

# CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00120

Stateline Station Major Amendment



September 3, 2025

## Docket # 9

### Request

Development Plan (Non-residential)

### Applicant

Avery Nichols  
Confluence

### Owner

HKC Propoerty Holdings LLC  
State Line Point LLC

### Site Information

Location	13601 Washington St
Area	23 Acres
Zoning	B3-2, B4-2
Council District	6 <sup>th</sup>
County	Jackson
School District	Grandview

### Surrounding Land Uses

North: Residential, R-6  
South: Commercial, industrial, M1-5  
East: Industrial, M3-5  
West: Commercial, B3-2

### KC Spirit Playbook Alignment

CD-CPC-2025-00120 - Medium alignment

### Land Use Plan

The Martin City/Richards-Gebaur Area Plan recommends Mixed Use Community for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

### Major Street Plan

Washington Street is not identified as a Major Arterial in this location.

## Approval Process



### Overview

The applicant seeks to amend the controlling development plan for State Line Station commercial development area to allow more permitted uses within the B3 zoning district.

### Existing Conditions

The subject site contains commercial lots between W 135<sup>th</sup> Street and W 138<sup>th</sup> Terrace along Washington Street. The area is mostly developed with commercial buildings per the controlling development plan.

### Neighborhood(s)

This site is located within the Center Planning and Development Council and South Kansas City Alliance.

### Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 25, 2025. A meeting summary is attached; see Attachment #3.

### Controlling + Related Cases

9691-P-30, 9691-P-31 - Ordinance 180499 - Rezoning an area of 2.14 acres generally located on the south side of 135<sup>th</sup> Street and east of MO Highway 150 from District B3-2 to District B4-2, and approving an amendment to a previously approved development plan to allow for a self-storage warehouse. *Approved July 19, 2018*

### Project Timeline

The application was filed on July 12, 2025. No scheduling deviations have occurred.

### Professional Staff Recommendation

Docket #9      Approval with Conditions

## 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 were limited on the previous plan to retail and restaurant. The proposed amendment will permit all uses in the B3 zoning district and prohibit vehicle sales and repair uses, except on Lot 2 where there is an existing auto repair use. Additionally, self-storage warehouse is a permitted use on Lot 5 per the previous rezoning and plan amendment.

## 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 and is subject to the conditions from the previously approved plan.

Long Range Planning reviewed and determined:

*All of the Playbook Goals except for "Sustainable and Equitable Growth" are not applicable to this Application for the expansion of an allowable use. "Sustainable and Equitable Growth" is applicable due to the reuse of an empty existing building and existing infrastructure; but because this does not involve any kind of contaminant clean-up or a blighted site, this evaluation for alignment is medium for the one Goal.*

*This subject plan is within the Future Land Use of "Mixed Use Community" which is intended to promote a variety of community serving retail and service uses generally of a higher intensity and larger scale than is allowed in Mixed-Use Neighborhood areas. "Mixed Use Community" also allows residential uses. "Mixed Use Community" aligns with the B2 Zoning District. In addition, the Martin City Area Plan recommends a pedestrian oriented environment along 135th as part of encouraging this street to become part of their downtown. Most of the subject plan is currently zoned B3, with the southernmost parcel being zoned B4. In order to bring the uses into closer alignment with the "Mixed Use Community" Future Land Use and encourage walkability, Community Planning's original corrections asked to remove industrial uses not allowed in the B3 Zoning District on the B3 zoned portion of this plan, and to also remove the heavier B4 uses of vehicle storage/towing, general manufacturing and warehousing. The Applicant has complied with the above requests and the alignment to the Martin City Area Plan is medium. – Susan Cronander, Community Planning Division*

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

The proposed amendment lists all uses in B3 will be permitted on the site with the exception of some prohibited uses. Vehicle sales and repair uses will be prohibited except on Lot 2, which already contains such use. Additionally, the self-storage warehouse use is permitted on Lot 5 per the previous rezoning and amendment to this plan.

**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 is adequate for this time 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 along Washington Avenue to serve the 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. Any minor exterior changes will be reviewed at the time of any building plan review.

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

## PROFESSIONAL STAFF RECOMMENDATION

**City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.**

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner



## Plan Conditions

Report Date: August 28, 2025

Case Number: CD-CPC-2025-00120

Project: Stateline Station Major Amendment

---

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

1. That Ordinance No. \_180499\_, including all conditions provided therein, shall remain in full force and effect.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

Revision Schedule

No.	Date	Description

KINGDOM CITY CHURCH

KINGDOM CITY CHURCH, INC.  
13601-13607 WASHINGTON ST  
KANSAS CITY, MISSOURI

Project Number	25215
Issue	01
Date	2025-07-13

MAJOR PLAN  
AMMENDMENT

L-000

MAJOR PLAN AMENDMENT

(LOT 4) B3-2 ZONING DISTRICT | COMMUNITY BUSINESS DISTRICT

ALL USES IN B3 ARE PERMITTED EXCEPT:

- HEAVY EQUIPMENT SALES AND RENTAL, LIGHT EQUIPMENT SALES AND RENTAL (INDOOR AND OUTDOOR), MOTOR VEHICLE REPAIR LIMITED, MOTOR VEHICLE REPAIR GENERAL
- EXCEPT ON LOT 5, ALL USES IN B3 PERMITTED AND SELF STORAGE WAREHOUSE.
- EXPECT LOT 2 ALL USES IN B3 AND MOTOR VEHICLE REPAIR GENERAL.\*

DEVELOPMENT PLAN

SCALE: 1" = 100'-0"



VICINITY MAP

SCALE: N.T.S.



STATE LINE STATION CONDOMINIUM NOTES:

LOT 1 (B3-2)  
OWNER: HARDEES RESTAURANTS, LLC  
1325 N ANEHEIM BLVD.  
ANAHEIM, CA 92801  
LAND AREA: 49,653 S.F. (1.14 ACRES)

LOT 2 (B3-2)  
OWNER: ARC BFKSCMOOOOI, LLC  
BRIDGESTONE AMERICAS, INC.  
535 HARRIOTT DRIVE  
NASHVILLE, TN 37214  
LAND AREA: 50,144 S.F. (1.151 ACRES)

LOT 3 (B3-2)  
OWNER: SIENA INVESTMENTS, LLC  
13404 DEARBORN  
OVERLAND PARK, KS 66223  
LAND AREA: 84,284 S.F. (1.935 ACRES)

LOT 5 (B3-2)  
OWNER: 360 CAR SPECIALISTS, INC.  
2420 W 113TH STREET  
LEAWOOD, KS 66211  
LAND AREA: 42,335 S.F. (2.12 ACRES)

LOT 6 (B3-2)  
OWNER: 360 CAR SPECIALISTS, INC.  
2420 W 113TH STREET  
LEAWOOD, KS 66211  
LAND AREA: 31,124 S.F. (0.852 ACRES)

TRACT A (B3-2)  
OWNER: SV- State Line, LLC  
2870-A S INGRAM MILL RD  
SPRINGFIELD, MO 65804  
LAND AREA: 102,941 S.F. (2.363 ACRES)

LOTS 1,2,3, AND 5 ARE CURRENTLY BUILT OUT. EXISTING CONDITIONS ARE SHOWN ON PLAN. LOT 6 IS CURRENTLY UNDEVELOPED VACANT LOT.

STORMWATER DETENTION FOR STATE LINE STATION UNIT 2 AND STAT LINE STATION CONDOMINIUMS IS PROVIDED IN A REGIONAL DETENTION BASIN LOCATED ON TRACT A. THE STORMWATER DRAINAGE STUDY WAS PERFORMED BY COOK, FLATT AND STROBEL ENGINEERS, P.A. DATED DECEMBER 2003.

NOTES:

1. ALL DISPLAY AND STORAGE, INCLUDING THAT OF SEASONAL GOODS, SHALL BE WITHIN AN APPROVED BUILDING (AS SHOWN ON THE FINAL PLAN) OR WITHIN AN APPROVED AREA ADJACENT TO THE BUILDING (AS SHOWN ON THE FINAL PLAN), SCREENED IN ACCORDANCE WITH THE ARCHITECTURAL PLAN. THERE SHALL BE NO OUTDOOR DISPLAY OR STORAGE UPON ANY PORTION OF THE DEVELOPMENT, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE CP DISTRICT DEVELOPMENT PLAN.
2. NO ADVERTISING OR INFORMATIONAL BANNERS (OTHER THAN TEMPORARY GRAND OPENING BANNERS) OR PENANTS SHALL BE PERMITTED UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THIS DEVELOPMENT PLAN.
3. ALL ROOFTOP DEVICES OR MECHANICAL EQUIPMENT SHALL BE SCREENED BY USE OF A PARAPET WALL OR OTHER ARCHITECTURAL FEATURE, TO BE DETAILED ON ELEVATION DRAWINGS.
4. NO ANIMATED SIGNAGE OR ELECTRIC DISPLAY SIGNAGE EITHER ON MONUMENTS OR WALLS.
5. THE CONDITIONS WILL SUPERCEDE AND HAVE CONTROL OVER INFORMATION SHOWN ON THE DRAWINGS.
6. A GATEWAY FEATURE WILL BE CONSTRUCTED IN MoDOT TOW AT THE INTERSECTION OF M-150 AND 135TH STREET PER MoDOT AND CITY APPROVAL. DETAILS TO BE SHOWN ON FINAL PLANS.

ORIGINAL LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 19, THENCE SOUTH 3 DEGREES 24 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 44.86 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 135TH STREET AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 3 DEGREES 24 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID FRACTIONAL SECTION 19, A DISTANCE OF 1933.14 FEET; THENCE NORTH 86 DEGREES 30 MINUTES 42 SECONDS WEST, A DISTANCE OF 554.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI HIGHWAY 150 AS NOW ESTABLISHED; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID MISSOURI HIGHWAY 150, THE FOLLOWING 7 COURSES, THENCE NORTH 2 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 125.51 FEET; THENCE NORTH 22 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF 211.40 FEET; THENCE NORTH 1 DEGREES 35 MINUTES 18 SECONDS WEST, A DISTANCE OF 354.30 FEET; THENCE NORTH 1 DEGREES 41 MINUTES 35 SECONDS WEST, A DISTANCE OF 160.56 FEET; THENCE NORTH 1 DEGREES 41 MINUTES 15 SECONDS WEST, A DISTANCE OF 216.44 FEET; THENCE NORTH 18 DEGREES 31 MINUTES 19 SECONDS WEST, A DISTANCE OF 356.42 FEET; THENCE NORTH 18 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 133.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RELOCATED 135TH STREET AS NOW ESTABLISHED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RELOCATED 135TH STREET, THE FOLLOWING 3 COURSES; THENCE NORTH 61 DEGREES 23 MINUTES 14 SECONDS EAST, A DISTANCE OF 14.22 FEET; THENCE NORTH 58 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 304.08 FEET; THENCE NORTH 65 DEGREES 27 MINUTES 38 SECONDS EAST, A DISTANCE OF 363.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 135TH STREET; THENCE SOUTH 84 DEGREES 24 MINUTES 53 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 135TH STREET, A DISTANCE OF 117.41 FEET TO THE POINT OF BEGINNING.



# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:


Phone:

Email:

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](http://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](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely, 



## Meeting Sign-In Sheet

## Project Name and Address

State Line Station Major Amendment - Units 1-5, State Line Station Condominiums,  
Kansas City, MO 13601/13609/13611/13615/13617 Washington Street

---

[illegible]



CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

### Public Meeting Summary Form

Project Case # CD=CPC-2025-00120

Meeting Date: 8/25/2025

Meeting Location: Virtual - Zoom

Meeting Time (include start and end time): 6:01pm - 6:32pm

Additional Comments (optional):

Mary Nestel asked for clarification on if this is for residential condos and an occupancy zone change. We clarified it's for commercial and only for uses within the existing B3-2 Zoning. We shared the list of B3-2 uses on the call. Mary was concerned about opening of a food pantry and homelessness and potential dispensaries or smoke shops. We clarified there is no food pantry or other uses she is concerned about. Mary asked about other future tenants and we shared that we are in conversations but no leases have been signed.

Brad Ziegler asked about what sort of uses we are planning and whether the other condo owners have had input. We share ideas and confirmed we have had these conversations with the other condo owners. Brad asked if this is owned by the church and we confirmed.

Jason Campbell asked for clarification on the original development plan and why it restricted the uses. He also asked our plans for the parking lot and how to accommodate our neighbors. We confirmed the HOA has to approve any parking lot work and this submittal is only for a change in the allowed future uses.

Meeting ended positively with no additional questions.