Docket Item #6

CD-CPC-2025-00108

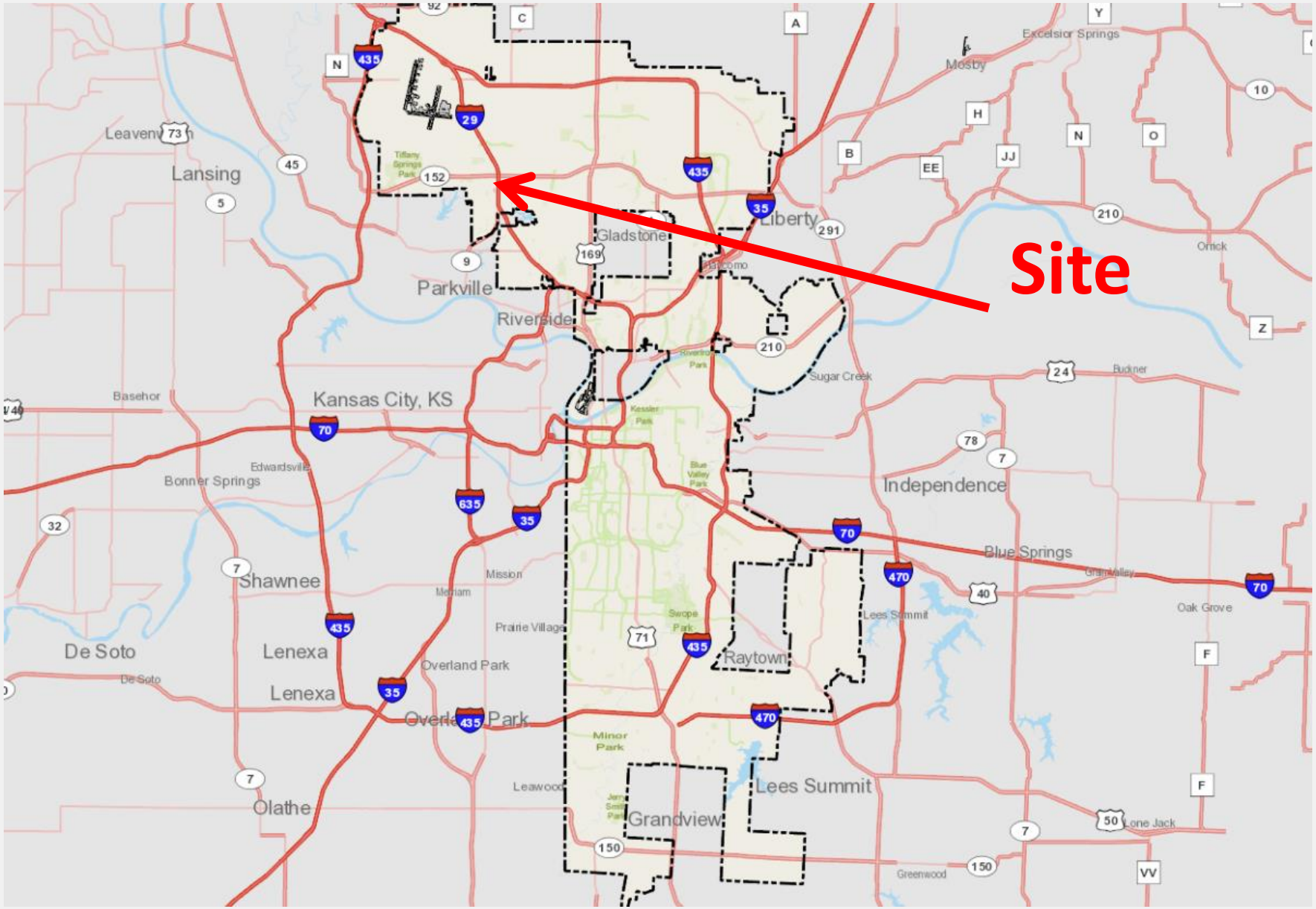
Major Amendment (Development Plan Non-residential)

Zona Rosa Major Amendment – 8640 N Dixson Ave

September 17, 2025

Prepared for

City Plan commission


Site
Kansas City, KS
Liberty
Gladstone
Parkville
Riverside
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Overland Park
Lenexa
Shawnee
De Soto
Olathe
Bonner Springs
Basehor
Lansing
Leavenworth
Mosby
Excelsior Springs
Sugar Creek
Buckner
Oak Grove
Lone Jack
Greenwood
Mission
Prairie Village
Leawood

NW Prairie View Rd
152
NW 86th Ter
NW 85th Ter
N Serene Ave
N Pomona Ave
N Rhode Ave
NW 84th Ter
NW Prairie View Rd
29
NW Barry Rd
NW Barry Rd
NW Barry Rd

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—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

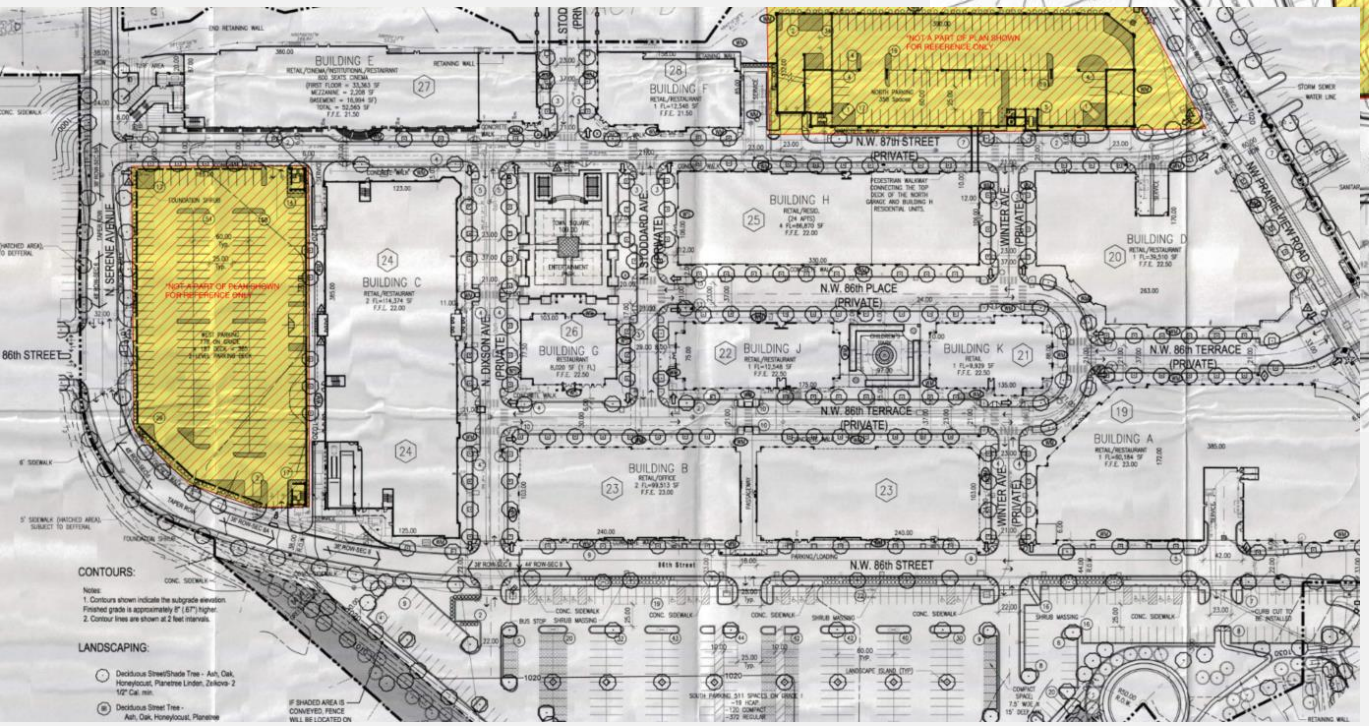
Mobile Vendor Park
Vehicle Sales and Service (As Listed)
- » Heavy equipment sales/rental
- » Light equipment sales/rental (outdoor)
- » Motor vehicle repair, limited
- » Motor vehicle repair, general
- » Vehicle storage/towing

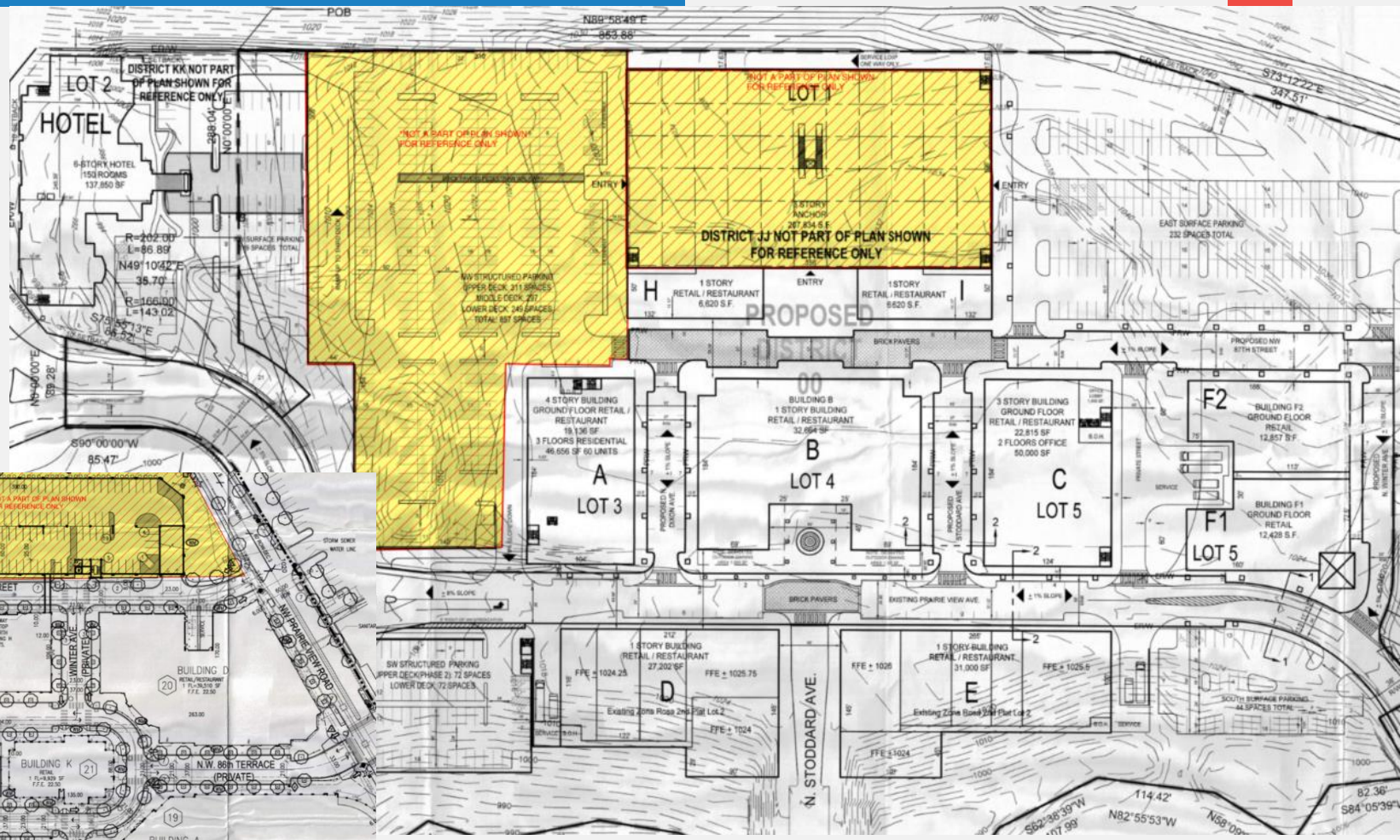
AGRICULTURE

Agriculture, Animal
Agriculture, Crop

NW 86TH STREET
NW PRAIRIE VIEW ROAD
TRUE POINT OF BEGINNING
NW BARRY ROAD

EXISTING TENANT SIGNAGE 5
Vicinity Map 4
DISTRICT G
M
L
N
Q
NW 87th ST.
NW 86th TERR.
NW 86th St
NW PRAIRIE VIEW ROAD
ZONA ROSA DISTRICT H
ZONA ROSA DISTRICT F
ZONA ROSA DISTRICT E
Existing Conditions (@ BLDG M) District G 2
SITE DEVELOPMENT CHART–DISTRICT G


BUILDING E
BUILDING F
BUILDING H
BUILDING C
BUILDING G
BUILDING J
BUILDING K
BUILDING D
BUILDING A
BUILDING B
N.W. 87th STREET (PRIVATE)
N.W. 86th PLACE (PRIVATE)
N.W. 86th TERRACE (PRIVATE)
N.W. 86th STREET
N. SERENE AVENUE
N. DIXSON AVE.
N. WINTER AVE.
N.W. PRAIRIE VIEW ROAD
86th STREET
CONTOURS:
LANDSCAPING:


POB
N89°58'49"E
953.88'
LOT 2
HOTEL
DISTRICT KK NOT PART OF PLAN SHOWN FOR REFERENCE ONLY
6-STORY HOTEL
150 ROOMS
137,850 SF
R=202.00'
L=86.89'
N49°10'42"E
35.70'
R=166.00'
L=143.02'
S73°12'22"E
347.51'
S90°00'00"W
85.47'
NOT A PART OF PLAN SHOWN FOR REFERENCE ONLY
LOT 1
1 STORY ANCHOR
267,834 S.F.
DISTRICT JJ NOT PART OF PLAN SHOWN FOR REFERENCE ONLY
ENTRY
EAST SURFACE PARKING
232 SPACES TOTAL
H
1 STORY RETAIL / RESTAURANT
6,620 S.F.
I
1 STORY RETAIL / RESTAURANT
5620 S.F.
PROPOSED
BRICK PAVERS
4 STORY BUILDING GROUND FLOOR RETAIL / RESTAURANT
19,136 SF
3 FLOORS RESIDENTIAL
46,656 SF 60 UNITS
A
LOT 3
BUILDING B
1 STORY BUILDING
RETAIL / RESTAURANT
32,664 SF
B
LOT 4
3 STORY BUILDING
GROUND FLOOR
RETAIL / RESTAURANT
22,815 SF
2 FLOORS OFFICE
50,000 SF
C
LOT 5
F2
BUILDING F2
GROUND FLOOR
RETAIL
12,857 S.F.
F1
LOT 5
BUILDING F1
GROUND FLOOR
RETAIL
12,428 S.F.
PROPOSED NW 87TH STREET
PROPOSED N. WINTER AVE.
PROPOSED DIXON AVE.
PRAIRIE STREET
EXISTING PRAIRIE VIEW AVE.
SW STRUCTURED PARKING
UPPER DECK (PHASE 2) 72 SPACES
LOWER DECK 72 SPACES
1 STORY BUILDING
RETAIL / RESTAURANT
27,202 SF
D
Existing Zone Roos 2nd Plat Lot 2
FFE ± 1024.25
FFE ± 1025.75
FFE ± 1024
1 STORY BUILDING
RETAIL / RESTAURANT
31,000 SF
E
Existing Zone Bond 2nd Plat Lot 2
FFE ± 1026
FFE ± 1025.5
FFE ±1024
N. STODDARD AVE.
SOUTH SURFACE PARKING
44 SPACES TOTAL
114.42'
N82°55'53"W
82.36'
S84°05'39"W

Looking northwest from NW 86th St and NW Prairie View Rd. (Nov 2024)

Looking southwest from NW 87th St and N Stoddard Ave (Sept 2022)

Staff Recommendation

Case No. CD-CPC-2025-00108

Approval