

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00108

Zona Rosa Major Amendment



September 17, 2025

Docket # 6

Request

Major Amendment (Development Plan - Nonresidential)

Applicant

Scott Zigler
Trademark Property Company

Owner

Monarchs Sub LLC

Site Information

Location	8640 N Dixon Ave
Area	62 Acres
Zoning	B3-3/R-2.5, R-1.5, R-6
Council District	1 st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: HWY 152, residential, AG-R, R-1.5
South: Residential, commercial, R-6, B3-2
East: I-29, AG-R
West: Residential, R-6

KC Spirit Playbook Alignment

CD-CPC-2025-00108 - Medium alignment

Land Use Plan

The Line Creek Area Plan recommends Mixed Use Community for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

NW Barry Road is identified as a Thoroughfare on the Major Street Plan in this location. NW Prairie View Road is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks to amend the previously approved development plan for Zona Rosa to allow additional uses across the site. There is no new construction proposed.

Existing Conditions

The site is mostly developed with commercial and mixed-use buildings.

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 September 9, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

12651-GP-7 - Ordinance 070178 - Approving an amendment to a previously approved preliminary plan in District GP-3/4 on a 9.84 acre tract of land generally located on the east side of proposed NW Prairie View Road about 1,200 feet north of NW Barry Road. *Approved March 1, 2007*

Project Timeline

The application was filed on July 11, 2025. Scheduling deviations have occurred. This case was continued from August 20, 2025 City Plan Commission due to the applicant needing more time to complete public engagement.

Professional Staff Recommendation

Docket #6 Approval

VICINITY MAP



PLAN REVIEW

The proposed major amendment to the previously approved plan does not include physical changes to the plan or the site, only the permitted uses. Permitted uses of retail, restaurant, residential, and office were limited to specific buildings on the previous plan. The proposed amendment will allow all uses permitted in the B3 zoning district, except for a variety of prohibited uses, which are listed on the plan. Some prohibited uses include public/civic uses, commercial uses related to adult businesses, day labor employment agency, pawn shop, short term loan establishment, funeral and interment services, gasoline and fuel sales, mobile vendor park, and all types of vehicle sales and services.

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 applicable standards of the Zoning and Development Code.

"The proposed project helps advance some of the KC Spirit playbook and Line Creek area plan goals. The mixed-use community future land use designation is intended to accommodate and promote a variety of community serving retail uses which align with the major amendment proposal of B3." -Alexis Berra, Community Planning Division, 1st District Planner

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

The proposed amendment will allow all uses in B3 except the specific prohibited uses listed on the plan as stated above in the Plan Review section on page 2. The site is currently zoned B3-3/R-2.5 and R-1.5 based on the original GP (General Plan) district for the Zona Rosa development prior to the adoption of the current Zoning and Development Code.

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.

Vehicular ingress and egress are not expected to change with this amendment and are adequate for this type of commercial area.

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

There are no proposed changes to the site plan as the area is almost fully built out. There are existing sidewalks and pedestrian facilities around the entire site.

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

Utilities were not reviewed with this application. There are no proposed changes to infrastructure serving the subject site.

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.

No building elevations were reviewed with this application, and no major changes are proposed.

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.

Landscaping was not reviewed with the application and there are no proposed changes to existing landscaping.

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 amount of impervious surface is typical of the commercial lots within the subject area and there are no proposed changes.

- 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.**

There are no trees planned to be removed from the site with this application.

ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITHOUT CONDITIONS.

Respectfully submitted,

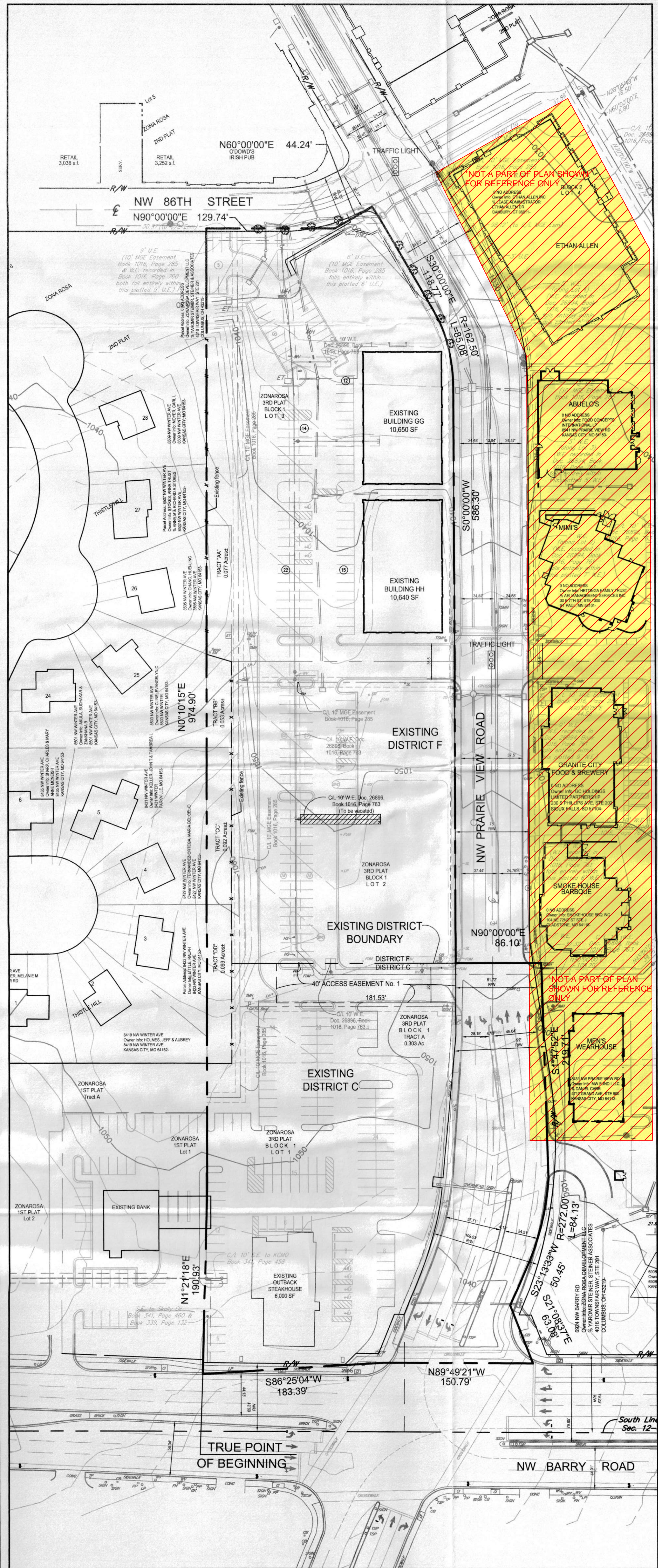


Genevieve Kohn-Smith, AICP

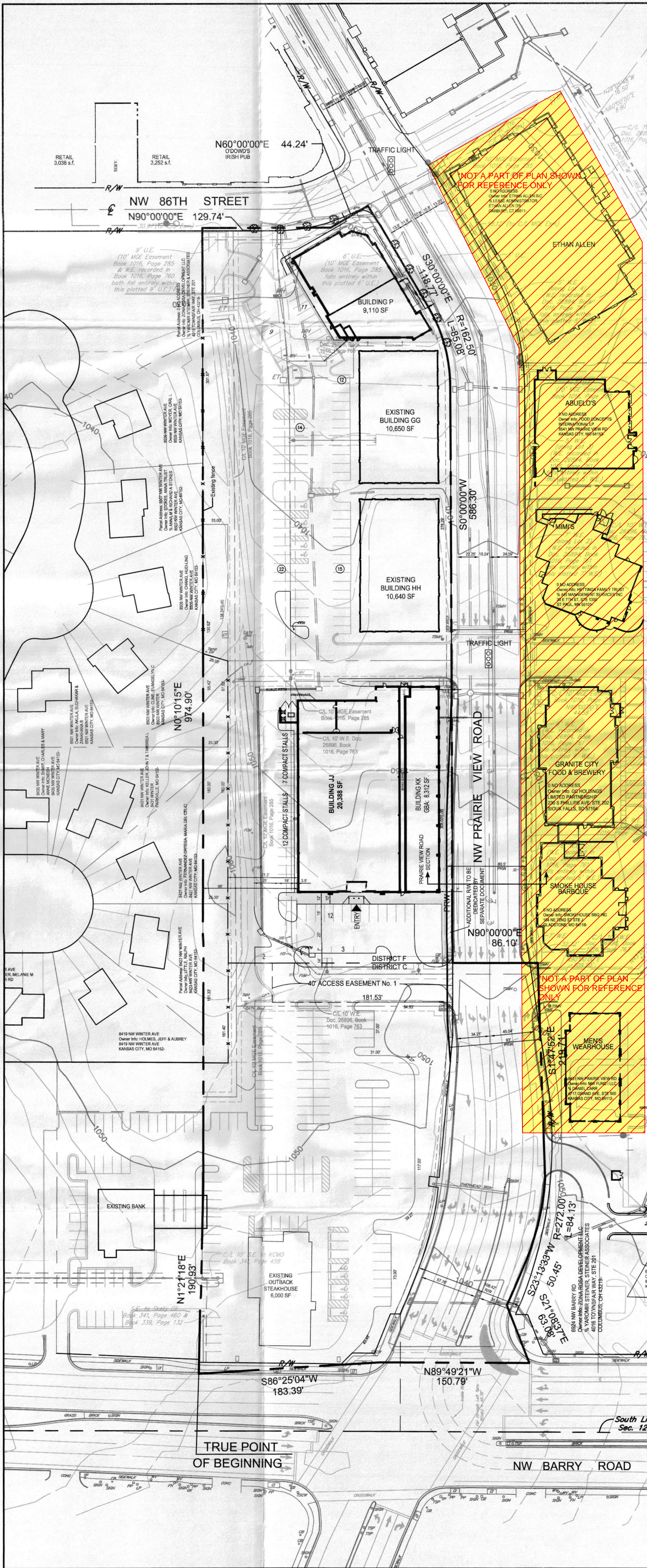
Lead Planner

LEGAL DESCRIPTION: except as excluded below

A tract of land in the Northeast Quarter of Section 12, Township 51 North, Range 34 West, including all of Lots 1, 2 and 3 and all of Tracts A, AA, BB, CC and DD, Block 1, Zona Rosa 3rd Plat, a subdivision of land, all being in Kansas City, Platte County, Missouri described as follows: Beginning at the Southeast corner of Lot 1, Block 1, Zona Rosa 1st Plat, a subdivision of land in said Kansas City; thence North 01°21'18" East along the Eastern line of said Lot 1, Zona Rosa 3rd Plat, 190.93 feet; thence North 0°10'15" East along the Western line of said Lot 1, said Tract DD, said Tract CC, said Tract BB, said Lot 3, and the Northern extension thereof, 974.90 feet; thence North 90°00'00" East, 129.74 feet; thence North 60°00'00" East, 44.24 feet to the Northern extension of the Eastern line of said Lot 3, said line also being the Northern extension of the Western right of way line of NW Prairie View Road as established by the plat of Zona Rosa 2nd Plat, a subdivision of land in said Kansas City; thence South 30°00'00" East along said Northern extension line and along said Western right of way line and said Eastern lot line, 118.77 feet; thence Southerly along said Western right-of-way line and along the Eastern line of said Lot 3 and said Lot 2, 586.30 feet to the Southeast corner of said Lot 2; thence North 90°00'00" East, 86.10 feet; thence South 1°47'52" East, 219.71 feet; thence Southerly along a curve to the right having an initial bearing of South 3°59'59" West, with a radius of 272.00 feet, a central angle of 17°43'19" and an arc distance of 94.13 feet; thence South 23°13'33" West, 50.45 feet; thence South 21°05'37" East, 63.05 feet; thence North 89°49'21" West, 150.79 feet; thence South 86°25'04" West, 183.39 feet to the Point of Beginning. Tract Contains 7.37 acres, more or less.

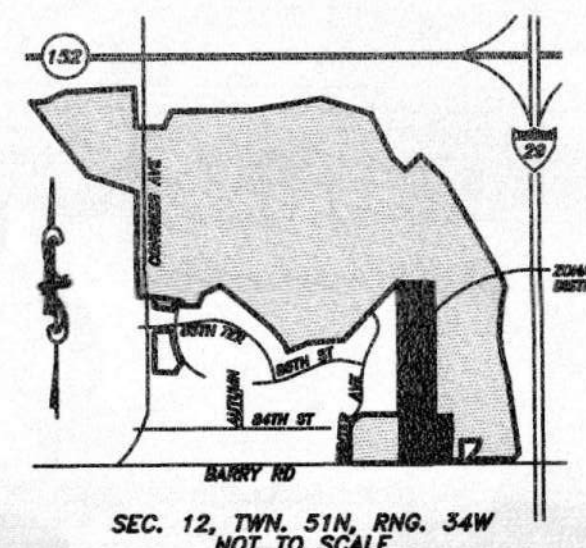


Existing Conditions Plan Amendment District CF 1



Proposed Conditions Plan Amendment District CF 2

ZONA ROSA AMENDED DEVELOPMENT PLAN DISTRICT C/F ZONING DISTRICT GP-3/4 Sec. 12 Twp. 51, Rge 34 Kansas City, Platte County, Missouri



Vicinity Map 3

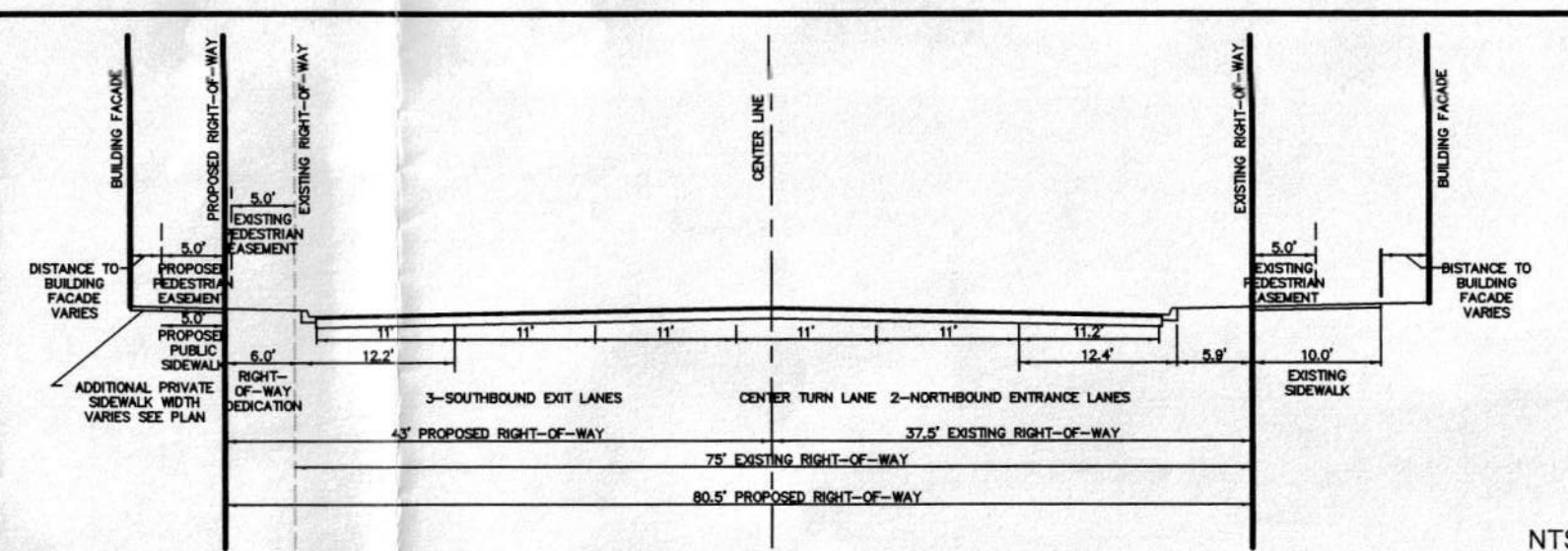
Scale: N.T.S.

GENERAL NOTES

- Plan scale is 1"=50'.
- Meters and bounds are as shown on drawing. Legal description is as described on plan.
- Plan Boundary Lines are shown as thus:
Existing _____
Proposed _____
- Lot Lines are shown as thus:
Existing _____
Proposed _____
- Right-of-way are indicated as thus:
Existing _____
Proposed _____
- Topography is shown as thus:
Existing _____
Proposed _____
- Existing and proposed curbs are shown as thus:
Existing to be removed _____
Proposed _____
- Section lines are shown as thus:
Existing _____
Proposed _____
- General configuration of lots, tracts, and roads are as indicated on plan.
- Easements for private utilities are not indicated and are subject to private utility company requirements.
- Existing conditions and utilities indicated on plan.
- No use will be permitted unless the use complies with the parking standards required by section 80-444 or a parking variance has been obtained from the board of zoning adjustment.
- Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
- Land coverage is as indicated in Site Development Chart - District C/F.
- Utilities are indicated on plan, and subject to final engineering design & approval by KCMO and private utility companies.
- Adjacent property owners per Kansas City GIS Data obtained on 3-30-07.
- Storm water detention shall be per approved Storm Drainage Study. Proposed storm water system is indicated on plan. 100-year conveyance will be via swales. Storm water study will identify detention, volume control, and treatment areas.
- There is no floodplain within the District C/F Boundary per FEMA Floodplain Map, Panel # 290173 0040 B.
- Lighting, landscaping, and signage will be indicated on the final plan.
- Approved retail/office space may be converted to residential uses without amending the development plan.
- Drive-in, drive-up, or drive-through uses are not permitted as an accessory use except for banks, savings and loan associations, and other financial institutions.
- Changeable copy and digital equipment displays are prohibited.
- Wall signage on facades of buildings will be provided to identify tenants.
- Each proposed building is to have similar quality or compatible materials on all of its faces.

UTILITY LEGEND:

Existing storm sewer	ESTM	Proposed Fire Hydrant	CH
Proposed storm sewer	ESTM	Proposed Water Meter	WM
Existing sanitary sewer	ESAN	Existing electric line	ELEC
Proposed sanitary sewer	PSAN	Proposed electric line	ELEC
Existing water mains	EW	Existing Utility Easement	EUE
Proposed water mains	PW	Proposed Easement	EUE
Proposed/Reconstructed Sidewalks			



SITE DEVELOPMENT CHART-DISTRICT C/F

2	Total Land Area:	320,902 SF	7.37 Ac
3	Land Area for Existing and Proposed RW:	Existing 43,194 SF	0.99 Ac
4	Adjusted Total Land Area:	320,902 SF	7.37 Ac
		43,194 SF	0.99 Ac
		1,813 SF	0.04 Ac
		276,095 SF	6.34 Ac
6	Building Areas:		
	District G	Bldg	Building Area
		TOTAL Buildings P, GG, HH, JJ, KK, OUTBACK	65,027 SF
		Building P	9,037 SF
		Building HH	10,640 SF
		Building KK	8,312 SF
7	Building Heights:		
		All buildings are 1 story.	
8	Floor Area Ratio:		
		65,027 SF / 276,095 SF = .236	
		Building Coverage Ratio:	65,027 SF / 276,095 SF = .236
	Gross and Net Density of Residential Development:		
		N/A	
10	Required Parking Spaces:		
	Bldgs:	Use	Required:
	P, GG, HH, JJ, KK	Retail	57,037 SF
	HH, OUTBACK	Restaurant	7,990 SF
			1.0 per 400 SF
			1.0 per 75 SF
			143
			107
	Parking Spaces Provided		
	All District C/F Parking Areas		Provided:
			250
	Note:		All uses must meet parking requirements.
11	Phase and Completion Dates:		
		Buildings GG & HH are completed. Construction of building P will commence spring 2007, Construction of building JJ & KK will commence spring/summer 2007. Building construction should be completed by fall 2008.	
12	Changes to the plan consist of the following:		
		1. Combining Districts C & F into one district. 2. Increasing P by 507 SF. 3. Reducing KK by 6,488 SF. 4. Increasing JJ by 5,588 SF. 5. Reducing KK & JJ to single story buildings. 6. Additional right-of-way dedication. 7. Reconfiguring the parking lot at buildings JJ & KK.	

ZONA ROSA

1-29 at Barry Road
Kansas City, Missouri

Final Plan Prepared By:

Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-1393 FAX

Developer:

Steiner + Associates
8640 N Dixon
Kansas City, MO 64153

Architect:

Gould Evans Goodman
Associates, LC
4041 Mill Street
Kansas City, MO 64111
(816) 931-6655
(816) 931-9640 FAX

Civil Engineer:

Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-1393 FAX

Civil / Traffic / Structural Engineer:

TranSystems Inc.
2400 Pershing Rd. Suite 400
Kansas City, MO 64108
(816) 329-8600
(816) 329-8602 FAX

PERMITTED USES

All uses allowed in B3, except as follows:

PROHIBITED USES

In addition to the restrictions below, other tenant uses may be prohibited by the owner via lease agreements and/or covenants.

USE GROUP

PUBLIC/CIVIC

Club, Lodge, or Fraternal Organization

Day Care (As Listed)

Home Based (1-3)

Family (up to 10)

Group (up to 20)

Park/Recreation (As Listed)

Home Association Amenities

Religious Assembly

Safety Service (As Listed)

Fire station

Utilities and Services (As Listed)

Basic minor

COMMERCIAL

Adult Business

Adult media store

Adult motion picture theater

Sex shop

Animal Service (As Listed)

Sub

Building Maintenance Service

Business Support Service (As Listed)

Day labor employment agency

Financial Services (As Listed)

Pawn shop

Short-term loan establishment

Funeral and Intermment Service

Cemetery/columbarium/mausoleum

Cremating

Underwriting

Gasoline and Fuel Sales

Lodging (As Listed)

Recreational vehicle park

Mobile Vendor Park

Vehicle Sales and Service (As Listed)

Heavy equipment sales/rental

Light equipment sales/rental (outdoor)

Motor vehicle repair, limited

Motor vehicle repair, general

Vehicle storage/lotting

AGRICULTURE

Agriculture, Animal

Agriculture, Crop

Property Not Included in Amendment

*The property hatched below is not part of this amended plan shown for reference only. Please refer to Approved Plan 12053-CD-7 and Ordinance No. 07178

STEINER

APPLICANT/OWNER/DEVELOPER:

ZONA ROSA DEVELOPMENT, L.L.C.

8640 N. Dixon

Kansas City, MO 64153

816 741 5900

SHEET 1 OF 1

Project no: 06378

Date: City Submittal: 3-30-07

Planning Commission

(case # 12053-CD-6) Approval: 5-15-07

Revised Plan per

Planning Commission: 5-17-07

AMENDED

DEVELOPMENT

PLAN-DISTRICT C/F

C/F-100

LEGAL DESCRIPTION: except as excluded below

District G: A tract of land located in the Northeast Quarter of Section 12, Township 51, Range 34, in Kansas City, Platte County, Missouri, being more particularly described as follows: Commencing at the southeast corner of Lot 29, Thistle Hill, a subdivision of land in Kansas City, Platte County, Missouri, according to the recorded plat thereof, thence North 00° 10' 15" East on the East line of said Lot 29, a distance of 110.95 feet; thence North 90° 00' 00" East a distance of 129.74 feet; thence North 60° 00' 00" East a distance of 44.06 feet to the point of beginning of the tract of land to be described; thence North 30° 00' 00" West a distance of 48.00 feet; thence North 60° 00' 00" East a distance of 64.50 feet; thence North 30° 00' 00" West a distance of 645.00 feet; thence North 60° 00' 00" East a distance of 232.72 feet; thence North 29° 13' 15" West a distance of 40.63 feet to a point on the west right-of-way line of Interstate 29; thence North 45° 15' 59" East on said west right-of-way line a distance of 144.61 feet; thence South 44° 48' 56" East continuing on said west right-of-way line a distance of 231.39 feet; thence South 29° 56' 47" East continuing on said west right-of-way line a distance of 658.83 feet; thence South 24° 52' 21" East continuing on said west right-of-way line a distance of 118.17 feet; thence South 14° 59' 48" East a distance of 60.19 feet; thence Southerly along a curve to the left having an initial tangent bearing of South 17° 13' 03" West with a radius of 990.00 feet and an arc length of 90.80 feet; thence South 90° 00' 00" West a distance of 219.04 feet; thence South 16° 39' 43" West a distance of 60.53 feet; thence South 90° 00' 00" West a distance of 136.68 feet; thence Northerly along a curve to the left having an initial tangent bearing of North 05° 45' 36" West, with a radius of 237.50 feet and an arc length of 100.48 feet; thence North 30° 00' 00" West a distance of 109.27 feet; thence North 37° 29' 49" West a distance of 9.58 feet; thence South 60° 00' 00" West a distance of 73.92 feet to the Point of Beginning. Contains 428,862 square feet or 9.845 acres more or less.

ROAD SECTIONS 3

Scale: N.T.S.

GENERAL NOTES

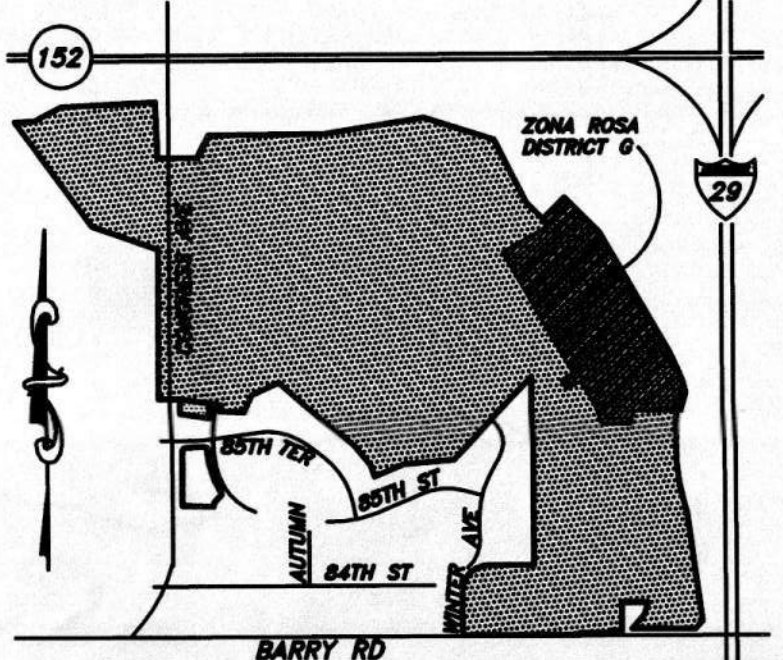
- Plan scale is 1"=40'.
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- Lot Lines are shown as thus:
- Right-of-way are indicated as thus:
- Topography is shown as thus:
- Existing and proposed curbs are shown as thus:
- Section lines are shown as thus:
- General configuration of lots, tracts, and roads are as indicated on plan.
- Easements for private utilities are not indicated and are subject to private utility company requirements.
- Existing conditions and utilities indicated on plan.
- No use will be permitted unless the use complies with the parking standards required by section 80-444 or a parking variance has been obtained from the board of zoning adjustment.
- Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.
- Land coverage is as indicated in Development Chart.
- Proposed contours, grades, and utilities are indicated on plan, and subject to final engineering design & approval by KCMO and private utility companies.
- Adjacent property owners per Kansas City GIS Data obtained on 11-13-06.
- Storm water detention shall be per approved Storm Drainage Study. Proposed storm water system is indicated on plan. 100-year conveyance will be via swales. Storm water study will identify detention, volume control, and treatment areas.
- There is no floodplain within the District G Boundary per FEMA Floodplain map, Panel # 280173 0040 B.
- Lighting will be indicated on the final plan.
- Approved retail/office space may be converted to residential uses without amending the development plan.
- Drive-in, drive-up, or drive-through uses are not permitted as an accessory use except for banks, savings and loan associations, and other financial institutions.

UTILITY LEGEND:

- Existing storm sewer
- Proposed storm sewer
- Existing sanitary sewer
- Proposed sanitary sewer
- Existing water mains
- Proposed water mains
- Proposed Fire Hydrant
- Proposed Water Meter
- Existing electric line
- Proposed electric line
- Existing Utility Easement
- Proposed Easement

ZONA ROSA
AMENDED
DEVELOPMENT PLAN
DISTRICT GP-3/4

Sec. 12 Twp. 51, Rge 34
Kansas City, Platte County, Missouri



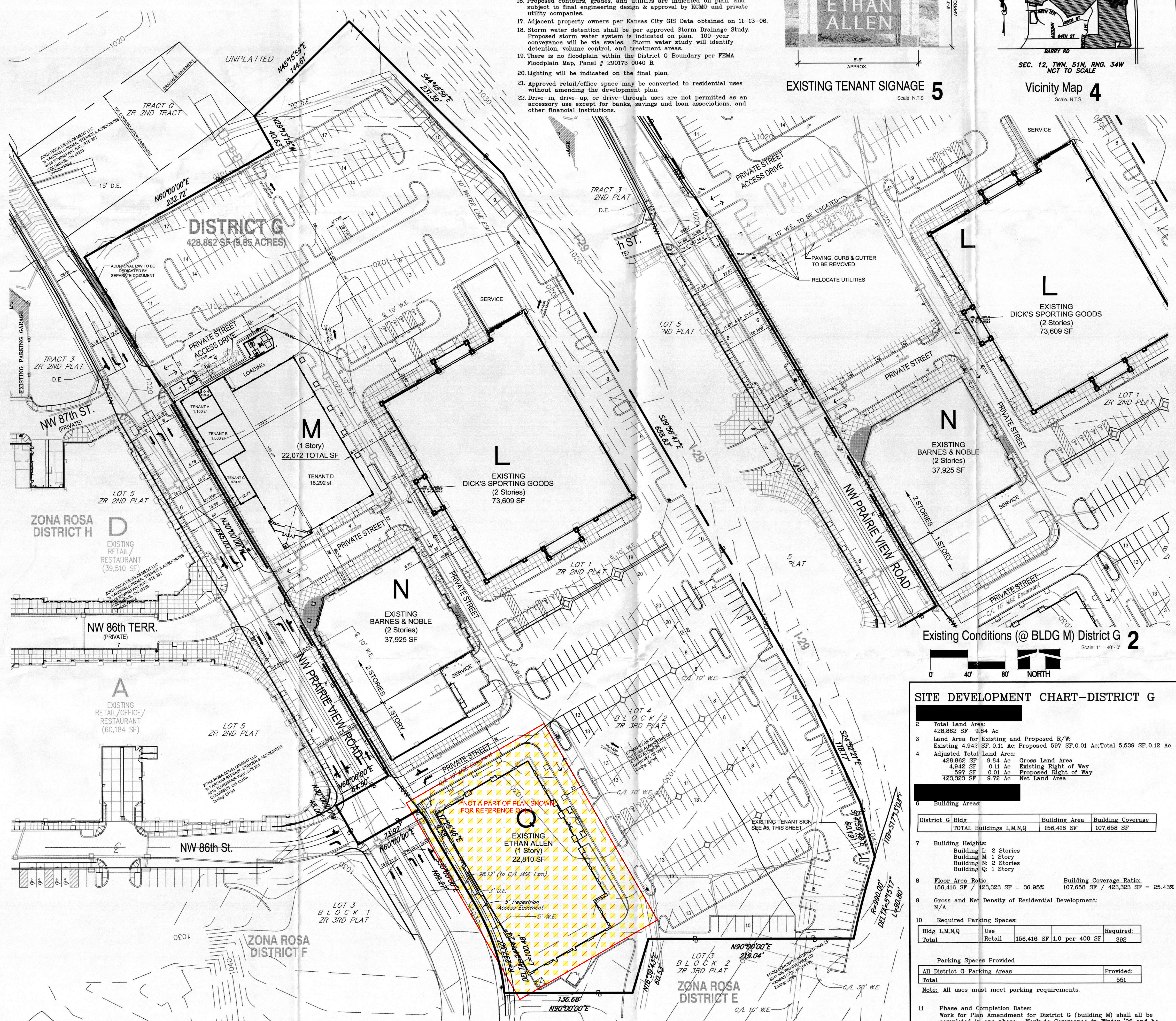
SEC. 12, TWP. 51N, RNG. 34W
NCT TO SCALE

Vicinity Map 4

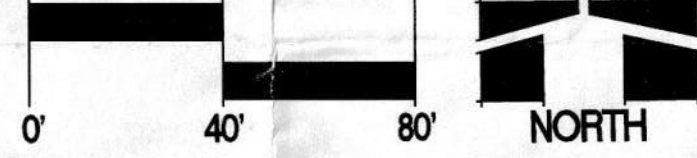
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EXISTING TENANT SIGNAGE 5

Scale: N.T.S.



Existing Conditions (@ BLDG M) District G 2



SITE DEVELOPMENT CHART-DISTRICT G

- Total Land Area: 428,862 SF 9.84 Ac
- Land Area for Existing and Proposed R/W: Existing 4,942 SF, 0.11 Ac; Proposed 597 SF, 0.01 Ac; Total 5,539 SF, 0.12 Ac
- Adjusted Total Land Area: 428,862 SF 9.84 Ac Gross Land Area 4,942 SF 0.11 Ac Existing Right of Way 597 SF 0.01 Ac Proposed Right of Way 423,323 SF 9.72 Ac Net Land Area
- Building Areas:

District G Bldg	Building Area	Building Coverage
TOTAL Buildings L,M,N,Q	156,416 SF	107,658 SF

- Building Heights:
Building L: 2 Stories
Building M: 1 Story
Building N: 2 Stories
Building Q: 1 Story
- Floor Area Ratio: 156,416 SF / 423,323 SF = 36.95% Building Coverage Ratio: 107,658 SF / 423,323 SF = 25.43%
- Gross and Net Density of Residential Development: N/A

Required Parking Spaces:	Use	Required:
Bldg L,M,N,Q	Retail	156,416 SF 1.0 per 400 SF 392
Total		

Parking Spaces Provided	Provided:
All District G Parking Areas	551
Total	

Note: All uses must meet parking requirements.

- Phase and Completion Dates:
Work for Plan Amendment for District G (building M) shall all be completed in one phase. Work to Commence in Winter '06 and be completed in Fall '07.
- Changes to the plan consist of increasing Building M from 14,983 SF to 22,072 SF, reconfiguring the parking lot immediately north of building M, and reconfiguration of NW Prairie View Road lanes.

Proposed Conditions Plan Amendment District G 1

Scale: 1" = 40' - 0"

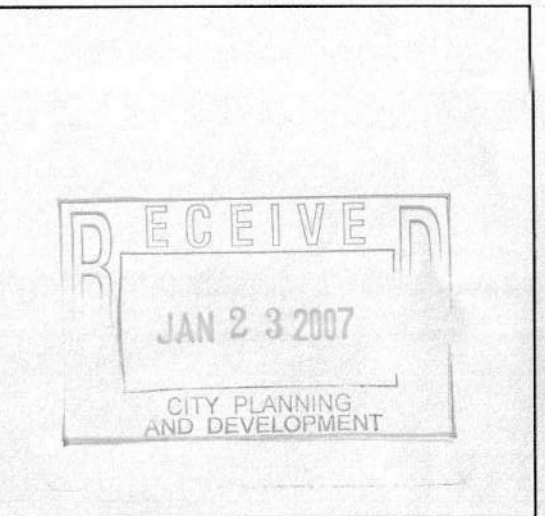
Gould

Evans

Goodman

Associates, LC

© 2002 Gould Evans Goodman Associates L.C.
4041 Mill Street
Kansas City, MO 64111
Tel: 816 931-6655
Fax: 816 931-9640
internet: www.geaf.com



ZONA ROSA

I-29 at Barry Road
Kansas City, Missouri

Plan Amended Prepared by:
Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-4320 FAX

Developer:
Steiner + Associates
10100 Ambassador Drive
Kansas City, MO 64153
(816) 741-5800
(816) 891-9964 FAX

Architect:
Gould Evans Goodman
Associates, LC
4041 Mill Street
Kansas City, MO 64111
(816) 931-6655
(816) 931-9640 FAX

Civil Engineer:
Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-4320 FAX

Civil / Traffic / Structural Engineer:
TransSystems Inc.
2400 Pershing Rd. Suite 400
Kansas City, MO 64108
(816) 329-9600
(816) 329-9602 FAX

CITY PLAN COMMISSION
RECOMMENDED
APPROVAL
SUBJECT TO CONDITIONS
Charles Myers
CHAIRMAN
Virginia Walsh
ASSISTANT SECRETARY
DATE: 1-16-07

12651-6P-7

STEINER

THIS PLAN
APPROVED
BY ORDINANCE
NO. 070178
3-1-07
DATE

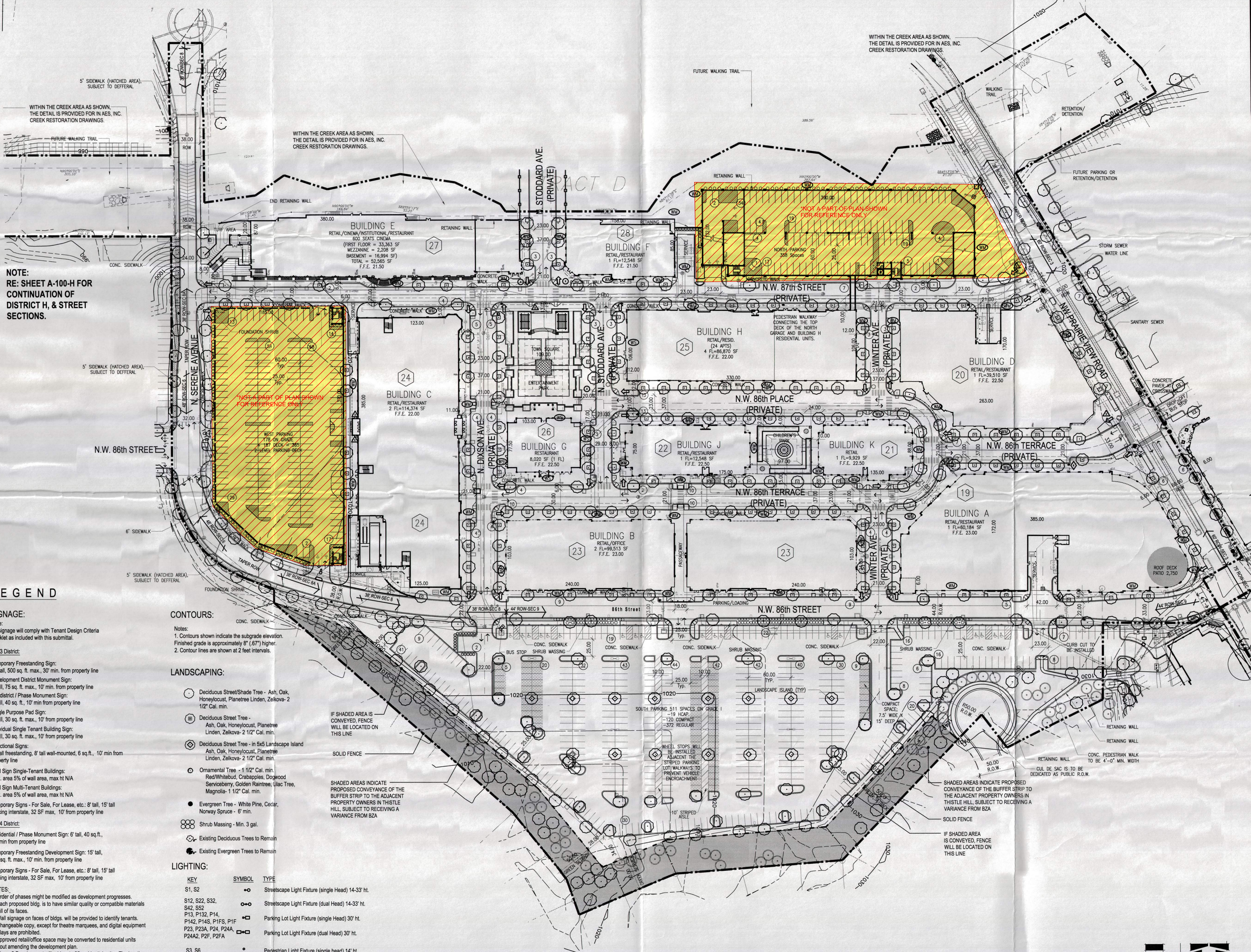
APPLICANT/OWNER:
ZONA ROSA DEVELOPMENT, L.L.C.
4016 TOWNSFAIR LANE
SUITE 201
COLUMBUS, OH 43219
PHONE 614 414 7300

SHEET 1 OF 1

Project no: 06282
Date: City Submittal: 12-1-06
Planning Commission: 1-16-07
(2006 #12651-GP-7) Approval: 1-16-07
Revised Plan per Planning Commission: 1-22-07

AMENDED
DEVELOPMENT
PLAN-DISTRICT G

A-100-G



NOTE:
RE: SHEET A-100-H FOR
CONTINUATION OF
DISTRICT H, & STREET
SECTIONS.

LEGEND

- SIGNAGE:**
- Note:
All signage will comply with Tenant Design Criteria Booklet as included with this submittal.
- GP-3 District:**
- ★ Temporary Freestanding Sign: 15' tall, 500 sq. ft. max., 30' min. from property line
 - Development District Monument Sign: 8' tall, 75 sq. ft. max., 10' min. from property line
 - △ Subdistrict / Phase Monument Sign: 6' tall, 40 sq. ft., 10' min. from property line
 - Single Purpose Pad Sign: 6' tall, 30 sq. ft. max., 10' from property line
 - ✕ Individual Single Tenant Building Sign: 6' tall, 30 sq. ft. max., 10' from property line
 - Directional Signs: 3' tall freestanding, 8' tall wall-mounted, 6 sq. ft., 10' min. from property line
 - Wall Sign Single-Tenant Buildings: Max. area 5% of wall area, max ht. N/A
 - Wall Sign Multi-Tenant Buildings: Max. area 5% of wall area, max ht. N/A
 - Temporary Signs - For Sale, For Lease, etc.: 8' tall, 15' tall if facing interstate, 32 SF max., 10' from property line
- GP-4 District:**
- Residential / Phase Monument Sign: 6' tall, 40 sq. ft., 20' min. from property line
 - ★ Temporary Freestanding Development Sign: 15' tall, 100 sq. ft. max., 10' min. from property line
 - ◆ Temporary Signs - For Sale, For Lease, etc.: 8' tall, 15' tall if facing interstate, 32 SF max., 10' from property line

- NOTES:**
- Order of phases might be modified as development progresses.
 - Each proposed bldg. is to have similar quality or compatible materials on all of its faces.
 - Wall signage on faces of bldgs. will be provided to identify tenants.
 - Changeable copy, except for theatre marquees, and digital equipment displays are prohibited.
 - Approved retail/office space may be converted to residential units without amending the development plan.
 - Phase 2 Development will add up to 25 residential units. The location and the design of the residential units will be determined by Phase 2 final plan.
 - Drive-in, drive-up or drive-through uses are not permitted as an accessory use except for banks, savings and loan associations and other financial institutions.

- CONTOURS:**
- Notes:
1. Contours shown indicate the subgrade elevation. Finished grade is approximately 6" (67") higher.
2. Contour lines are shown at 2 foot intervals.

- LANDSCAPING:**
- Deciduous Street/Shade Tree - Ash, Oak, Honeylocust, Planetree Linden, Zelkova- 2 1/2" Cal. min.
 - Deciduous Street Tree - Ash, Oak, Honeylocust, Planetree Linden, Zelkova- 2 1/2" Cal. min.
 - Deciduous Street Tree - In 5x5 Landscape Island Ash, Oak, Honeylocust, Planetree Linden, Zelkova- 2 1/2" Cal. min.
 - Ornamental Tree - 1 1/2" Cal. min. Red/Whitebud, Crabapples, Dogwood, Serviceberry, Golden Raintree, Ulac Tree, Magnolia- 1 1/2" Cal. min.
 - Evergreen Tree - White Pine, Cedar, Norway Spruce - 6" min.
 - Shrub Massing - Min. 3 gal.
 - Existing Deciduous Trees to Remain
 - Existing Evergreen Trees to Remain

- LIGHTING:**
- | KEY | SYMBOL | TYPE |
|---|--------|--|
| S1, S2 | ○ | Streetscape Light Fixture (single Head) 14-33' ht. |
| S12, S22, S32, S42, S52 | ○ | Streetscape Light Fixture (dual Head) 14-33' ht. |
| P13, P132, P14, P142, P14S, P1F, P23, P23A, P24, P24A, P24A2, P2F, P2FA | ○ | Parking Lot Light Fixture (single Head) 30' ht. |
| S3, S6 | ○ | Pedestrian Light Fixture (single head) 14' ht. |
| | ○ | Bridge Ballustrade Lighting (single head) 14' ht. |
- NOTE:
1. NO DIRECT ILLUMINATION OF ANY RESIDENTIAL PROPERTY OUTSIDE OF THE PLAN AREA.

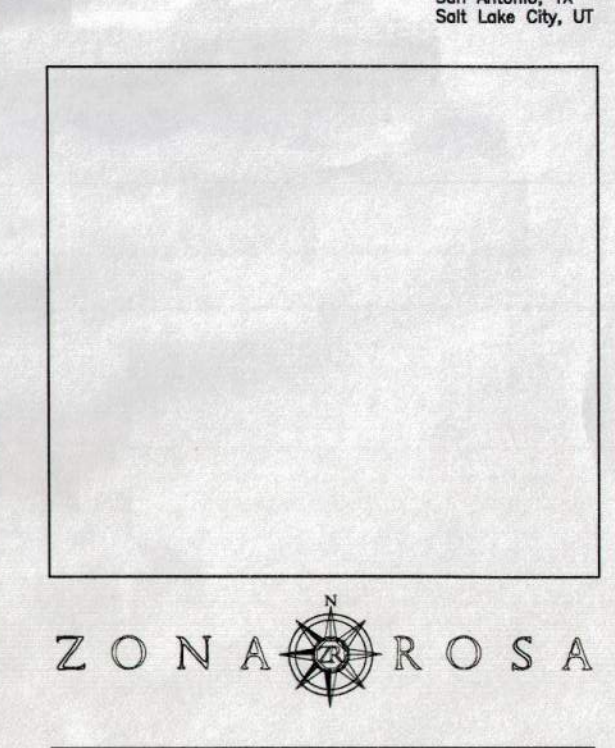
Gould

Evans

Goodman

Associates, LC

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4041 Mill Street
Kansas City, MO 64111
Tel: 816 931 9655
Fax: 816 931 9640
internet: www.geaf.com



I-29 at Barry Road
Kansas City, Missouri

Developer:
Steiner + Associates
10100 Ambassador Drive
Kansas City, MO 64153
(816) 741-5900
(816) 891-9954 FAX

Architect:
Gould Evans Goodman Associates, LC
4041 Mill Street
Kansas City, MO 64111
(816) 931-6655
(816) 931-9640 FAX

Concept Architect:
Development Design Group Inc.
7 Saint Paul Street
Baltimore, MD 21202
(410) 962-0505
(410) 783-0816 FAX

Civil / Traffic / Structural Engineer:
TranSystems Inc.
2400 Pershing Rd, Suite 400
Kansas City, MO 64108
(816) 329-8600
(816) 329-8602 FAX

MEP Engineer:
Henderson Engineers Inc.
8325 Lenexa Drive, Suite 400
Lenexa, KS 66214
(913) 307-5300
(913) 307-5400 FAX

STEINER

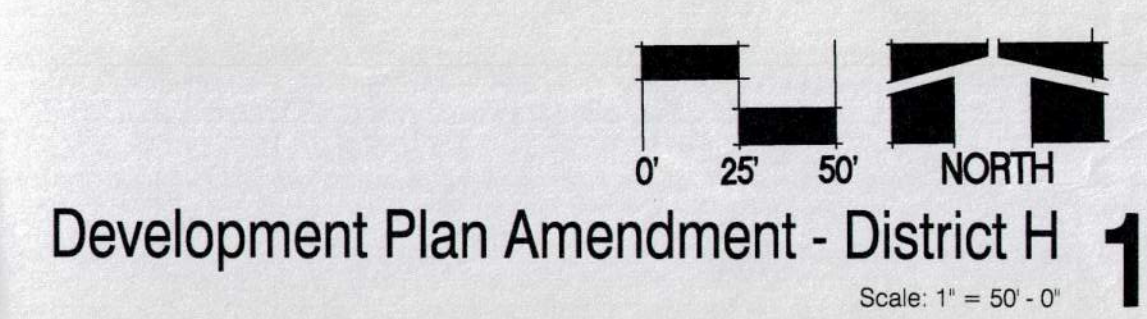
REVISION	DATE
Original Approved Plan 12/20/2001	
Amended Plan 2/13/2003	
Final Plan (Bldgs. A,B,D,F,H,I,K) Approved 3/19/2003	
Final Plan (North Parking Garage) Approved - 8/20/2003	
Final Plan (Bldgs. C,H) Approved 7/15/2003	
Final Plan (West Parking Garage) Approved - 8/19/2003	
Final Plan (Bldg. G) Approved - 10/21/2003	
Final Plan (Parks) Approved - 1/20/2004	
Final Plan (Bldg. E) Approved - 3/22/2004	
Final Plan (Bldg. E) - 12/28/2004	
Revised District H Amendment - 2/8/2005	

Project no: 0201-3260
Date: July 3, 2002
Sheet: 2 of 2

DEVELOPMENT PLAN AMENDMENT DISTRICT H

A101-H

Development Plan Amendment



August 27, 2025

VIA USPS CERTIFIED FIRST CLASS MAIL
TO THE PARTIES SET FORTH ON SCHEDULE I ATTACHED

Re: Public Meeting Notice In Connection with the submission of a development plan serving as a major amendment to modify the permitted uses in connection with the address shown on Schedule II attached to this letter (the "Property")
CD-CPC-2025-00108

To Whom it May Concern,

As attorneys for MONARCHS SUB, LLC ("Owner"), please find attached to this letter the "Public Meeting Notice" in connection with the submission of a development plan serving as a major amendment to modify the permitted uses of the Property referenced above, as required by the city code of Kansas City, Missouri.

If you have any questions, please do not hesitate to reach out to the undersigned or Scott Zigler, whose information can be found within the Public Meeting Notice attached to this letter.

Very truly yours,



Ryan C. Westhoff
Partner

RW:dm

Attachments

Public Meeting Notice

Please join **MONARCHS SUB, LLC** ("Owner") for a meeting about the submission of a development plan serving as a major amendment to modify the permitted uses of the of the Property (defined below), as set forth on **Exhibit A** attached to this Notice.

Case number CD-CPC-2025-00108

Proposed for the addresses set forth on **Schedule II** attached to this letter (the "Property")

Meeting Date: September 9, 2025

Meeting Time: 5:15 P.M.

Meeting Location: Per Ordinance 220398, this neighborhood meeting will be done virtually via Microsoft Teams. If you would like to attend, please email Scott Zigler at SZigler@trademarkproperty.com and he will send you an invite to the meeting via email on the day of the meeting. Additionally, the link to the meeting is https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDkwYjY2ZTgtYTgwMC00YTY4LWJiMjgtNTQyOGFhYWQyOTUw%40thread.v2/0?context=%7b%22Tid%22%3a%223c49b111-19db-458d-83ff-1af0ac9ae35b%22%2c%22Oid%22%3a%22c1a96006-133d-4ec7-b36f-6f44bfa18141%22%7d

Meeting ID: 281 385 155 260 5

Passcode: HQ9wd2PT

Dial In by phone: +1 647-484-5974,,10937137# Canada, Toronto

Phone conference ID: 109 371 37#

Project Description: Owner is seeking rezoning for the Property from current zoning of B3-3, B3-3/R-2.5, R-1.5, R-6 to B3 subject to the restrictions to be set forth in the final development plan. Rezoning per a development plan is sought because the expiration of the former PD overlay created multiple zoning designations on the Property. This development plan application is intended to reflect the original project intent, and to allow the Owner to develop and use the Property for any legally permitted use within the B3 zoning classification except those uses prohibited by the development plan. The permitted and prohibited uses pursuant to the proposed development plan are shown on **Exhibit A** attached to this letter. CD-CPC-2025-00108 has been docketed for City Plan Commission date of Wednesday, September 17, 2025.

If you have any questions or issues joining the meeting, please contact:

Name: Scott Zigler

Phone: 816-656-8690

Email: szigler@trademarkproperty.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,

A handwritten signature in blue ink, appearing to read "Ryan C. Westhoff".

Ryan C. Westhoff, as attorney for Owner

Exhibit A

PERMITTED USES

All uses in Zoning District B3 **except** as follows:

PROHIBITED USES

In addition to the restrictions below, other tenant uses may be prohibited by the owner via lease agreements and/or covenants.

USE GROUP

PUBLIC/CIVIC

Club, Lodge, or Fraternal Organization

Day Care (As Listed)

- » Home-based (1—5)
- » Family (up to 10)
- » Group (up to 20)

Park/Recreation (As Listed)

- » Homes Association Amenities

Religious Assembly

Safety Service (As Listed)

- » Fire station
- » Ambulance service

Utilities and Services (As Listed)

- » Basic, minor

COMMERCIAL

Adult Business

- » Adult media store
- » Adult motion picture theater
- » Sex shop

Animal Service (As Listed)

- » Stable

Building Maintenance Service

Business Support Service (As Listed)

- » Day labor employment agency

Financial Services (As Listed)

- » Pawn shop
- » Short-term loan establishment

Funeral and Interment Service

- » Cemetery/columbarium/mausoleum
- » Cremating
- » Undertaking

Gasoline and Fuel Sales

Lodging (As Listed)

- » Recreational vehicle park

Mobile Vendor Park

Vehicle Sales and Service (As Listed)

- » Heavy equipment sales/rental
- » Light equipment sales/rental (outdoor)
- » Motor vehicle repair, limited
- » Motor vehicle repair, general
- » Vehicle storage/towing

AGRICULTURE

Agriculture, Animal

Agriculture, Crop

.....

Meeting Sign-In Sheet

Project Name and Address

Zona Rosa Major Amendment (CD-CPC-2025-00108)

8640 N. Dixon Ave., Kansas City, MO 64153

Name	Address	Phone	Email
Kelly Gardhouse	7413 NW 85th Terrace	816-890-4419	Gardhouse22@yahoo.com
Shannon Prince	8509 nw winter ave	708-638-5872	Prince.shannon15@gmail.com
Steven & Nichol Ehler	8621 N Shannon Ave kc mo 64153	816-616-9841	Nicki6129@gmail.com
Brenda Wallace	8601 N Shannon Ave	816-805-1528	Lomasfamily@aol.com
Jay Jones	7146 NW 85th Terr. Kansas City, MO 64153	816 560 5878	jonesntune@gmail.com

Public Meeting Summary Form

Project Case # CD-CPC-2025-00108

Meeting Date: September 9, 2025

Meeting Location: Microsoft Teams Meeting

Meeting Time (include start and end time): 5:15 PM - 5:44 PM

Additional Comments (optional):