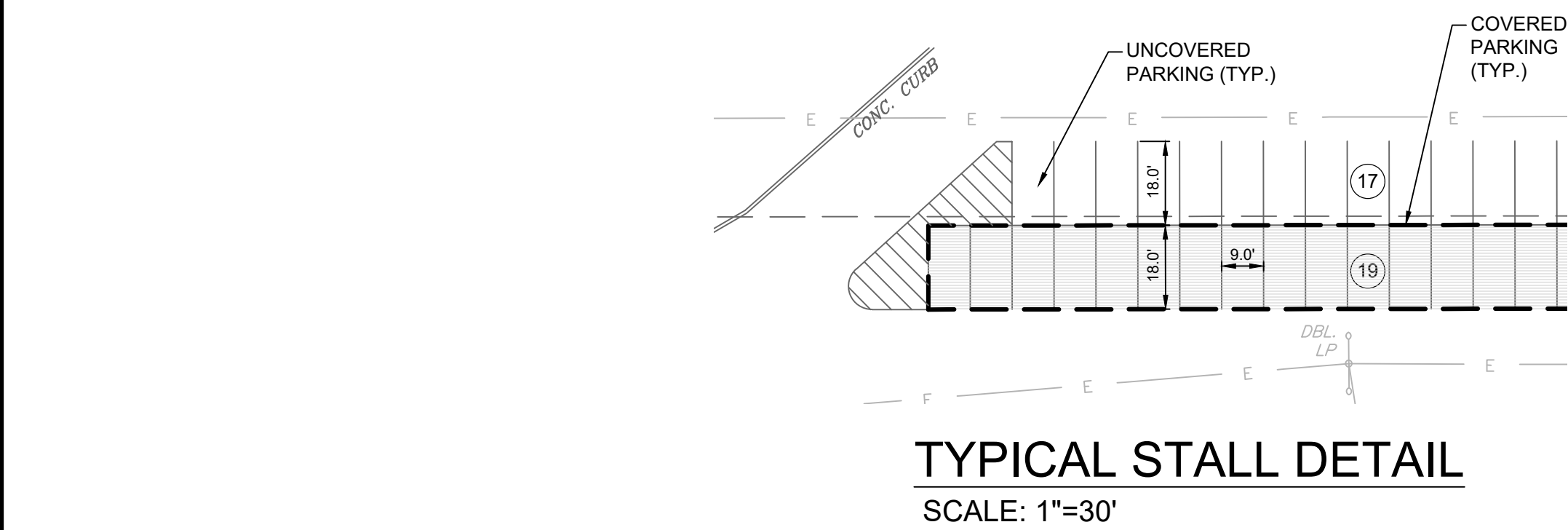
R.L. Buford & Associates Engineering, LLC
LAND SURVEYING & ENGINEERING CONSULTANTS
P.O. BOX 14069, PARKVILLE, MO 64152 (816) 741-6152
R.L. BUFORD & ASSOCIATES, LLC
rlbuford.com

FOR
PARKING EXPERT KC, LLC

SHEET NO.
C1

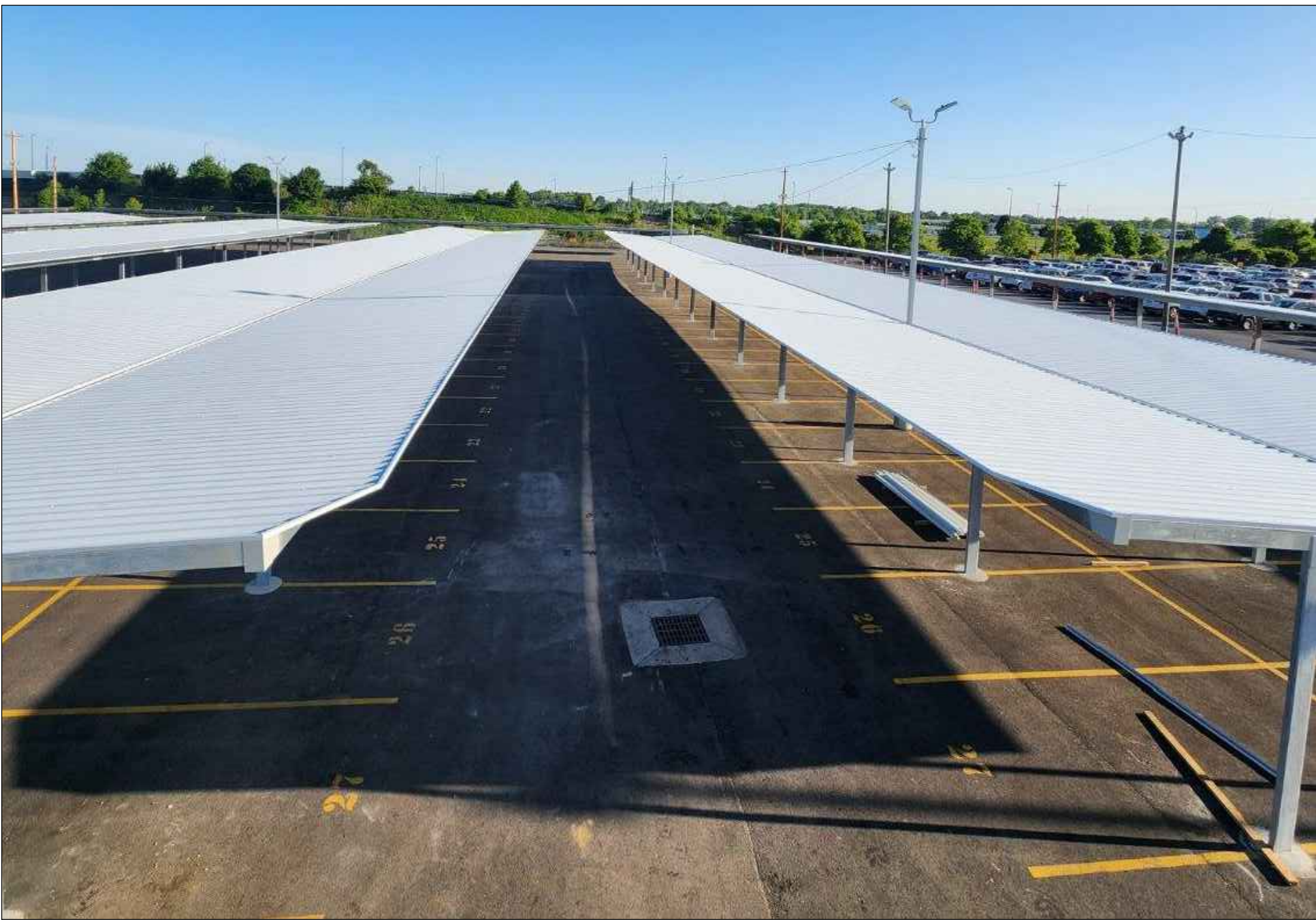
11530 NW. PRAIRIE VIEW ROAD
KANSAS CITY, PLATTE COUNTY, MISSOURI
DEVELOPMENT PLAN
COVER SHEET

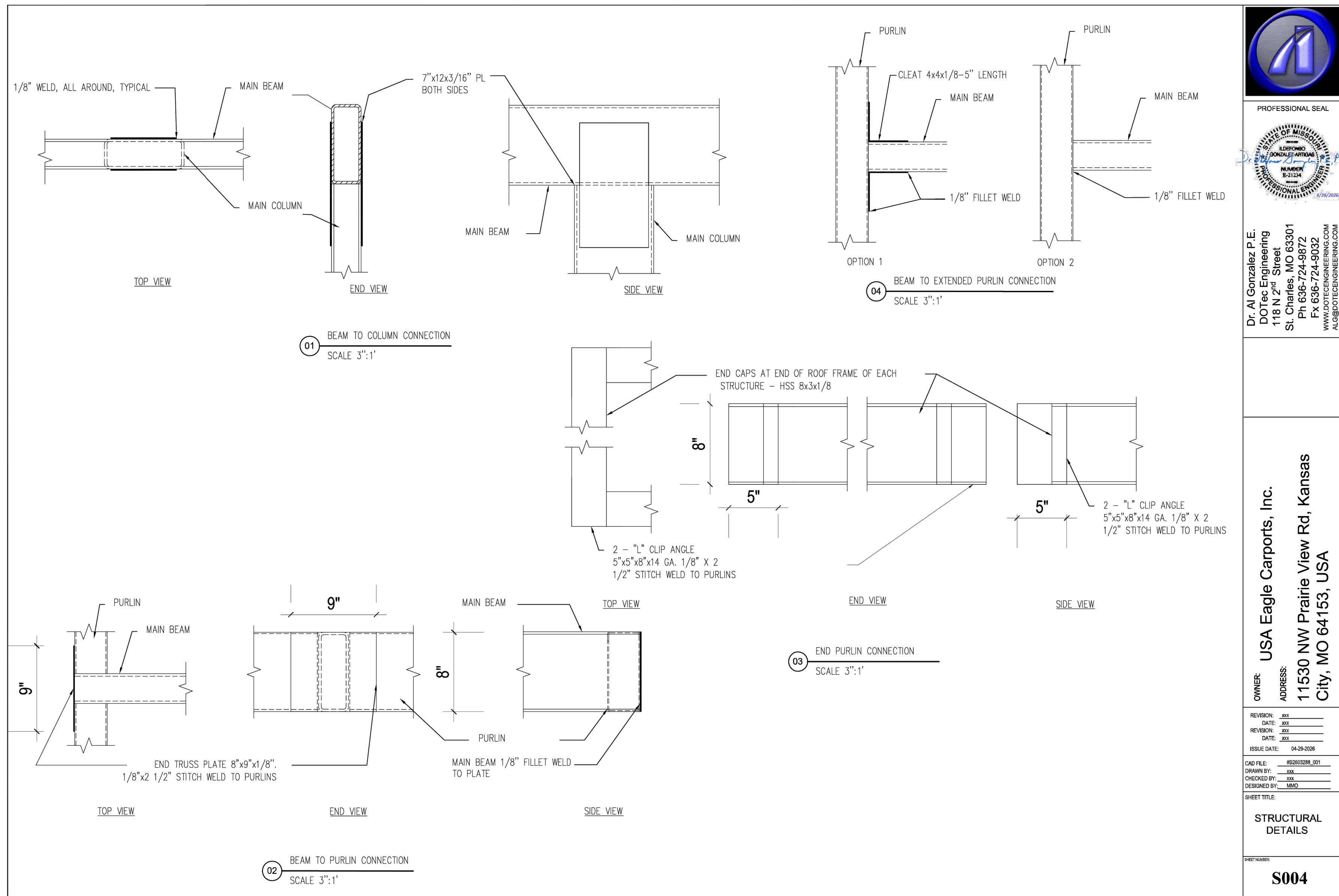
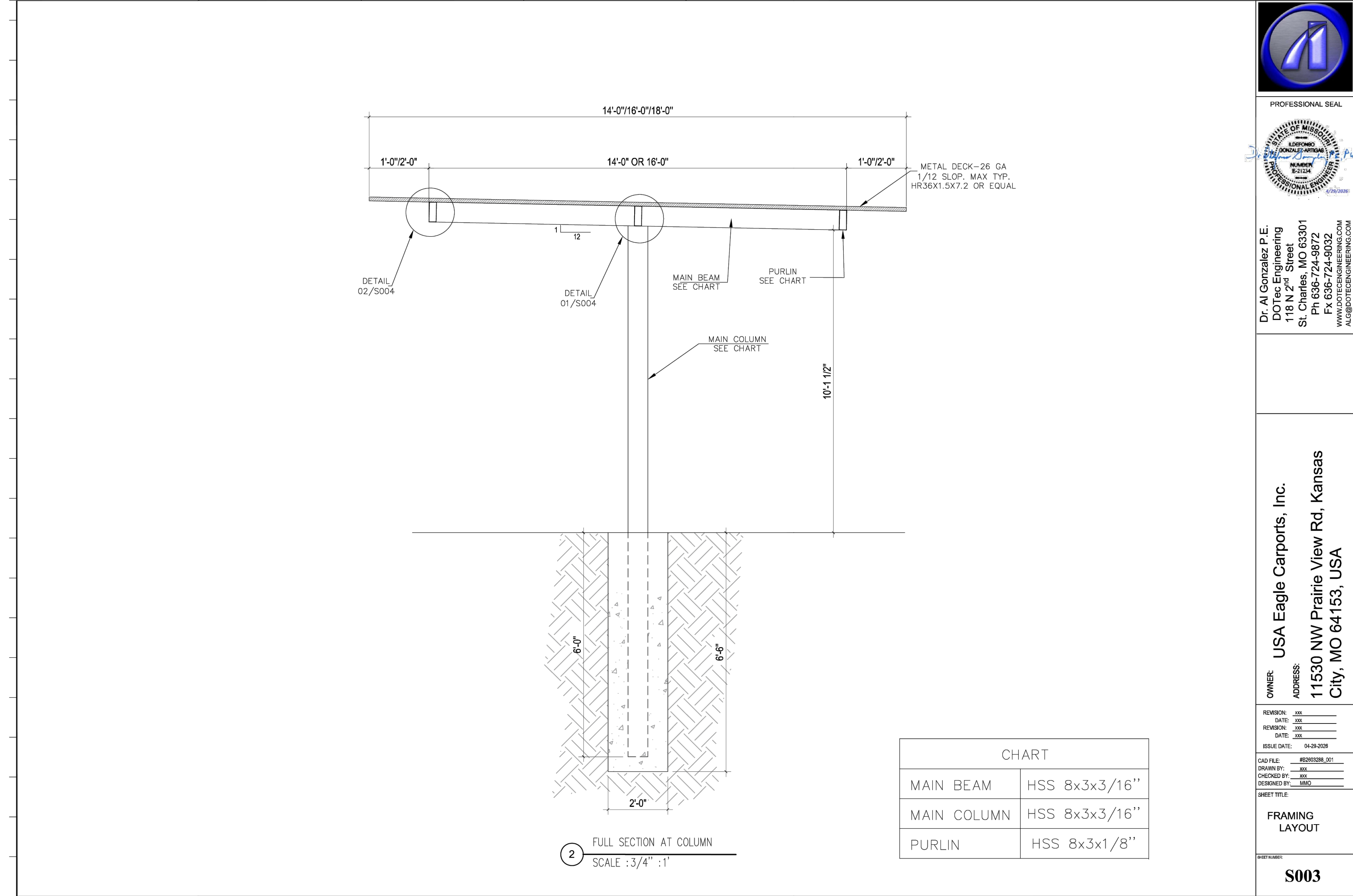
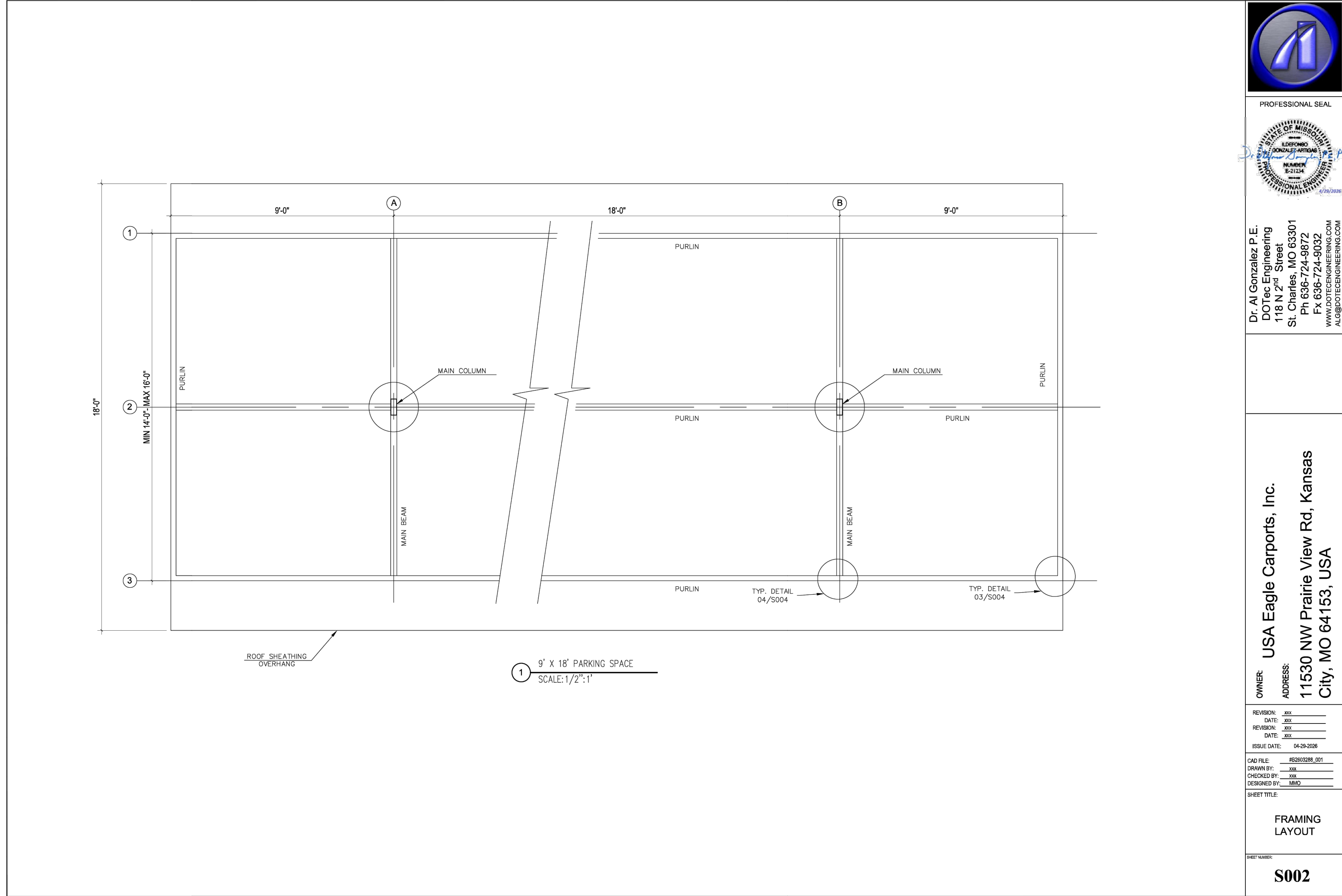
NO.		DATE	REVISIONS	DESCRIPTION	REVISOR	CHECKED BY
1		09/08	REVISED	REVISED	ARR	LY
2		09/08	REVISED	REVISED	ARR	LY
3						
4						
5						
6						
7						

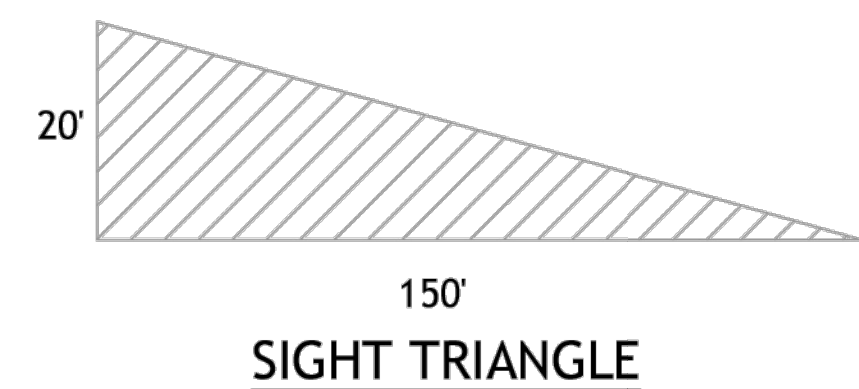
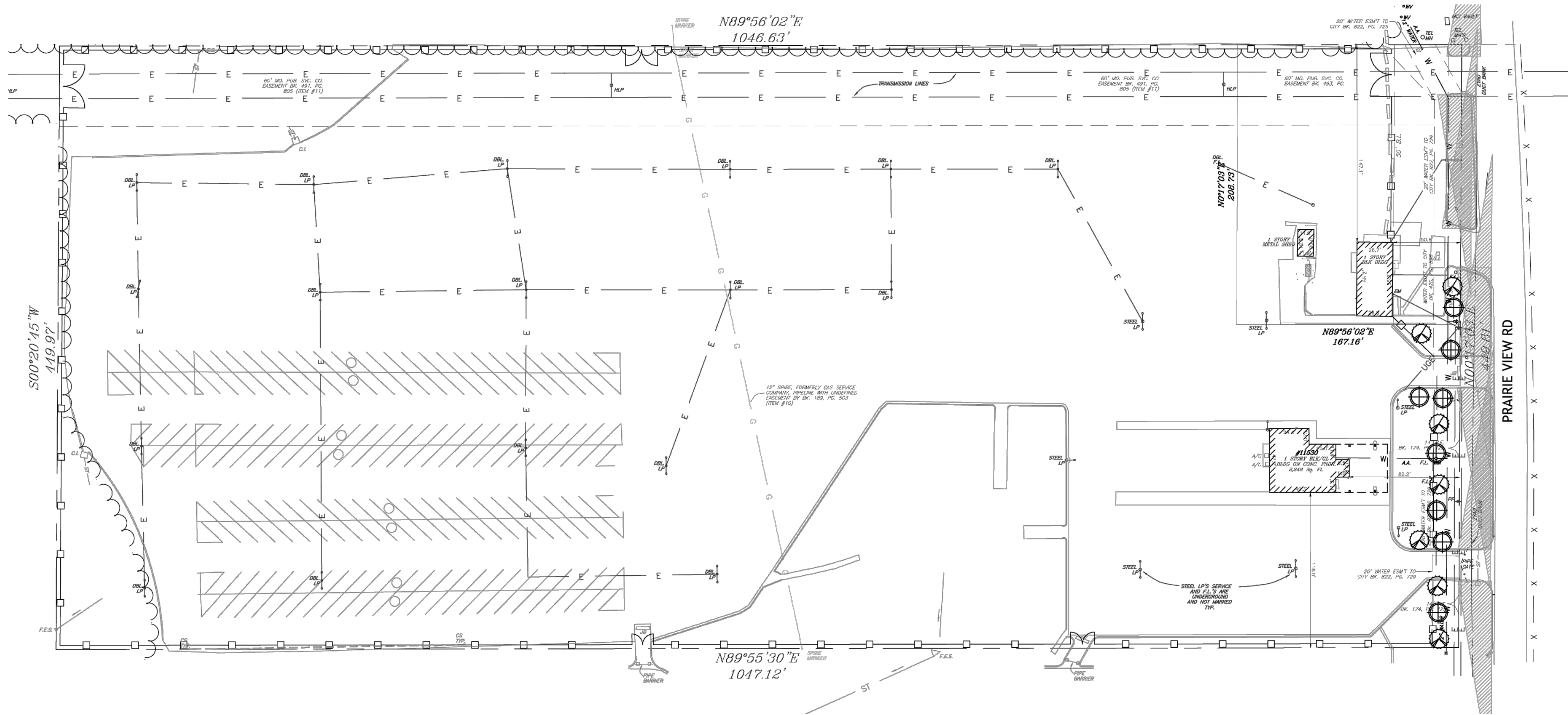


PARKING DATA	Required	Proposed
Parking Stalls	1 per 4 employees / 1	2 (*)
(*) 1 ADA Stall & 1 Standard Stall		
Total Employees - 4		

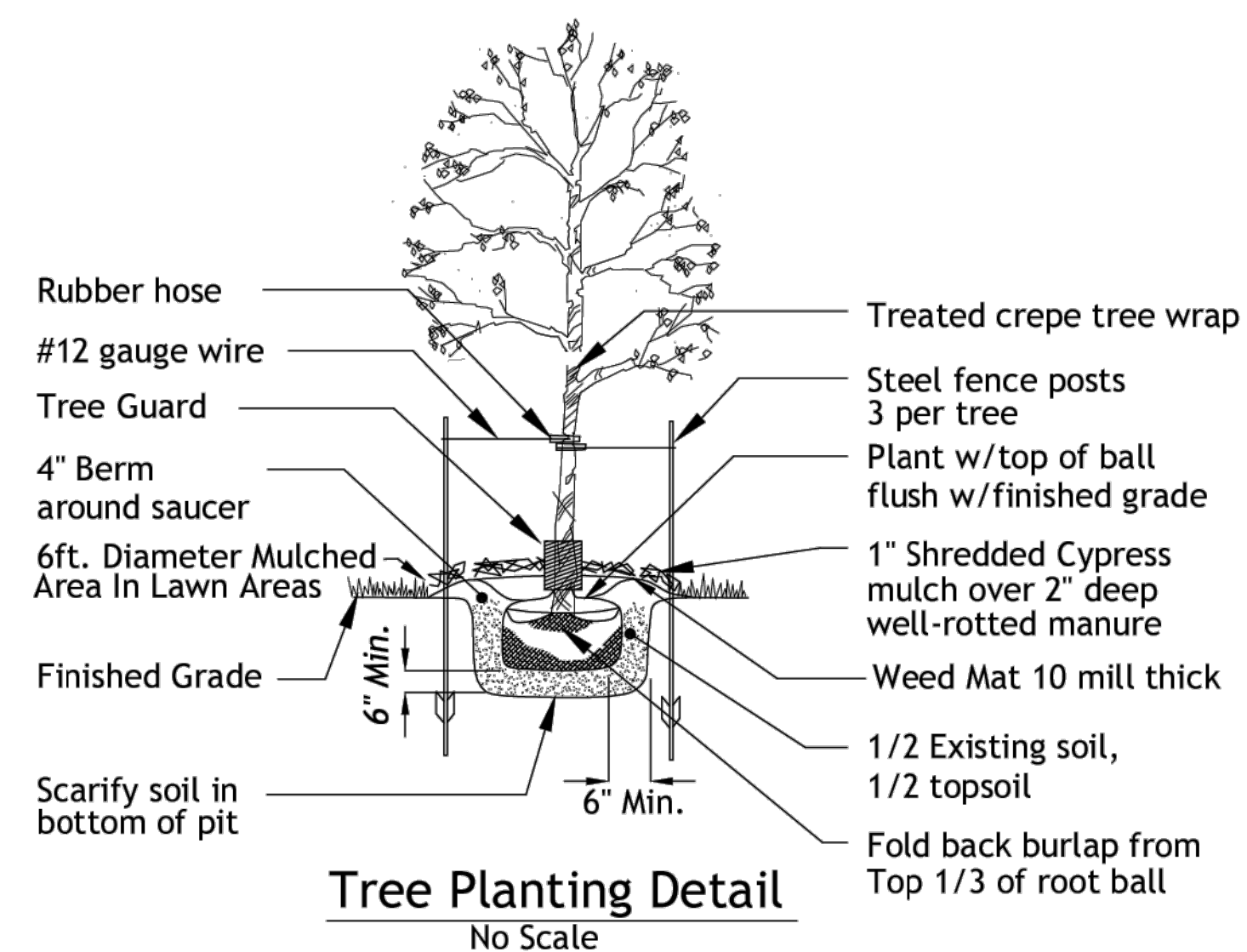
[illegible]







Tree List Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	8	Eastern Redbud	Cercis canadensis	1 1/2\"cal	BB	As Shown
	7	White Fringetree	Chionanthus virginicus	1 1/2\"cal	BB	As Shown



LANDSCAPE NOTES

CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allow without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

LANDSCAPE DATA:

	REQUIRED	PROVIDED
PRAIRIE VIEW RD 449'		
1 TREES PER 30'	15	15

NOTE:
LANDSCAPING SHALL BE INSTALLED WITH PHASE 4.



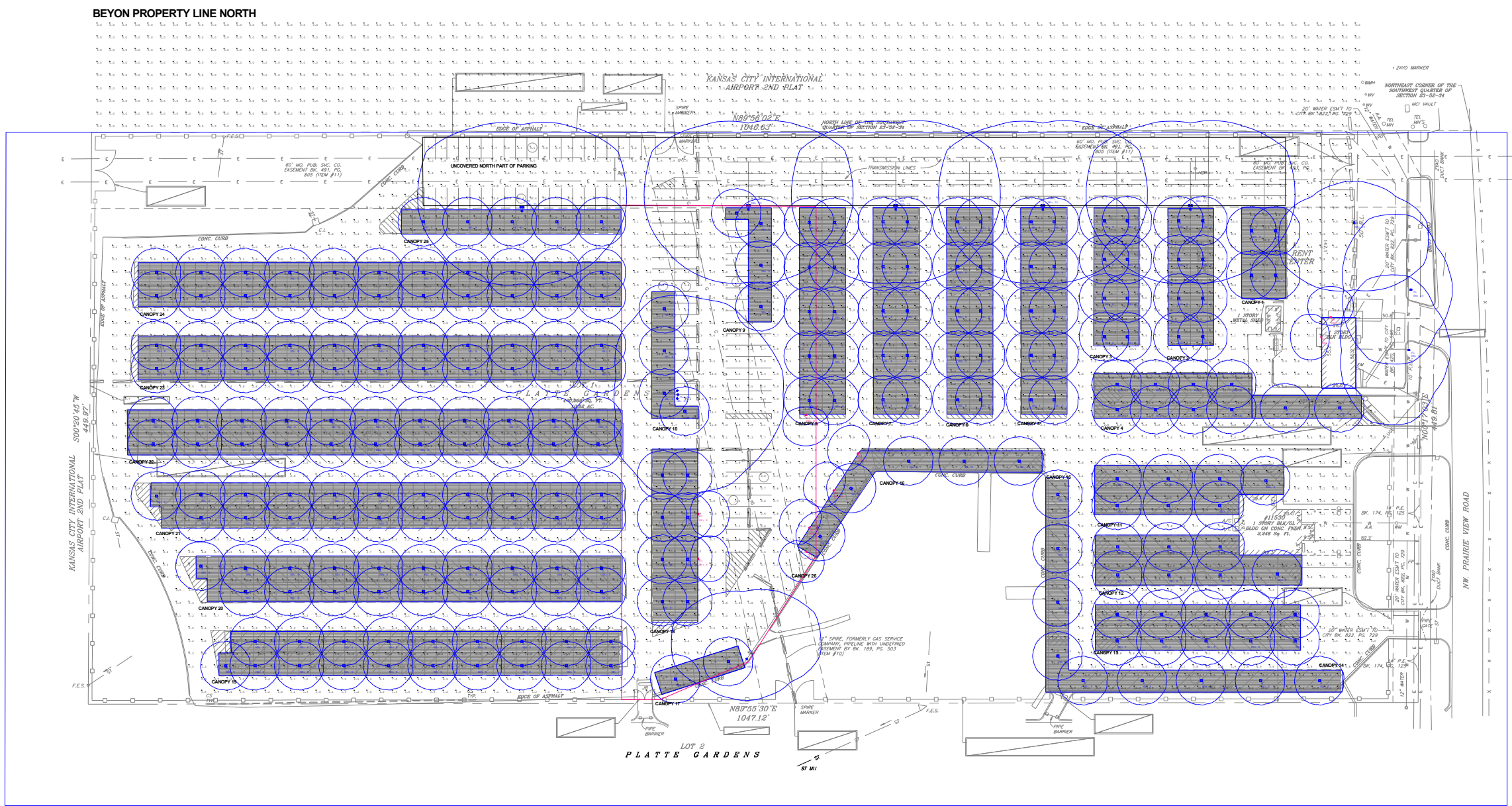
DATE: 3-30-26

PARKING EXPERT
KANSAS CITY, MO

LANDSCAPE PLAN

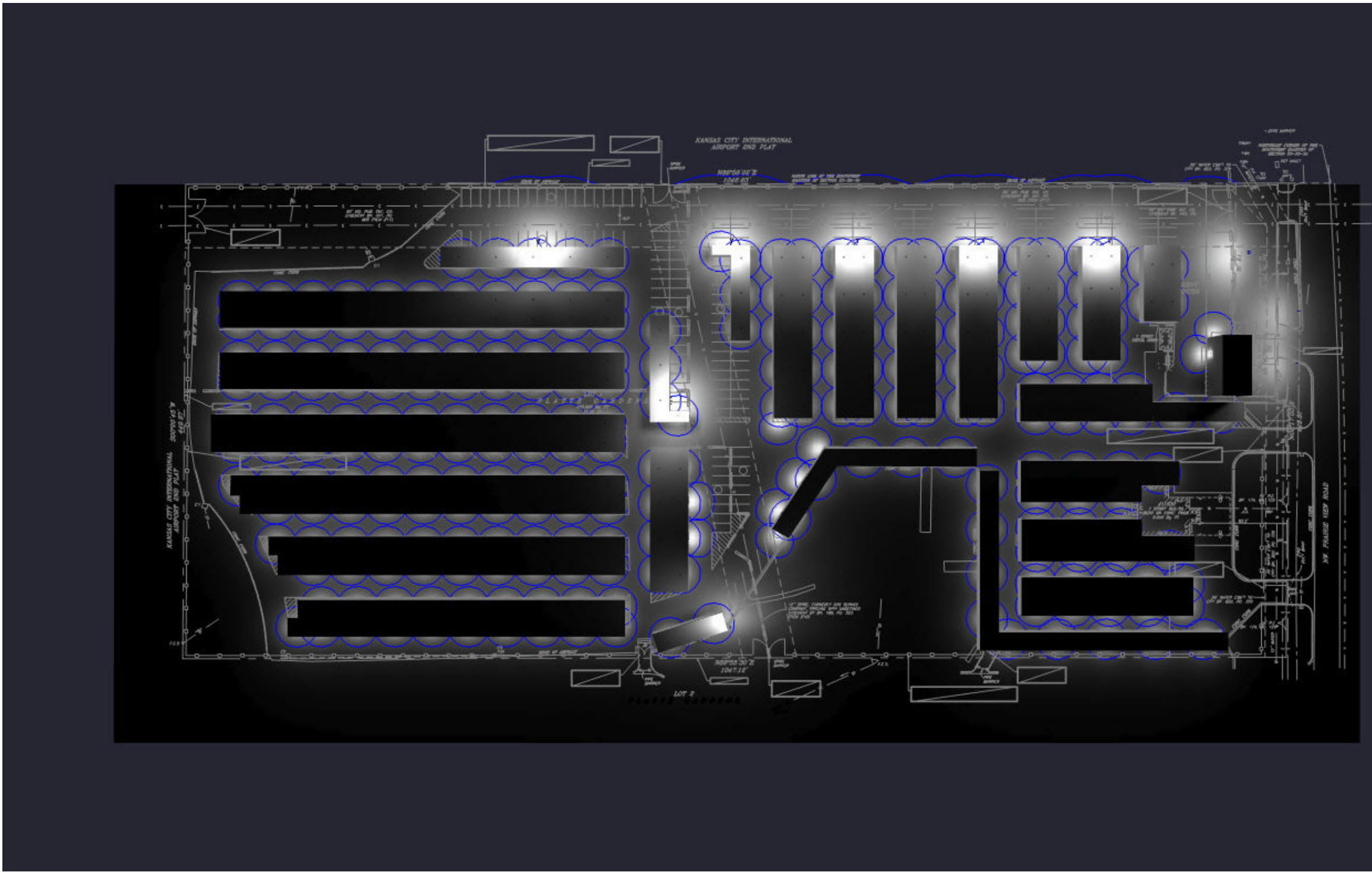
OCHS LAND PLANNING
533 LAKE FOREST
BONNER SPRINGS, KS 66012
913-961-6578 garrettochs@gmail.com

SHEET L1



Scale: 1 inch= 100 Ft.

- DESIGN NOTES:
- 1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
 - 2. MEASUREMENTS TAKEN AT: GRADE
 - 3. SURFACE REFLECTANCE: 0.2



Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design,as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

LIGHTING DETAILS:

Luminaire Schedule									
Label	Symbol	Qty	LLF	Arrangement	[MANUFAC]	Description	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
B		256	0.900	Single	LED DIRECT	CPS-60W CW	59.1	8312	8
P- Triple		1	0.900	GROUP	LED DIRECT	3 x T60D-300W CW	892.5	127467	25
P1		4	0.900	Single	LED DIRECT	T60D-300W CW	297.5	42489	25
P3		5	0.900	GROUP	LED DIRECT	3 x T60D-300W CW	892.5	127467	25
W3		9	0.900	Single	LED DIRECT	TWP1-PS80-FCCT 60W	59.04	9271	8

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
BEYON PROPERTY LINE NORTH	Illuminance	Fc	0.26	1.6	0.0	N.A.	N.A.	0
CANOPY 1	Illuminance	Fc	12.96	29.3	4.4	2.95	6.66	0
CANOPY 10	Illuminance	Fc	9.73	20.8	2.3	4.23	9.04	0
CANOPY 11	Illuminance	Fc	8.80	25.9	2.5	3.52	10.36	0
CANOPY 12	Illuminance	Fc	8.74	27.4	2.1	4.16	13.05	0
CANOPY 13	Illuminance	Fc	11.03	24.9	4.2	2.63	5.93	0
CANOPY 14	Illuminance	Fc	6.75	20.1	1.5	4.50	13.40	0
CANOPY 15	Illuminance	Fc	7.64	18.7	1.7	4.49	11.00	0
CANOPY 16	Illuminance	Fc	6.80	21.7	1.6	4.25	13.56	0
CANOPY 17	Illuminance	Fc	7.94	20.0	1.6	4.96	12.50	0
CANOPY 18	Illuminance	Fc	10.99	21.2	3.9	2.82	5.44	0
CANOPY 19	Illuminance	Fc	11.74	26.3	3.0	3.91	8.77	0
CANOPY 2	Illuminance	Fc	11.67	17.4	4.6	2.54	3.78	0
CANOPY 20	Illuminance	Fc	11.66	29.5	2.2	5.30	13.41	0
CANOPY 21	Illuminance	Fc	11.65	26.5	2.1	5.55	12.62	0
CANOPY 22	Illuminance	Fc	11.71	29.3	3.0	3.90	9.77	0
CANOPY 23	Illuminance	Fc	11.92	29.5	4.3	2.77	6.86	0
CANOPY 24	Illuminance	Fc	12.21	30.8	4.3	2.84	7.16	0
CANOPY 25	Illuminance	Fc	8.86	19.8	3.3	2.68	6.00	0
CANOPY 26	Illuminance	Fc	9.75	26.3	1.7	5.74	15.47	0
CANOPY 3	Illuminance	Fc	13.11	22.7	4.8	2.73	4.73	0
CANOPY 4	Illuminance	Fc	10.17	20.7	1.6	6.36	12.94	0
CANOPY 5	Illuminance	Fc	10.50	24.6	3.6	2.92	6.83	0
CANOPY 6	Illuminance	Fc	11.30	25.0	3.6	3.14	6.94	0
CANOPY 7	Illuminance	Fc	10.41	22.6	3.7	2.81	6.11	0
CANOPY 8	Illuminance	Fc	11.30	21.9	3.9	2.90	5.62	0
CANOPY 9	Illuminance	Fc	10.97	22.3	3.9	2.81	5.72	0
CANOPY STRUCTURE DRIVE ZONE	Illuminance	Fc	3.27	49.4	0.0	N.A.	N.A.	0
UNCOVERED NORTH PART OF PARKING	Illuminance	Fc	7.63	38.0	1.0	7.63	38.00	0
Center Area	Illuminance	Fc	6.03	49.4	0.6	10.05	82.33	

True Parkings Covered Structures

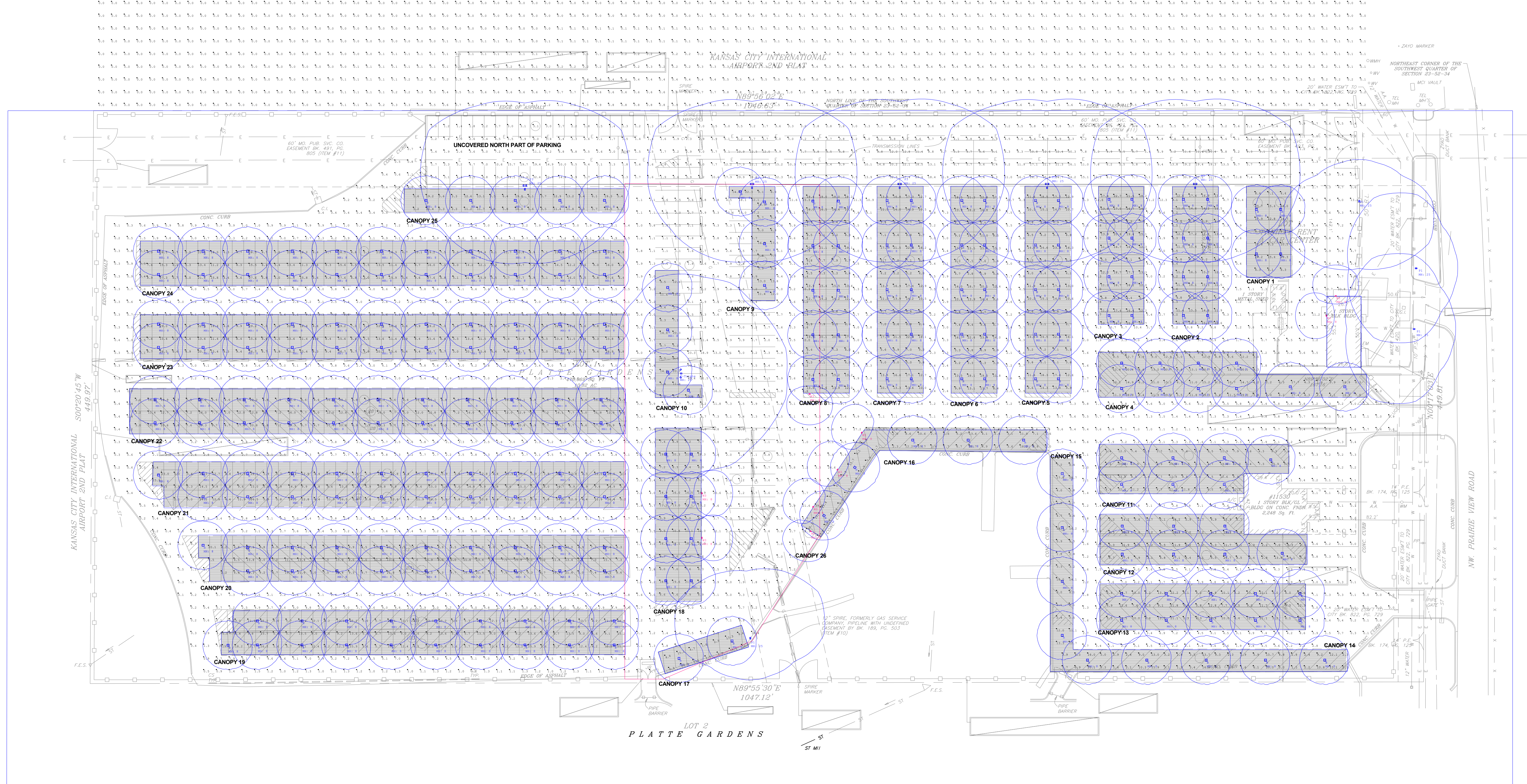
Date:05/06/2026

Drawn By: SB

Revision #: 5F

Page 2 of 2

BEYON PROPERTY LINE NORTH



Scale: 1 inch= 40 Ft.

Meeting Sign-In Sheet

Project Name and Address

[illegible]

[illegible]



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Started at 8:25AM Waiting till 8:40AM. No one showed up except host.