

CITY PLAN COMMISSION STAFF REPORT



KANSAS CITY
Planning & Dev

CD-CPC-2026-00039 & 00041

2922 Summit St Rezoning & Area Plan Amendment

June 3, 2026

Docket # 4.1 & 4.2

Request

Rezoning & Area Plan Amendment

Applicant

Thong Thai
B + A Architecture

Owner

Alexander Christopher

Site Information

Location 2922 Summit St
Area 0.147 Acres
Zoning R-6
Council District 4th
County Jackson
School District Kansas City

Surrounding Land Uses

North: Residential, R-1.5
South: Religious Assembly, R-6
East: Park, R-1.5
West: Residential, R-1.5

Land Use Plan

The Greater Downtown Area Plan recommends Residential Low Density for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

Summit Street is identified as a Thoroughfare in this location.

Approval Process



Overview

The applicant seeks to rezone the subject site from R-6 to R-1.5 and amend the Greater Downtown Area Plan from Residential Low Density to Residential High Density, to construct a 4-unit townhome on the subject site.

Existing Conditions

The subject site is currently developed with an unfinished building. The site abuts Summit St and slopes toward the west and south.

Neighborhood(s)

This site is located within the Midtown KC Now Neighborhood Association, Westside Neighborhood Association, and the Sacred Heart Homes Association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on May 21, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CRSF-201710335 - A residential building plan review, applied for August 15, 2016. Inactive Status.

CRSF-201710825 - A residential building plan review, applied for February 1, 2017. Inactive Status.

Project Timeline

The application was filed on March 13, 2026. Scheduling deviations have occurred due to the timing of the public engagement meeting.

Professional Staff Recommendation

Docket # 4.1 Approval

Docket # 4.2 Approval

VICINITY MAP



PLAN REVIEW

The applicant is requesting to rezone the subject site from R-6 to R-1.5 and to amend the Greater Downtown Area Plan from Residential Low Density to Residential High Density. The current structure is an unfinished concrete structure intended originally for a 4-unit townhome. The applicant is proposing to finish the building as a 4-unit structure.

The applicant's request is to rezone the site to better align the property with the Lot and Building requirements of the Zoning and Development Code. The R-1.5 district accommodates the lot size and frontage requirements of this parcel, while also creating consistency with adjacent R-1.5 properties and the Residential Low Density future land use designation.

The Greater Downtown Area Plan currently designates the site as Residential Low Density; amending the area plan to Residential High Density will allow the lot to be better aligned with the Area Plan's intent.

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 proposed rezoning to R-1.5 does not align with the Greater Downtown Area Plan Future Land Use designation of Residential Low Density, therefore the rezoning application is accompanied by an Area Plan Amendment application.

"This rezoning without a plan would allow for the construction of four housing units. The existing building is unfinished and unoccupied. The proposed R-1.5 zoning matches properties to the north and west. While the Greater Downtown Area Plan currently recommends low density residential, an accompanying area plan amendment would be in line with the proposed zoning and matches future land use to the west. This project would increase housing density and diversity, a goal of long-range plans." – Luke Ranker, 4th District Community Planner

B. Zoning and use of nearby property.

The surrounding area is mostly residential, to the east is the right of way of Summit Street and Southwest Trafficway and the western-most border of Penn Valley Park, zoned R-1.5. To the west and north of the subject site is a residential townhome development zoned R-1.5. To the south are more residential homes and a former church, zoned R-6.

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

The surrounding area is highly contoured with steep grade changes. The residential nature of the surrounding area allows this subject site to be compatible through this rezoning and area plan amendment. The setbacks for the subject site and its plan for continued construction are compatible with the setbacks of other townhomes in the surrounding area.

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

The building is not currently serviced by public facilities such as water and sewer lines, these services will need to be extended to the subject site from Summit St. These will be reviewed at the time of building permit.

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

The subject site is suitable for the use of a 4-unit townhome. The subject property has been restricted under the R-6 zoning district which does not allow for multi-unit homes. Rezoning

the site to the contextual zoning of R-1.5 allows for the site to maintain consistency with other properties in the area.

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

The subject property has been vacant for 10 years, since the construction project began in 2016.

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

Approving the rezoning will not detrimentally affect nearby properties. The building will be compliant with the Zoning and Development Code after the rezoning is approved and will allow for the construction to be completed.

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.

If the rezoning is denied, there is no gain to the public health, safety, and welfare of the surrounding neighborhood. The unfinished building would stay unfinished and vacant which is a safety hazard for surrounding property owners, the landowner would have to either leave the structure as is or demolish and redesign the site with a building type that aligns with R-6 zoning.

ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials
3. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL as stated in the conditions report.

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+ 2922 SUMMIT APARTMENT BUILDING RE-ZONING

2922 SUMMIT STREET, KANSAS CITY, MISSOURI 64108

Presented to
KANSAS CITY, MO

Presenter
B+A Architecture

Date: 03/06/2026
Website: www.baarchitecture.com



EXISTING CONDITIONS

◀ ZONING DISTRICT USE:

Current Zoning is R-6

Zoning change to R-1.5

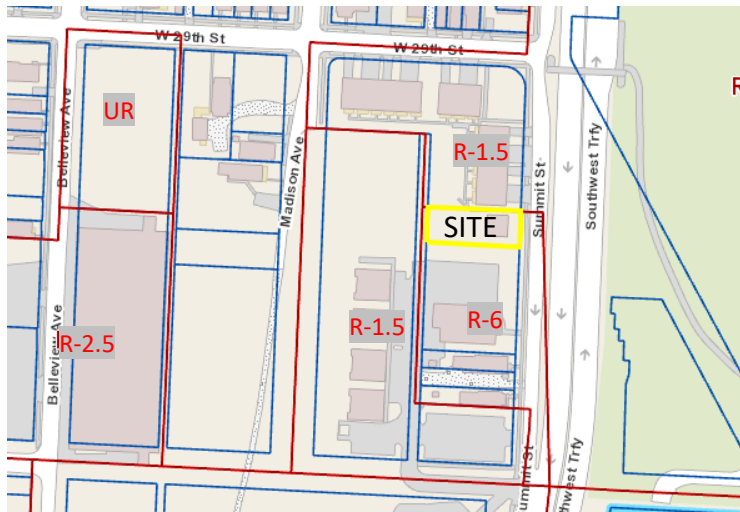
- ◀ The property to the north is zoned as R-1.5.
- ◀ The property to the west is zoned as R-1.5.
- ◀ The property to the south is zoned as R-6.
- ◀ Property is .444 acres.
- ◀ Existing building on site is unfinished and unoccupied.
- ◀ Site is highly visible from Southwest Trafficway.





ZONING CHANGE STATMENT

- We are requesting a rezoning of 2922 Summit Street in Kansas City from R-6 to R-1.5 to better align the property with the dimensional requirements of Section 88-110-06-B, Table 110-2 of the Zoning and Development Code. The R-1.5 district more appropriately accommodates the lot size and frontage of this parcel, while also creating consistency with adjacent R-1.5 properties and the Residential Low Density future land use designation. This rezoning supports both code compliance and compatibility with the surrounding neighborhood context.



88-110-06-B. BASIC STANDARDS

All residential and nonresidential development in R districts, except for development on infill residential lots, must comply with the lot and building standards of Table 110-2, unless otherwise expressly provided by the building type-specific standards of 88-110-06-C. Nonresidential development in R districts must comply with the "conventional" development standards of Table 110-2. General exceptions to lot and building standards and rules for measuring compliance can be found in 88-820.

Table 110-2
Lot and Building Standards

[illegible]



ADJACENT BUILDING ZONING COMPARISON

- 3,423 SQ.FT.
- TOTAL SQ.FT. 8,500 SQ,FT

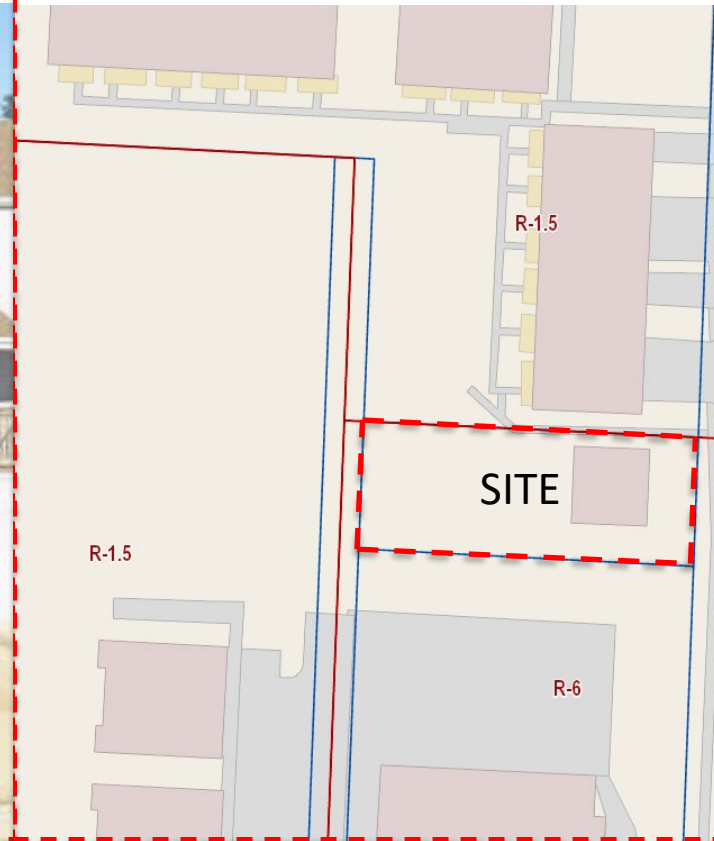
R-6 ZONING



R-1.5 ZONING



SITE PARCEL VIEW



SITE PLAN

b+a architecture

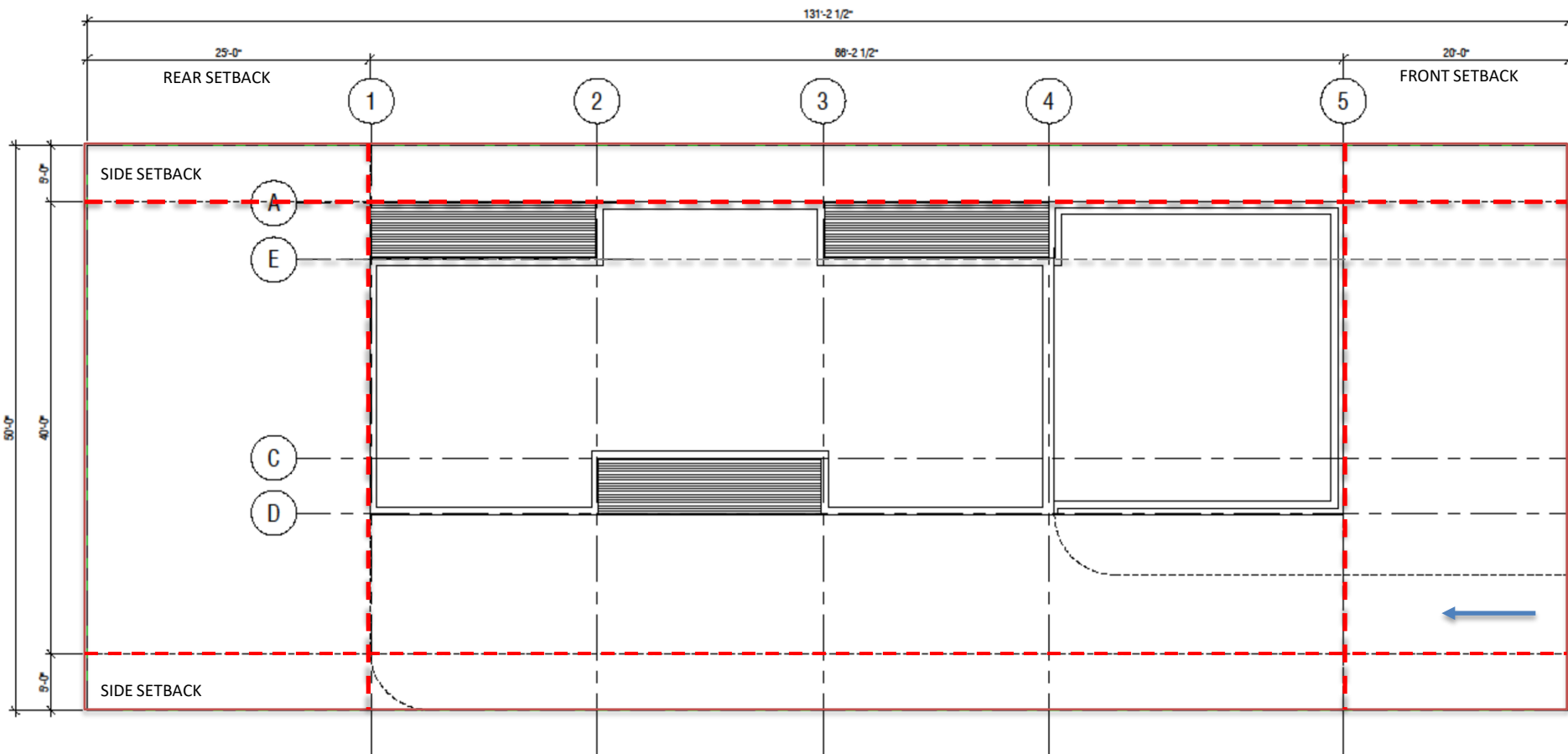
◀ LOT & BUILDING STANDARDS:

Building Setbacks:

Front Setback: 20 FT.

Rear Setback: 30 FT

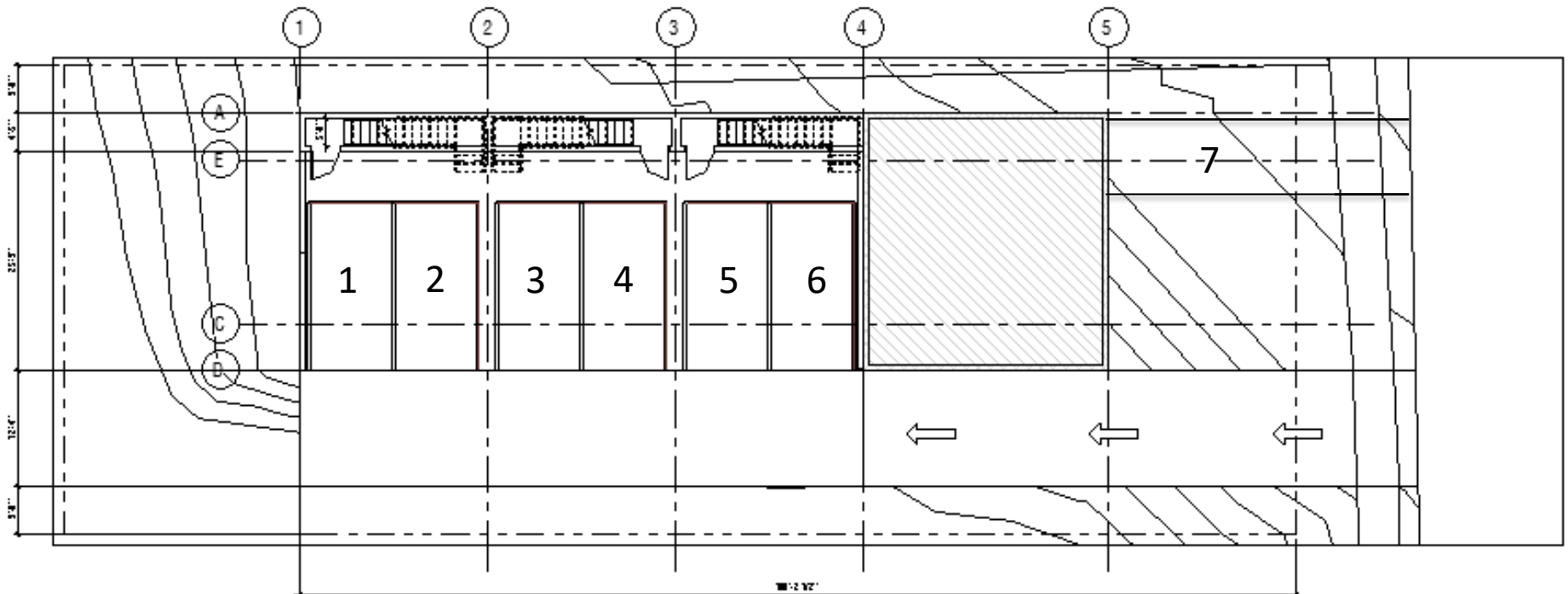
Side Setbacks: 5 FT





PARKING PLAN

- Required Parking: 4 (per 88-420-06 - PARKING RATIOS, Table 420-1)
- Provided Parking: 7



+ Contact

LOCATION

B+A Architecture
600 Broadway Blvd, Suite 290
Kansas City, Missouri, USA

EMAIL

info@baarchitecture.com

OUR WEBSITE

www.baarchitecture.com

Public Meeting Notice

Please join B+A Architecture LLC
for a meeting about 2922 Summit St. Re-Zoning & Area Plan Amendment
case number CD-CPC-2026-00039 & CD-CPC-2026-00041
proposed for the following address: 2922 Summit St. Kansas City, MO 64108

Meeting Date: Wednesday, May 20th 2026
Meeting Time: 7:00 P.M. Central Daylight Time
Meeting Location: The Station at 28 Event Space
2730 Mercier St, Kansas City, MO 64108

Project Description:
R-6 to R-1.5 re-zoning request for 2922 Summit St.
for the development of a four-unit residential building.

If you have any questions, please contact:

Name: **Thong Thai**
Phone: **(816) 753-6100**
Email: **Thong@baarchitecture.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,

Thong Thai / Partner, RA

Meeting Sign- In Sheet

Project Name and Address

2922 Summit St. Re-Zoning & Area Plan Amendment

NAME	ADDRESS	PHONE	EMAIL
Alicia MEDESES	806 W. 29th St	816 3050322	Alicia MEN KCMO@ the SBC Global. Net
Roman Guerra	2929 Jarboe		
Rudy Martinez	2928 Jarboe	816 469-6247	
Vince Gomez	911 W 27th St	816-828-6270	
Katrina Rojas Vincent	2008 Jefferson St	816.648.3308	Krojasvincent@gmail
Barbara Bailey	2725 Jarboe Street	816-723-6359	barbara6732@ sbcglobal.net
Deb & Mark HAYS-FLIGGINS	2710 Bellevue Ave	816-723-5445	scouthays@ sbcglobal.net
Dwayne & Deanne	2928 Summit		
Alex Thompson	2723 Jarboe	816-405-0054	Athomp909@ gmail.com
JAKE JONES	2920 BELLEVUE	651-434-0064	Dubois
KATY CLAGETT	2920 BELLEVUE		
Esmeralda Ortiz	2602 Madison Ave KCMO 64103	716 872 4250	Esmeralda Esmeraldaortiz4@gmail.com

Meeting Sign- In Sheet

Project Name and Address

2922 Summit St. Re-Zoning & Area Plan Amendment

[illegible]



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Greater Downtown Area Plan Alignment: **High**

KC Spirit Playbook: **Not applicable**

Staff Comments:

This rezoning without a plan would allow for the construction of four housing units. The existing building is unfinished and unoccupied. The proposed R-1.5 zoning matches properties to the north and west. While the Greater Downtown Area Plan currently recommends low density residential, an accompanying area plan amendment would be in line with the proposed zoning and matches future land use to the west. This project would increase housing density and diversity, a goal of long-range plans.

Conditions/Corrections:

- Design of future construction should follow the Development Form Guidelines, specifically those for Neighborhood Development Form, found in the Greater Downtown Area Plan.
- The applicant should consider landscape screening to buffer the site from the parking lot to the south.