

CITY PLAN COMMISSION STAFF REPORT



KANSAS CITY
Planning & Dev

CD-CPC-2026-00016

Bellicose Church Rezoning

June 3, 2026

Docket #3

Request

Rezoning

Applicant

Tim Longobardo
Bellicose Church

Owner

Bellicose Church

Site Information

Location	5100 Ararat Dr
Area	10.919 Acres
Zoning	B3-2 & R-1.5
Council District	3rd
County	Jackson
School District	Raytown C-2

Surrounding Land Uses

North: Single Family Residential, R-7.5
South: Institutional, Commercial, B3-2
East: Commercial, B4-5, B4-2
West: Single Family Residential, R-7.5

Land Use Plan

The Blue Ridge Area Plan recommends Mixed Use Community and Open Space/Buffer for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

Ararat Drive is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a rezoning from B3-2/R-1.5 to B3-2 to remove the split zoning on the site and bring the property into a closer alignment with the area plan and zoning and development code.

Existing Conditions

There are two structures located on the property. The site has a large parking lot and a secondary paved, un-striped portion used as parking for trailers and storage. There is no screening along Ararat Dr, but there is some natural tree cover on the southwest side of the subject site.

Neighborhood(s)

This site is located within the Eastwood Hills Community Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 6, 2026. A meeting summary is attached; see Attachment #1.

Project Timeline

The application was filed on February 19, 2026. Scheduling deviations have occurred due to the scheduled date of the public engagement meeting. This case was continued from April 1, 2026 for this reason. This case was then continued during the May 6, 2026 CPC hearing to June 3, 2026.

Professional Staff Recommendation

Docket #3 Approval

VICINITY MAP



PLAN REVIEW

The proposed rezoning from B3-2 and R-1.5 to B3-2 brings the parcel into one zoning district. The property contains two structures, the primary structure is a church, and the second structure has multiple stalls for potential uses. The church is located within the portion of the parcel zoned R-1.5; the second building is currently zoned B3-2. The owners intend to utilize the secondary building as another primary structure on the lot allowing any use permitted in B3-2 zoning districts. However, multiple principal uses on one property requires Development Plan approval. Conditions may be placed on a Development Plan approval to ensure that future uses are compatible with the residential neighborhood to the north.

The property has been issued notices of violation for operating non-permitted commercial businesses out of the second building, which put the property in violation of section 88-420-04-D.4¹. "Access to off-street parking areas serving nonresidential uses may not traverse residentially zoned property." By entering the property from Ararat Drive, any non-residential uses that were operating in the second building were traversing an R-1.5 zoning district.¹

¹ Prior to the adoption of Ordinance 260219, this requirement was located in Section 88-420-13-C. Ordinance 260219 moved this requirement to Section 88-420-04-D. Ordinance 260219 has not yet been codified, but is available on the City Clerk's website.

The applicant has chosen to rezone the site to B3-2 to make their application for a Development Plan less complicated. If the applicants applied for a Development Plan without the rezoning, they would be required to build an access drive from Ararat Drive to the second building so that potential tenants or customers to the commercial uses within the second structure would not have to traverse the R-1.5 zoning district or obtain a variance.

By rezoning the site, the applicant avoids the requirements of Section 88-420-04-D.4. The applicant plans to submit a development plan to allow for two principal structures on one lot for the second building to be converted into commercial uses in the future.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120-04)	Yes	
Accessory Uses & Structures (88-305)	Yes	
Parking & Loading (88-420)	Yes	Existing development meets these requirements. Any future changes in use will be reviewed with a future development plan application.

SPECIFIC REVIEW CRITERIA

Rezoning, Zoning and Development Code Map Amendments (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies.

The rezoning complies with adopted plans and planning policies.

"The proposed rezoning to place the property entirely within a B3-2 zoning district, which currently exists on the back side of the property. The future land use designation is mixed use community, which encourages a mix of commercial and residential uses that serve the broader community. The proposed zoning district allows for a mix of uses but also allows for more intensive commercial uses such as big box retail and in some instances; storage, auto sales, and auto repair uses that are more indicative of the commercial future land use designation. Adjacent to low density residential, these uses would require significant screening and buffering if a change of use at the site were to occur, and the open space/buffer space currently designated on the north and west sides of the property would need to be maintained. While the future land use is not aligned to the potential uses on the property with the rezoning, the mixed-use community designation aligns with the area plan and balances the mixed-use aspects of the proposed zoning district with the intent of the

area plan and the surrounding uses and context. The mix of uses is further supported by the Eastwood Hills Neighborhood Plan. Alignment with the area plan would increase with a rezoning to a district that is more in line with the future land use definition.”

- Jonathan Feverston, 3rd District Planner, Community Planning Division

B. Zoning and use of nearby property.

The surrounding properties to the north and west are zoned R-7.5 and are residential with a variety of residential building types. The property to the east is zoned B4-5/B4-2 and contains a mix of commercial uses and building types. The property to the south is zoned B3-2 and is institutional and commercial with a fire station and a mixture of other commercial uses.

C. Physical character of the area in which the subject property is located.

The physical character of the area surrounding the subject property is mostly developed with residential dwellings, a fire station, and other commercial uses of varying types such as car washes, liquor stores, gas stations, drive throughs, and banks. Most of the homes to the north and west of the subject site are set back and have the rear of their properties adjacent to the northwest border of the subject site.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

There are existing public water and sewer facilities serving the subject site; no changes to the infrastructure are proposed with this application.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

Under the current zoning regulations, the use of the second building for commercial uses is already permitted. However, per 88-420-04-D.4 residentially zoned property may not be traversed to access commercial uses. Rezoning this into one continuous B3-2 zoning will create a more suitable site for a future Development Plan to allow for two principal uses/structures on the site.

F. Length of time the subject property has remained vacant as zoned.

The property has not been vacant as it has been continuously used as a religious assembly use since 1979 when the Ararat Shriners purchased the land and built the church.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning of the subject site to B3-2 is not expected to detrimentally affect nearby properties. Rezoning the site will not change the second building's already existing B3-2 zoning it will only extend the B3-2 to the rest of the site. However, staff has been made aware of potential neighborhood concern for the conversion of the second building to commercial uses through a future development plan. Depending on the proposed uses, the second structure may affect nearby properties.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

There is no expected gain to the public health, safety, and welfare of the surrounding area if this rezoning were denied. The second building could already be used for commercial uses and the rezoning does not inhibit the applicant's ability to apply for a Development Plan. So if the rezoning is denied the applicant could still utilize the secondary building for commercial uses with a Development Plan; the hardship for the applicant would be in the attempt to make the plan compliant with all applicable sections of the Zoning and Development Code.

ATTACHMENTS

1. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL**.

| 

Planner

Public Meeting Notice

Please join us, Bellicose Church, for a meeting about updating the zoning of our parcel.

Case number: CD-CPC-2026-00016

Proposed for the following address: 5100 Ararat Drive, Kansas City, Missouri, 64129

Meeting Date: Monday, April 6, 2026

Meeting Time: 6:00pm (Central Daylight Time)

Meeting Location: Virtual Meeting via Google Meet

Enter the following URL meeting code into your web browser address bar and follow the prompts:

meet.google.com/icw-yuti-ybv

If you would rather call in via phone, dial (224) 662-0435 and enter PIN: 326 459 336#

Project Description: Currently, the property has split zoning — about two-thirds is zoned B3-2 (community business) and about one-third is zoned R-1.5 (residential). We're hoping to update it to a single B3-2 designation to reflect the parcel's actual use.

If you have any questions, please contact:

Tim Longobardo

417-614-0043

timothy.longobardo@gmail.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,
Bellicose Church

Meeting Sign-In Sheet

Project Name and Address

Bellicose Rezoning - 5100 Ararat Drive

[illegible]



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00016

Meeting Date: 4/6/2026

Meeting Location: Virtual - Google Meet / Dial In

Meeting Time (include start and end time): 6:00pm - 7:00pm

Additional Comments (optional):