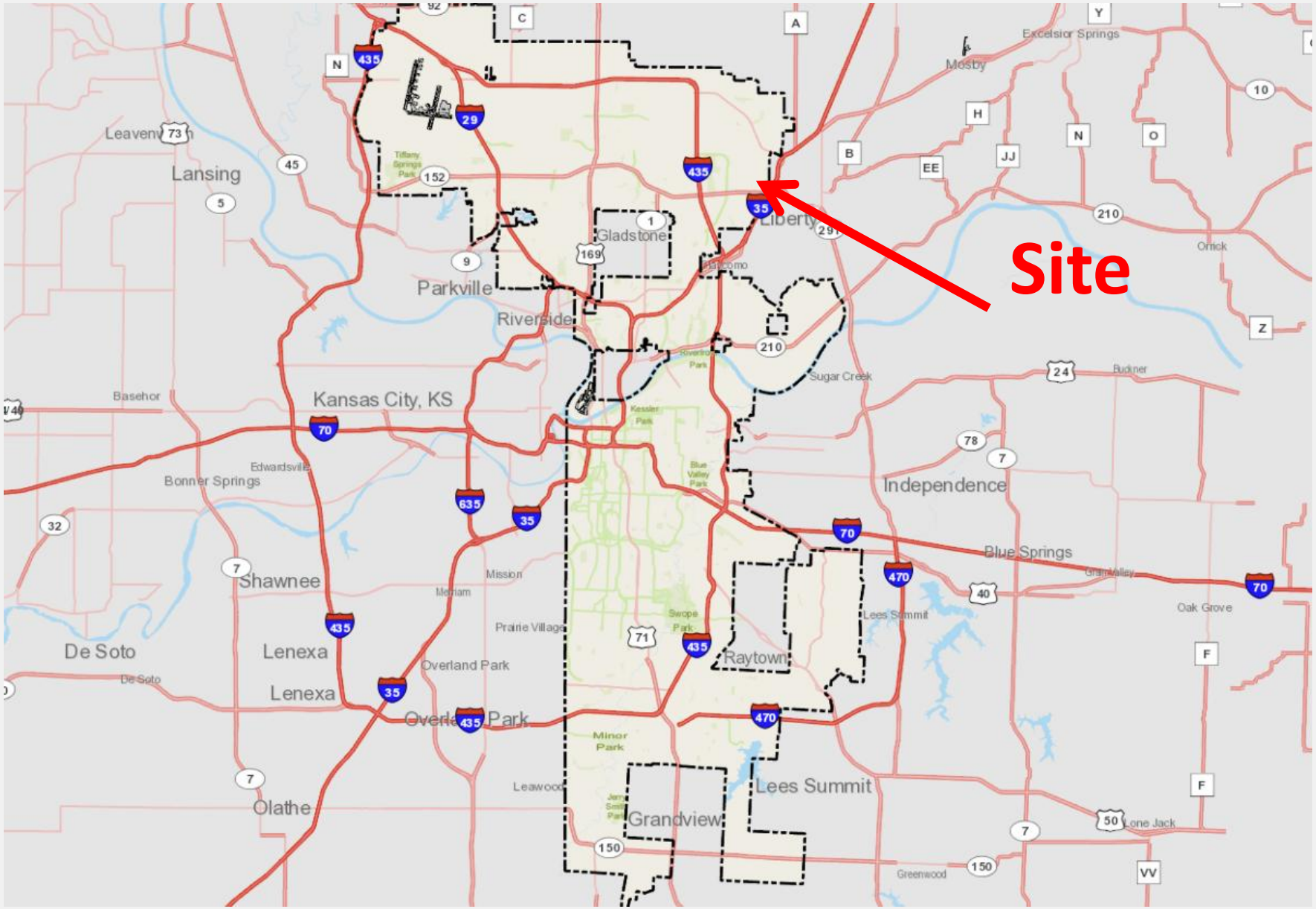
Docket #2
CD-CPC-2026-00067
Development Plan

Highland Plaza West Lot 2 – 9840 N Cedar

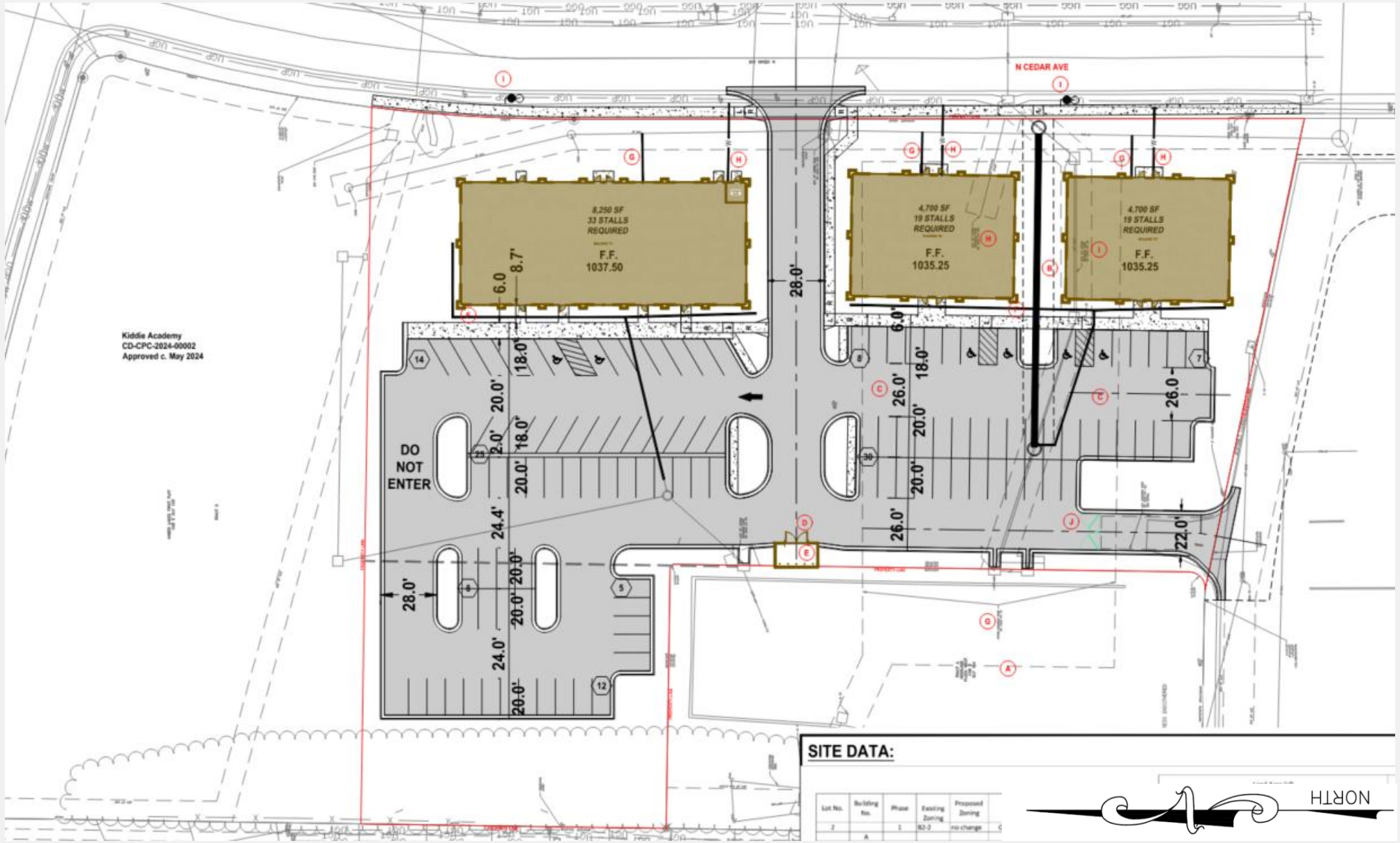
July 17, 2026

Prepared for

City Plan Commission

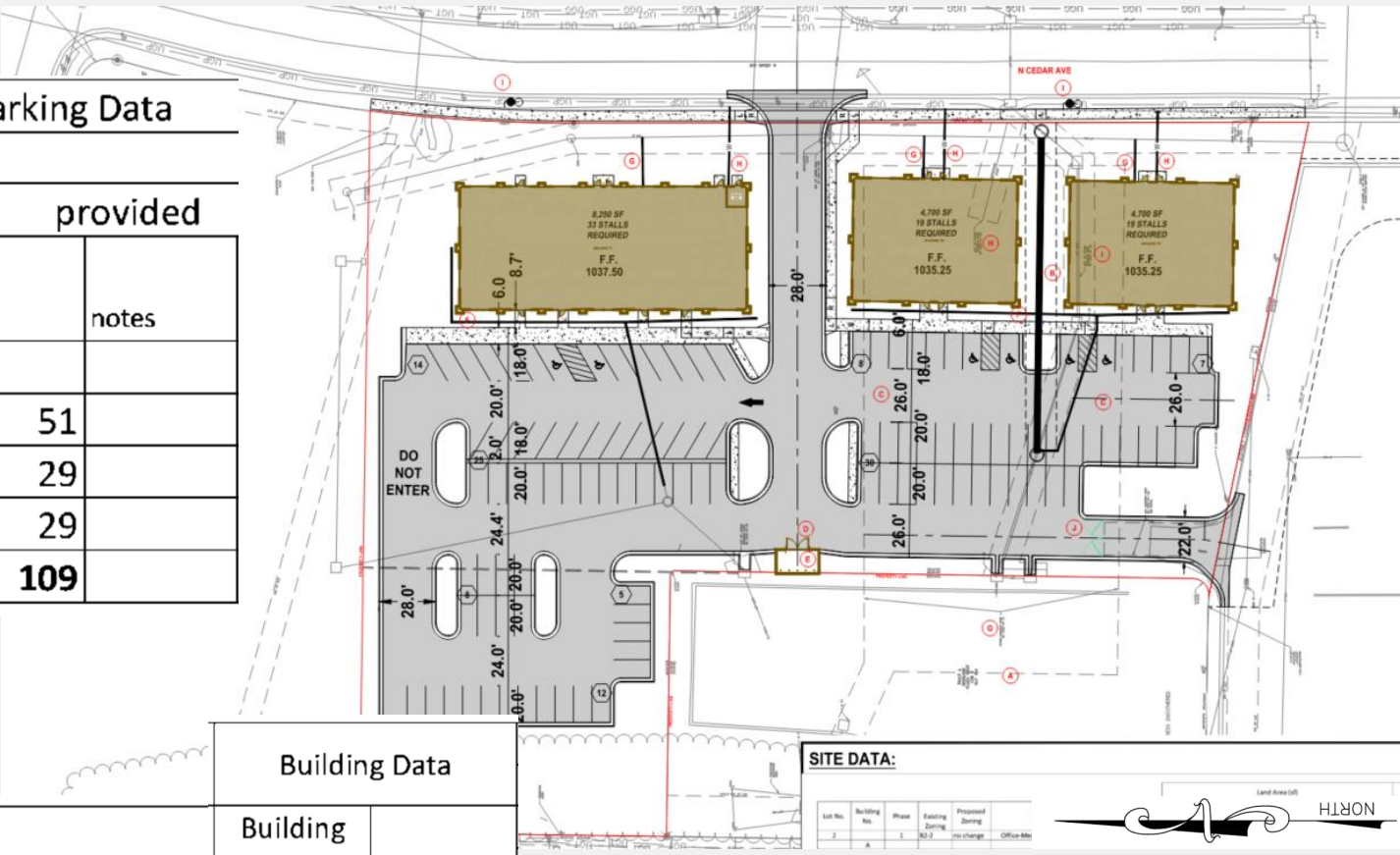

Site
Liberty
Gladstone
Parkville
Riverside
Kansas City, KS
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Shawnee
Lenexa
Overland Park
Olathe
De Soto
Bonner Springs
Basehor
Lansing
Leavenworth
Mosby
Excelsior Springs
Orrick
Buckner
Sugar Creek
Oak Grove
Lone Jack
Greenwood
Leawood
Prairie Village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

NE 99th St
N Overton Ave
NE 99th St
NE 99th St
N Home Ave
N Maywood Ave
NE 99th St
NE 98th Ter
N Hawthorne Ave
N Cedar Ave
NE 98th Pl
NE 98th St
NE 98th St
N Hawthorne Ave
N Home Ave
NE 98th St
NE 98th St
Access Road
Access Road
NE Cookingham Dr
291
N Cedar Ave
Access Road
NE Cookingh


N CEDAR AVE
8,250 SF
33 STALLS
REQUIRED
F.F.
1037.50
4,700 SF
19 STALLS
REQUIRED
F.F.
1035.25
4,700 SF
19 STALLS
REQUIRED
F.F.
1035.25
Kiddie Academy
CD-CPC-2024-00002
Approved c. May 2024
DO
NOT
ENTER
SITE DATA:
NORTH

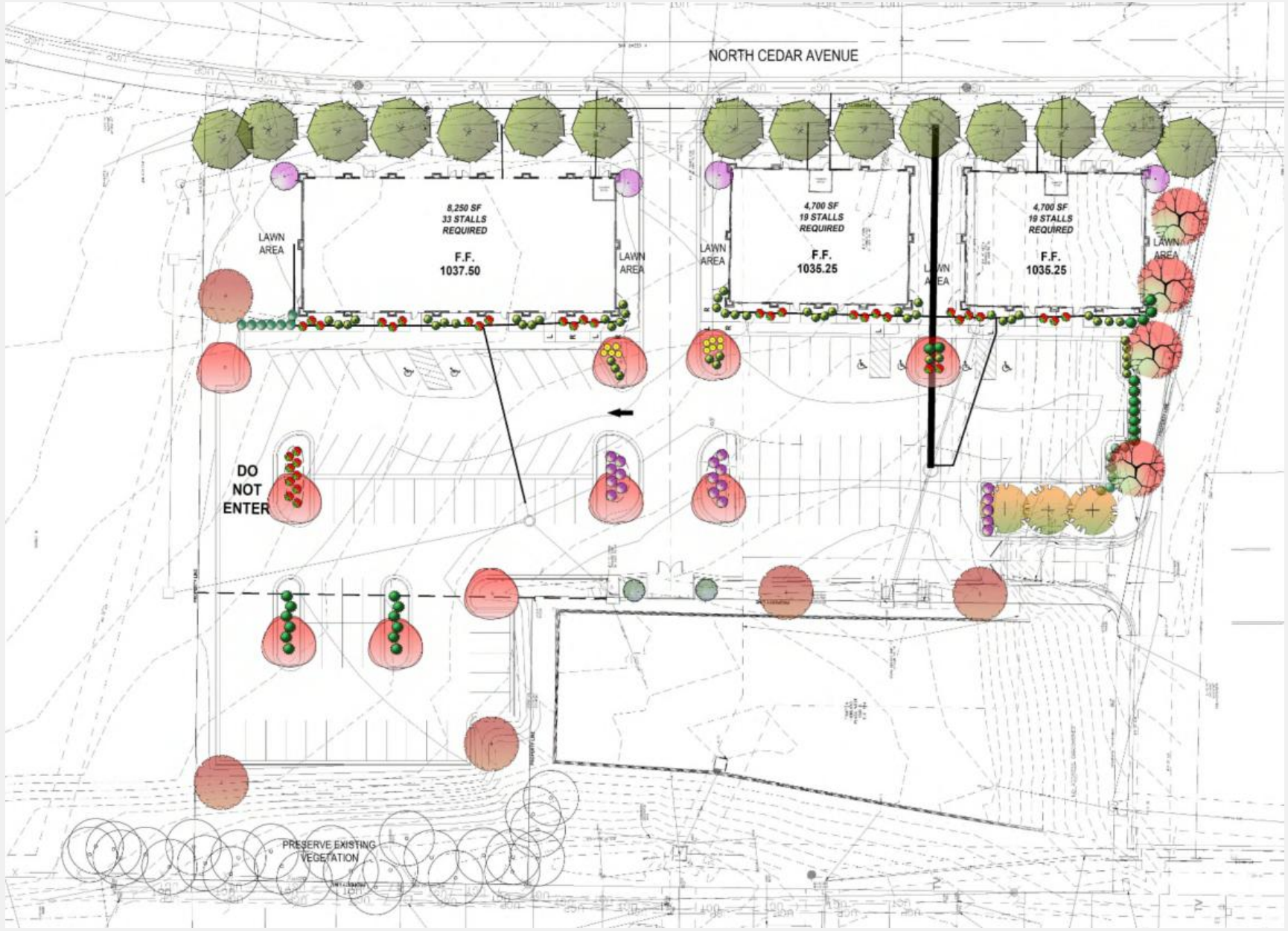
Site Plan

Parking Data					
Vehicular					
required				provided	
min	notes	max	notes	off-street	notes
33.00	@ 4 per	66.00	@ 8 per	51	
18.80	@ 4 per	37.60	@ 8 per	29	
18.80	@ 4 per	37.60	@ 8 per	29	
70.60		**141.20**		**109**	



Lot No.	Building No.	Phase	Existing Zoning	Proposed Zoning	Proposed Use	Building Data: Building Area (sf)	Building Data: FAR
2		1	B2-2	no change	Office-Medical (see Note #2 below)	**17,650**	0.153
	A					8,250	
	B					4,700	
	C					4,700	

2. Building uses between Retail Sales, Office (Admin, Professional, or General), or Office-Medical can be substitued as market demands allow so long as min. required parking stalls are available.

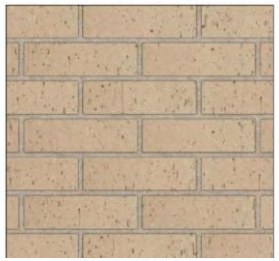


Landscape Plan

EIFS BODY COLOR:
#113 AMARILLO WHITE

EIFS ACCENT COLOR:
#142 SPECTRUM BROWN

BRICK COLOR:
KC BRICK - CORONADO GREY



BRICK COLOR:
KC BRICK - 500 COCOA

EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

View west towards subject site (Dec 2023)

View southwest towards site from N Cedar Ave (Oct 2024)

Staff Recommendation

Case No. CD-CPC-2026-00067

Approval with Conditions