CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00028, 00029, 00027

The Hub

July 15, 2026

Docket #1.1, 1.2, 1.3

Request
Area Plan Amendment
Rezoning
Development Plan (Non-Residential)

Applicant
Sam Malinowsky
SM Engineering

Owner
Lamar Eby
Longview Ventures LLC

Site Information

Location	12220 NW
Area	Skyview
Zoning	22 Acres
Council District	AG-R
County	1st
School District	Platte
	Platte County R-III

Surrounding Land Uses
North: Residential/Undeveloped, AG-R
South: Residential, AG-R
East: Agriculture, AG-R
West: Residential/Agriculture, AG-R

KC Spirit Playbook Alignment
Area Plan Amendment: Low alignment
Rezoning: Low alignment
Development Plan: Low alignment

Land Use Plan
The KCI Area Plan recommends Residential Low and Medium Density for this location. The proposed plan has low alignment with this designation. See Criteria A for more information.

Major Street Plan
NW Skyview is identified as a Thoroughfare on the Major Street Plan and is under MoDOT jurisdiction.

Approval Process

Overview
The applicant seeks approval of an amendment to the KCI Area Plan from Residential Low Density and Residential Medium Density to Commercial, a rezoning from district AG-R to district B4-1, and a development plan to allow multiple principal structures and indoor storage uses.

Existing Conditions
The subject site is two parcels. The eastern parcel contains two buildings: one a former school and the other a large storage building. The majority of the site not covered by buildings appears to be gravel. The western portion of the subject site appears to have mostly been used for agriculture.

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 April 8, 2026. A meeting summary is attached; see Attachment #3.

Related Cases
ZDC-2025-1152 – Notices of violation for improper use of an AG-R zoned property for outdoor vehicle storage, small event venue, and warehousing.

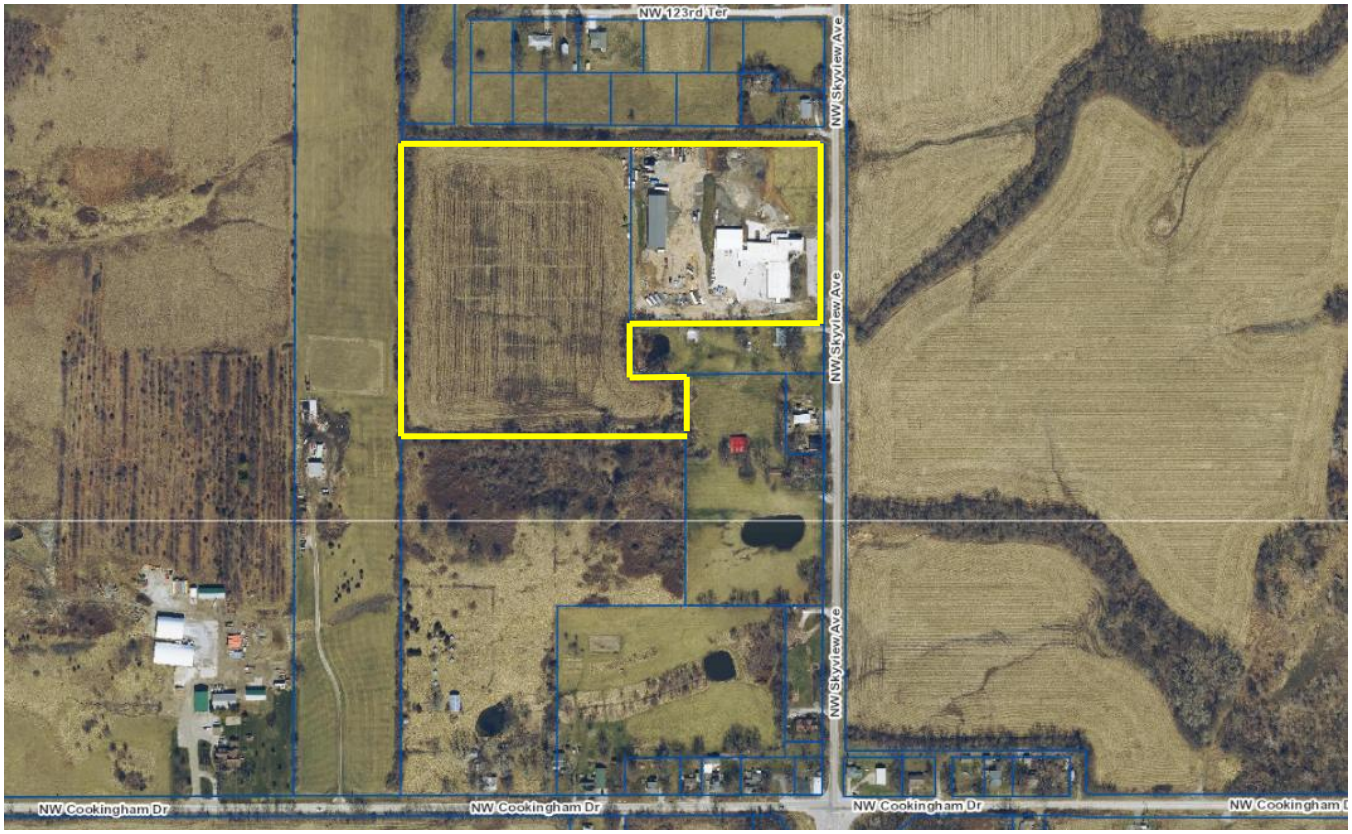
CD-BZA-2026-00079 - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. Scheduled for July 22, 2026 Board of Zoning Adjustment hearing

Project Timeline
The application was filed on March 3, 2036. No scheduling deviations have occurred. This case was heard and continued from the April 15th CPC meeting.

Professional Staff Recommendation
Docket #1.1 Denial
Docket #1.2 Denial
Docket #1.3 Denial

KANSAS CITY
Planning & Dev

VICINITY MAP



PLAN REVIEW

The proposed development plan, in companion with area plan amendment and rezoning, were filed to abate zoning violations on the property. Three zoning violations were issued for uses not allowed in the AG-R district including warehousing, event venue, and outdoor vehicle storage. There are minimal site improvements proposed, as the two existing buildings on site are intended to remain. The former school building, the closest building to NW Skyview Avenue, is currently being reused as a mixed-use building including office, event venue, and sports and recreation, participant uses. The existing building to the west is being used as leasable storage space.

There are two existing curb cuts off NW Skyview Avenue providing access to the site and 60 parking spaces. There are gates on the north and south sides of the former school building providing security to the western portion of the site where the storage areas are located. The portion of land not covered by buildings is mostly gravel. The plans for the western parcel propose an additional 8,000 square foot building labeled as a indoor storage with gravel in front of it, while the majority of the parcel will remain used for agriculture.

Additional street trees will be provided. Proposed species include Maple and Honeylocust.

The City Plan Commission recommended continuance of this case from the April 15, 2026 hearing and directed the applicant to continue working with staff to revise the development plan, as staff

recommended denial of all companion cases. After multiple resubmittals, the applicant included a list of permitted uses for the site that correspond to uses in the Zoning and Development Code. They also identified proposed pavement for accessory outdoor storage and the total amount of gravel they are requesting a variance for through a separate application.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	
Parking & Loading (88-420)	No	The applicant is seeking a variance (CD-BZA-2026-00079) to allow gravel in a B4 district, which will be heard by the BZA after the rezoning and development plan are approved by City Council.
Landscaping & Screening (88-425)	Yes, subject to conditions	
Signs (88-445)	Yes, subject to conditions,	
Pedestrian Standards (88-450)	No	

SPECIFIC REVIEW CRITERIA

Rezonings, 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 proposed Area Plan amendment from Residential Low Density and Residential Medium Density along with the rezoning to B4-1 are primarily to abate existing zoning violations for allowing uses that are not permitted by the AG-R district. Adopted plans and policies don't support the requested area plan amendment and rezoning.

"The proposed rezoning from AG R to B4 is not consistent with the Future Land Use Map and would require an amendment to the KCI Area Plan from "Residential Low Density" to "Commercial." Such an amendment would constitute a spot area plan amendment. The B4 zoning district allows a range and intensity of commercial uses that are generally incompatible with nearby residential land uses, and appropriate land use transitions are not provided. Rezoning the property to B4 in conjunction with an area plan amendment could also establish a precedent for additional intensive commercial or light industrial uses in the area, which would be inconsistent with the existing land use context. The KC Spirit Playbook further states that land use recommendations in adopted area plans should be used to

evaluate and guide future development and zoning changes, reinforcing concerns with the requested rezoning and amendment.

Additionally, while the updated KCI Area Plan is currently in the adoption process, the recommended future land use designation for the area "Neighborhood 1" is consistent with the previous "Residential Low Density" designation, which is intended for low-density residential development consisting primarily of detached single-family homes, along with compatible neighborhood-serving amenities that support residents' daily needs." –Alexis Berra, 1st District Planner, Community Planning Division

B. Zoning and use of nearby property.

The surrounding area is zoned AG-R and contains low density residential and agricultural uses.

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

The physical character has many sloped areas generally leading to the southeast. The surrounding area is mostly agricultural with few buildings.

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

There is an existing water main in NE Skyview Avenue. Utilities were reviewed with the development plan. See more information in Criteria E in the Development Plan section.

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

The existing building fronting NW Skyview Avenue was previously used as a school, which is permitted in the current AG-R district with a development plan. The owner has indicated to staff the building is currently being used for event space, religious assembly, sports and recreation participant, and coworking space, which are all generally permitted uses in the AG-R district with a development plan.

The other existing building is used for leasable indoor storage, which is not permitted in the current AG-R district.

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

The subject site is not vacant and has been used without proper zoning approval since 2023.

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

The rezoning would allow uses in the B4 zoning district, which could have some impact on surrounding properties. The B4 district is a heavy commercial district that allows vehicle repair uses, warehousing, wholesaling, and storage, among other uses, by right. Although there are zoning and permit violations on the site, none of them are nuisance related from the current uses.

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.

The expected gain in the denial of this area plan amendment and rezoning would be to maintain the existing character and land use patterns of the agricultural area and not setting a precedent for significant rezoning efforts for properties that have been operating illegally. There is no legitimate hardship imposed on the property owner in denying this rezoning as they can still operate multiple uses out of the former school building with a development plan within the current zoning district.

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 generally complies with the minimum requirements in the Zoning and Development Code. There is a significant amount of gravel currently onsite and indicated on the proposed plan, which the applicant is seeking a variance for if the rezoning to B4 is approved.

"The proposed development plan demonstrates a low level of alignment with the KCI Area Plan and the KC Spirit Playbook. Several key goals, including "Strong and Accessible Neighborhoods" and "Well Designed City," score poorly due to the project's scale, design, and relationship to surrounding uses. Additionally, the plan includes a gravel parking or storage area on the site, which is not permitted within the B4 zoning district, further indicating inconsistency with zoning standards. The overall intensity and character of the proposed development do not adequately reflect expectations for development in the area and do not meaningfully advance the guiding principles established in the area plan or the playbook." –Alexis Berra, 1st District Planner, Community Planning Division

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

Indoor storage, as identified on the existing and proposed buildings to the west of the old school building are permitted in the proposed B4 zoning, which is the main purpose for the rezoning request. Many of the other existing uses indicated by the property owner within the former school building are permitted in the current AG-R district with development plan approval.

A total of 17 allowed uses within the B4 zoning district are listed on the plan, some of which include animal services – sales and grooming, artist workspace, business equipment sales and service, event venue, office, indoor sports and recreation participant, car washing and cleaning, motor vehicle repair general, vehicle storage and towing, and self-storage warehouse.

The revised plans indicate areas to be paved for accessory outdoor storage of a lesser footprint than the indoor storage areas. There is a condition of approval on this development plan that all outdoor storage must be on a paved surface except the area identified for fire wood and temporary log storage.

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 off NW Skyview Avenue are adequate for the site.

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 some sidewalks along the front of the building for people coming from the parking lot along NW Skyview Avenue. There are no other internal pedestrian connections shown on the west side of the school building.

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

Water Services reviewed and approved the plans, subject to conditions.

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.

There are no proposed changes to the exterior of the former school building. The existing storage building to the west appears to have received permits for construction as a hay barn, which requires one side to remain open. As the structure exists today, it appears to be fully enclosed, which may be an occupancy issue with the Permits Division, in addition to the permit violation for reuse of the former school building without proper change of occupancy permitting. Staff has added conditions to the development plan requiring proper permitting for all structures on the site.

A second proposed storage building is identified on the western parcel and building plans have been submitted and approved, also identifying it as a hay barn, requiring one side to be open; however, no permits have been issued for this building yet.

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.

Additional landscape screening will be provided along NW Skyview Avenue to screen vehicular use areas around the site.

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 majority of vehicular use area on the site currently contains gravel. Gravel is permitted in the AG-R district, but not the B4 district; therefore, the applicant is seeking a variance for approximately 152,220 square feet of gravel vehicular use area.

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.**

No existing trees are identified to be removed.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Public Testimony
5. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends DENIAL of the area plan amendment, rezoning and development plan.

Respectfully submitted,

Genevieve Kohn-Smith, AICP

Lead Planner

Plan Conditions

Report Date: July 08, 2026

Case Number: CD-CPC-2026-00027

Project: The Hub

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. 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.
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. All signage shall conform to 88-445 and shall require a sign permit prior to installation. 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 property owner shall abate all permit compliance violations within 6 months of development plan approval.
7. The property owner must obtain approval of a variance from the Board of Zoning Adjustment to allow gravel in a B4 zoning district within 1 month of rezoning approval from City Council.
8. All motor vehicle repair uses shall be conducted in an permitted structure and not outdoors for more than 24 hours at a time.
9. All storage containers must obtain building permits within 6 months of development plan approval or be removed from the site.
10. All vehicle storage areas on the property must be located at least 500 feet from any R and AG-R district.

Condition(s) by City Planning and Development Department. Contact Ray Rhodes at (816) 513-1487 / Raymund.rhodes@kcmo.org with questions.

11. Building plans submittal shall meet the requirements of the Kansas City Building and Rehabilitation Code in effect at the time of submission.

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

12. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
13. Proposed buildings shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
14. The developer shall provide an approved turnaround feature (i.e cul-de-sac, hammerhead) for all dead-end fire access in excess of 150 feet in length. (IFC-2018: § 503.2.5)
15. Required fire department access roads shall designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3)

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

16. 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) or Missouri Department of Transportation (MODOT) that may have street planning regulations that supersede the Fire Code. (IFC-2018: § 503.2.1)

17. Fire hydrant distribution shall follow IFC-2018 Table C102.1

18. The developer shall provide Fire Department access roads prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5)

19. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

20. 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)

21. All required fire department access roads shall be an all weather surface. Grass pavers are not permitted. (IFC-2012: § 503.2.3)

22. The turning radius for fire department access roads shall be 30 feet inside and 50 feet outside radius. (IFC-2018: § 503.2.4)

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

23. Provide the approximate location of addressing on proposed building(s). Location of address should be visible from the public right-of-way or vehicular access area, whichever is applicable. Location can be shown on the building elevation sheet with a cloud/dashed line at the time of building plan review. Development Management Division reviewer may satisfy this condition.

24. Provide a lighting study in accordance with 88-430 and recommendations from the Illuminating Engineering Society (IES). The minimum standard from IES for a parking lot would be an average-maintained lighting level of 3 foot-candles (fc) with an average to minimum ratio of 4:1 (G-1-22, Sec. 8.7). This should be submitted and reviewed by Development Management Division reviewer prior to obtaining building permits.

Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

25. The developer must subordinate to the City all private interest in the area of any right-of-way dedication, in accordance with Chapter 88 and as required by the Land Development Division, prior to issuance of any construction permits within said right-of-way, and that the owner/developer shall be responsible for all costs associated with subordination activities now and in the future.

26. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.

27. After the City Plan Commission enters its disposition for the development plan, the developer shall not enter into any agreement that would encumber or otherwise have any impact on the proposed right-of-way dedications for the planned project without the prior written consent of the Land Development Division.

28. The developer shall dedicate additional right of way [and provide easements] for NW Skyview Ave as required by the adopted [Major Street Plan and/or Chapter 88] so as to provide a minimum of 50 feet of right of way as measured from the centerline, along those areas being platted. Developer shall relocate all components and site features of the existing septic system onto the private property beyond the limits of new right-of-way dedication.

29. The developer shall pay impact fees as required by Chapter 39 of the City's Code of ordinances as required by the Land Development Division.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

30. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

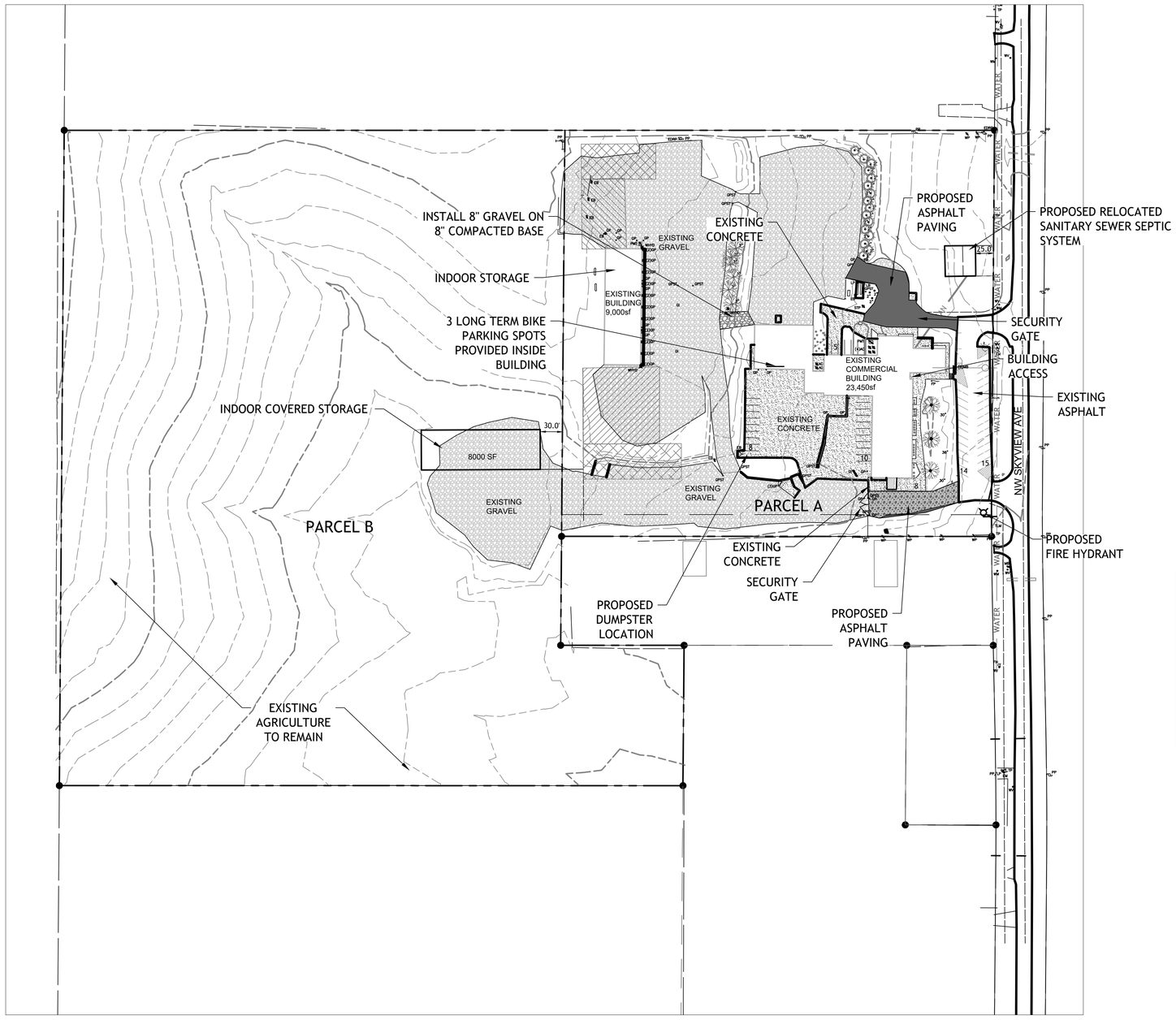
31. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy. https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf

Condition(s) by Water Services Department. Contact Philip Taylor at (816) 513-0146 / philip.taylor@kcmo.org with questions.

32. The developer shall grant a [BMP and/or Surface Drainage Easement] to the City as required by KC Water based on the drainage study conclusions, prior to issuance of any building permits.

33. The developer shall submit plans for grading, siltation, and erosion control to KC Water for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.

34. The developer shall submit a storm drainage analysis from a Missouri-licensed civil engineer to KC Water, in accordance with adopted standards, including a BMP level of service analysis prior to approval and issuance of any building permits, and that the developer secure permits to construct any improvements as required by KC Water prior to issuance of any certificate of occupancy.



LEGEND

- FIRE WOOD AND TEMPORARY LOG STORAGE
- PAVED TRUCK AND TRAILER PARKING - 16,950sf
- CONTAINER STORAGE
- GRAVEL SURFACE

NOTE: ALL OUTDOOR STORAGE WILL OCCUR ON A PAVED SURFACE, WITH THE EXCEPTION OF THE AREA IDENTIFIED FOR FIRE WOOD AND TEMPORARY LOG STORAGE

PROPERTY DESCRIPTION PARCET A: (Longview Ventures, LLC; Warranty Deed, Bk. 1326, Pg. 300)

TRACT 1:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 2640 FEET EAST AND 1474 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION EIGHTEEN, IN TOWNSHIP FIFTY TWO OF RANGE THIRTY THREE; THENCE WEST 626.13 FEET TO A STAKE; THENCE NORTH 416.42 FEET TO A STAKE; THENCE EAST 626.13 FEET TO A POINT ON THE CENTER TINE OF HIGHWAY C 416.42 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 416.42 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

TRACT 2:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST TINE OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, 1B90.42 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, SAID POINT BEING THE NORTHEAST CORNER OF THE SCHOOL DISTRICT TRACT; THENCE WEST ALONG THE NORTH TINE OF THE SCHOOL DISTRICT TRACT 626.13 FEET; THENCE NORTH 139.14 FEET; THENCE EAST 626.13 FEET TO THE EAST TINE OF SAID SOUTHWEST QUARTER OF SECTION 1 B, TOWNSHIP 52, RANGE 33; THENCE SOUTH ALONG SAID EAST TINE 139.14 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

PROPERTY DESCRIPTION PARCEL B: (Longview Ventures, LLC; Warranty Deed, Bk. 1419, Pg. 209)

TRACT 3:
A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH TINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1B, SAID POINT BEING SOUTH B9'49'50" WEST 1,313.5 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1B; THENCE NORTH 0'27'47" EAST ALONG THE WEST TINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER 1,132.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 0'27'47" EAST ALONG THE WEST TINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER 902.36 FEET; THENCE NORTH B9'58'40" EAST AND PARALLEL TO THE NORTH TINE OF SAID SOUTHWEST QUARTER 6B7.76 FEET; THENCE SOUTH 0·2s·2s· WEST AND PARALLEL TO THE EAST TINE OF SAID SOUTHWEST QUARTER 70B.72 FEET; THENCE NORTH s9•53•15• EAST 169.63 FEET; THENCE SOUTH 0'28'2B" WEST AND PARALLEL TO THE EAST TINE OF SAID SOUTHWEST QUARTER 193.91 FEET; THENCE SOUTH B9'58'40" WEST AND PARALLEL TO THE NORTH TINE OF SAID SOUTHWEST QUARTER B57.21 FEET TO THE TRUE POINT OF BEGINNING.

SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	AG-R	B-4		
Gross Land Area				
in square feet	984,533			
in acres	22.60			
Right-of-way Dedication				
in square feet	0			
in acres	0			
Net Land Area				
in square feet	984,533			
in acres	22.60			
Building Area (sq. ft.)	32,450	40,450		
Floor Area Ratio	0.033	0.041		
Building Ht above grade	25'	25'	NO	

TOTAL AREA OF GRAVEL SURFACE = 152,220sf

VARIANCE IS BEING SOUGHT FROM THE BOARD OF ZONING ADJUSTMENT

THE FOLLOWING USES ARE PERMITTED
1. RELIGIOUS ASSEMBLY
2. ANIMAL SERVICES- SALES AND GROOMING
3. ARTIST WORK AND SALES SPACE
4. BUILDING MAINTENANCE SERVICE
5. BUSINESS EQUIPMENT SALES AND SERVICE
6. BUSINESS SUPPORT SERVICE (NOT DAY LABOR EMPLOYMENT)
7. INDOOR SMALL VENUE
8. OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
9. ACCESSORY AND NON-ACCESSORY PARKING
10. PERSONAL IMPROVEMENT SERVICE
11. INDOOR SPORTS AND RECREATION
12. CAR WASHING AND CLEANING SERVICE
13. MOTOR VEHICLE REPAIR GENERAL
14. VEHICLE PARKING/TOWING
15. ARTISAN MANUFACTURING
16. SELF-STORAGE WAREHOUSE
17. TEMPORARY TRUCK AND TRAILER PARKING

PARKING
OFFICE ADMIN. PROFESSIONAL OR GENERAL; 1-2 / 1000 SF - (11,450 SF) 11 TO 23 PARKS
RELIGIOUS ASSEMBLY; 1-2 / 7 SEATS - (5,000 SF, 100 SEATS) 14 TO 28 PARKS
COMMUNITY CENTER; 2.5-5 / 1000 SF - (5,000 SF) 13 TO 25 PARKS
MOTOR VEHICLE REPAIR; 2-4 / SERVICE BAY - (2,000 SF, 2 BAYS) 4 TO 8 PARKS
TOTAL PARKS REQUIRED = 42 TO 84 PARKS
TOTAL PROVIDED = 60
BILE SPACES REQUIRED AND PROVIDED = 3

OPERATING CHARACTERISTICS
1. SECURITY CAMERAS ARE IN PLACE AND ARE CONTINUALLY MONITORED.
2. SECURITY GATES LIMIT ACCESS TO BACK OF THE PROPERTY.

N
1"=80'
0 40' 80'

SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineeris prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

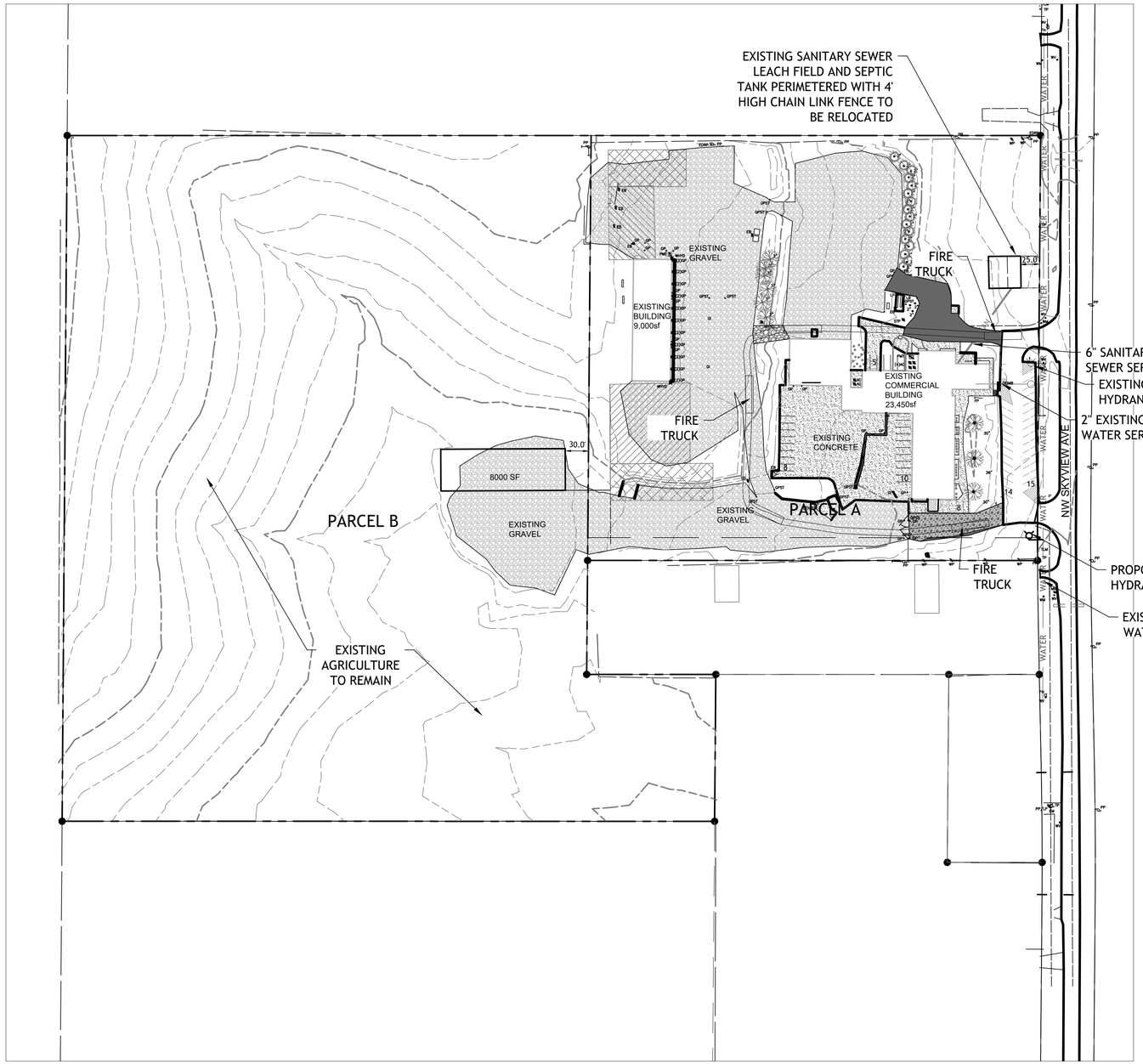
STATE OF MISSOURI
MICHAEL J. MILLER
NUMBER
PE-2010018911
PROFESSIONAL ENGINEER
6-29-26

Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN

12220 NW SKYVIEW AVE
KANSAS CITY, MO

sheet
C1.0
Civil
SITE PLAN
permit
25 FEBRUARY 2026



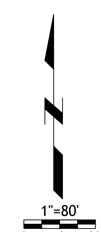
PROPERTY DESCRIPTION PARCET A: (Longview Ventures, LLC; Warranty Deed, Bk. 1326, Pg. 300)

TRACT 1:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 2640 FEET EAST AND 1474 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION EIGHTEEN, IN TOWNSHIP FIFTY TWO OF RANGE THIRTY THREE; THENCE WEST 626.13 FEET TO A STAKE; THENCE NORTH 416.42 FEET TO A STAKE; THENCE EAST 626.13 FEET TO A POINT ON THE CENTER TINE OF HIGHWAY C 416.42 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 416.42 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

TRACT 2:
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, PLATTE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST TINE OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, 1B90.42 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, SAID POINT BEING THE NORTHEAST CORNER OF THE SCHOOL DISTRICT TRACT; THENCE WEST ALONG THE NORTH TINE OF THE SCHOOL DISTRICT TRACT 626.13 FEET; THENCE NORTH 139.14 FEET; THENCE EAST 626.13 FEET TO THE EAST TINE OF SAID SOUTHWEST QUARTER OF SECTION 1 B, TOWNSHIP 52, RANGE 33; THENCE SOUTH ALONG SAID EAST TINE 139.14 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART IN ROAD.

PROPERTY DESCRIPTION PARCEL B: (Longview Ventures, LLC; Warranty Deed, Bk. 1419, Pg. 209)

TRACT 3:
A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 1B, TOWNSHIP 52, RANGE 33, KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH TINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1B, SAID POINT BEING SOUTH B9'49'50" WEST 1,313.5 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1B; THENCE NORTH 0'27'47" EAST ALONG THE WEST TINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER 1,132.16 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 0'27'47" EAST ALONG THE WEST TINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER 902.36 FEET; THENCE NORTH B9'58'40" EAST AND PARALLEL TO THE NORTH TINE OF SAID SOUTHWEST QUARTER 6B7.76 FEET; THENCE SOUTH 0·2s·2s· WEST AND PARALLEL TO THE EAST TINE OF SAID SOUTHWEST QUARTER 70B.72 FEET; THENCE NORTH s9•53•15• EAST 169.63 FEET; THENCE SOUTH 0'28'2B" WEST AND PARALLEL TO THE EAST TINE OF SAID SOUTHWEST QUARTER 193.91 FEET; THENCE SOUTH B9'58'40" WEST AND PARALLEL TO THE NORTH TINE OF SAID SOUTHWEST QUARTER B57.21 FEET TO THE TRUE POINT OF BEGINNING.



SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

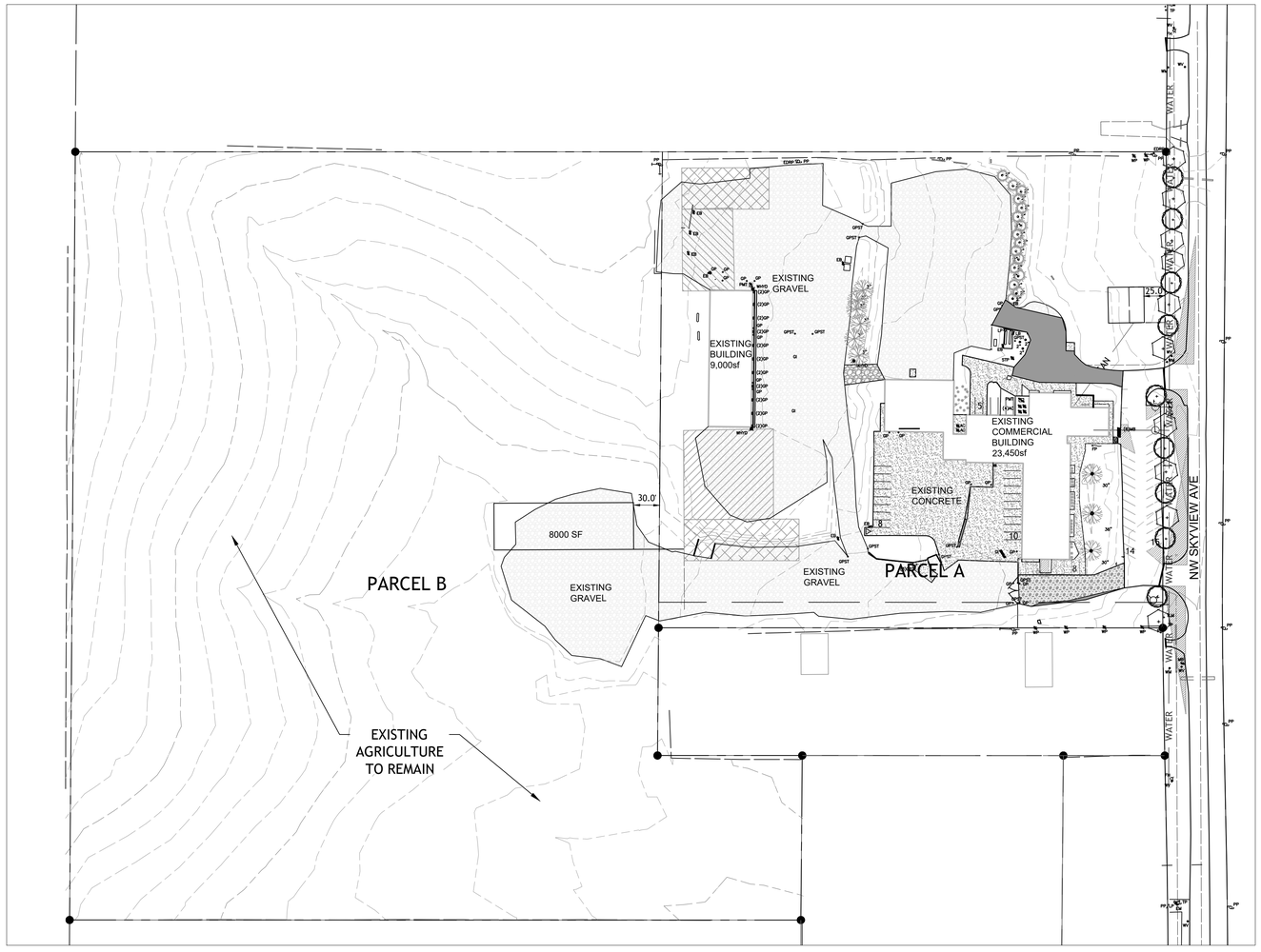
Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineeris prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN

12220 NW SKYVIEW AVE
KANSAS CITY, MO

sheet
C2.0
Civil
UTILITY PLAN
permit
25 FEBRUARY 2026



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 allowed 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.

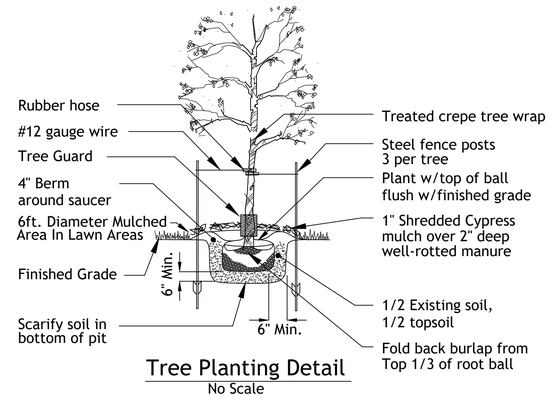
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

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.



Tree Planting Detail

No Scale

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
+	9	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
+	10	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown

LANDSCAPE DATA:

WINNER RD 560'

REQUIRED

STREET TREES 1/30'	=	19

PROVIDED

STREET TREES	=	19

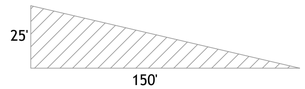
INTERIOR LANDSCAPE

REQUIRED

PARKING AREA 35SF / STALL	=	1,295 SF
PARKING STALLS 1 TREE / 5 STALLS	=	7
PARKING STALLS 1 SHRUB / STALL	=	37

PROVIDED

PARKING AREA	=	1,877 SF
EXISTING TREES	=	20
EXISTING SHRUBS	=	42



SIGHT TRIANGLE

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STATE OF MISSOURI
JUSTIN MILLER
LA-2008038
LANDSCAPE ARCHITECT

Revisions
3-5-26 CITY COMMENTS
6-29-26 CITY COMMENTS

DEVELOPMENT PLAN

12220 NW SKYVIEW AVE
KANSAS CITY, MO

sheet
C3.0
Civil
LANDSCAPE PLAN
permit
25 FEBRUARY 2026

The Hub at East Platte
12220 NW Skyview Ave
Kansas City, MO 64164

March 25, 2026

Please join us for a meeting regarding rezoning of The Hub at East Platte,
case # CD-CPC-2026-00027, proposed for the following address:
12220 NW Skyview Ave
Kansas City, MO 64164

MEETING DATE: Wednesday, April 8, 2026
MEETING TIME: 5:15pm
MEETING LOCATION: ZOOM (login information below)
Meeting ID: 932 914 190 266 9
Passcode: hP63KV

Project Description: The Hub at East Platte is seeking rezoning from KCMO in order to be compliant with our current usage.

If you have any questions, please contact:
Lamar Eby
816-510-5937
Lamar.eby@gmail.com

Thank you

Lamar Eby

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.

Meeting Sign-In Sheet

Project Name and Address

The Hub at East Platte, 12220 NW Skyview KCMO

Case # CD-CPC-2026-00027

Name	Address	Phone	Email
Michelle Marquez	6133 NW 123 Terrace		
Logan Paris	6118 NW 123 Terrace		
Erin Sandgren	6057 NW 123 Terrace		
Sam Malinowsky	Engineer		
Lamar Eby	Owner		
Tammie Eby	Owner		

CITY OF KANSAS CITY MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00027

Meeting Date: 4-8-26

Meeting Location: Virtual via TEAMS

Meeting Time (include start and end time): 5:15pm - 5:45pm

Additional Comments (optional):

Michelle is concerned about the traffic on their street (123rd Terrace) and would like a turn around installed at the end of NW 123rd Terrace

From: Donovan Bateman
To: Kohn-Smith, Genevieve
Cc: cityclerk@kcmo.org
Subject: Rezoning of The Hub at East Platte /. Case number # CD-CPC-2026-00027
Date: Tuesday, April 7, 2026 7:58:52 PM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Dear Genevieve Kohn-Smith

I am writing to formally express my opposition to the proposed rezoning of the approximately 23-acre property located behind my residence 6133 NW 123rd Ter Kansas City, MO 64164

My family and I live in a rural residential area, and the existing commercial activity behind our home has already created ongoing concerns. Expanding this commercial zoning further would significantly worsen the impact on our quality of life, safety, and the character of our neighborhood.

One of our primary concerns is safety related to increased traffic. Our street is a dead-end road with no outlet, yet we already experience frequent issues with vehicles entering our street, turning around, and even pulling into our private driveway and yard. This creates dangerous and unpredictable situations, especially with children and pets present. Additional commercial development will inevitably increase traffic volume, leading to more of these incidents.

The situation is made more concerning by the fact that our road has no sidewalks and no street lighting. This lack of infrastructure makes it difficult for drivers to see pedestrians, children, or animals, particularly during early morning or evening hours. Increased traffic in these conditions poses a serious safety risk.

We are also concerned about:

- Increased noise levels beyond what we already experience from the existing commercial property
- Higher traffic congestion and speeding on a road not designed for commercial overflow
- The incompatibility of expanded commercial use with a rural residential setting
- The continued intrusion of vehicles onto private property due to limited turnaround space

This area was chosen as a residential, country setting, and further commercial expansion directly conflicts with that environment. The proposed rezoning would not only intensify existing problems but create new risks for residents.

At a minimum, if this rezoning is considered, I strongly urge the City to require substantial protections such as:

- Traffic control measures to prevent non-resident vehicles from entering the dead-end street
- Physical barriers or signage to stop vehicles from using private property for turnarounds
- Buffers, fencing, or landscaping to reduce noise and intrusion
- Strict limits on operating hours and commercial activity

However, based on the current conditions and impacts already being experienced, I respectfully request that this rezoning application be denied.

Thank you for your time and consideration of these concerns.

Sincerely,

Donovan Bateman

Sent from my iPhone

SUMMARY

Area Plan Alignment:
High, Medium, ***Low***

KC Spirit Playbook Alignment:
High, Medium, ***Low,*** *N/A*

CC- Connected City
DO - Diversity & Opportunity
HAC- History, Arts & Culture
HE - Healthy Environment
PAA - People of All Ages
POS - Parks & Open Spaces
SAN - Strong & Accessible Neighborhoods
SC - Smart City
SEG - Sustainable & Equitable Growth
WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	WDC HE	WDC: Project features gravel on site HE: Project features appropriate landscaping
Low	SAN	SAN: Rezoning is inconsistent with surrounding Future Land Use

Alignment Comments:

Rezoning and Area Plan Amendment:
The proposed rezoning from AG R to B4 is not consistent with the Future Land Use Map and would require an amendment to the KCI Area Plan from "Residential Low Density" to "Commercial." Such an amendment would constitute a spot area plan amendment. The B4 zoning district allows a range and intensity of commercial uses that are generally incompatible with nearby residential land uses, and appropriate land use transitions are not provided. Rezoning the property to B4 in conjunction with an area plan amendment could also establish a precedent for additional intensive commercial or light industrial uses in the area, which would be inconsistent with the existing land use context. The KC Spirit Playbook further states that land use recommendations in adopted area plans should be used to evaluate and guide future development and zoning changes, reinforcing concerns with the requested rezoning and amendment.

Additionally, while the updated KCI Area Plan is currently in the adoption process, the recommended future land use designation for the area "Neighborhood 1" is consistent with the previous "Residential Low Density" designation, which is intended for low-density residential development consisting primarily of detached single-family homes, along with compatible neighborhood-serving amenities that support residents' daily needs.

Development Plan:

The proposed development plan demonstrates a low level of alignment with the KCI Area Plan and the KC Spirit Playbook. Several key goals, including "Strong and Accessible Neighborhoods" and "Well Designed City," score poorly due to the project's scale, design, and relationship to surrounding uses. Additionally, the plan includes a gravel parking or storage area on the site, which is not permitted within the B4 zoning district, further indicating inconsistency with zoning standards. The overall intensity and character of the proposed development do not adequately reflect expectations for development in the area and do not meaningfully advance the guiding principles established in the area plan or the playbook.