CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00083

2131 Washington Rezoning

August 5, 2026

Docket # 2

Request
Rezoning

Applicant
Travis Willson
Veritas A+D

Owner
Chad Wingate
Samsquanch LLC

Site Information

Location	2131 Washington Ave
Area	0.5 Acres
Zoning	B4-2
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Commercial, B4-2
South: Residential, UR
East: Right-of-Way, B4-2
West: Commercial, B4-2

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Mixed Use for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan
West Pennway is identified as a Parkway in this location.

Approval Process

Overview
The applicant is seeking approval of a Rezoning from District B4-2 (Commercial) to DX-5 (Downtown Mixed Use) on about 0.5 acres generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez.

Existing Conditions
The site consists of three parcels. The northern parcel currently has a one-story office building located on site. The two southern parcels are surface parking lots. The southeast corner of the site is under the West Pennway Bridge.

Neighborhoods
This site is located within both the Westside Neighborhood Association and the Crossroads Community Association.

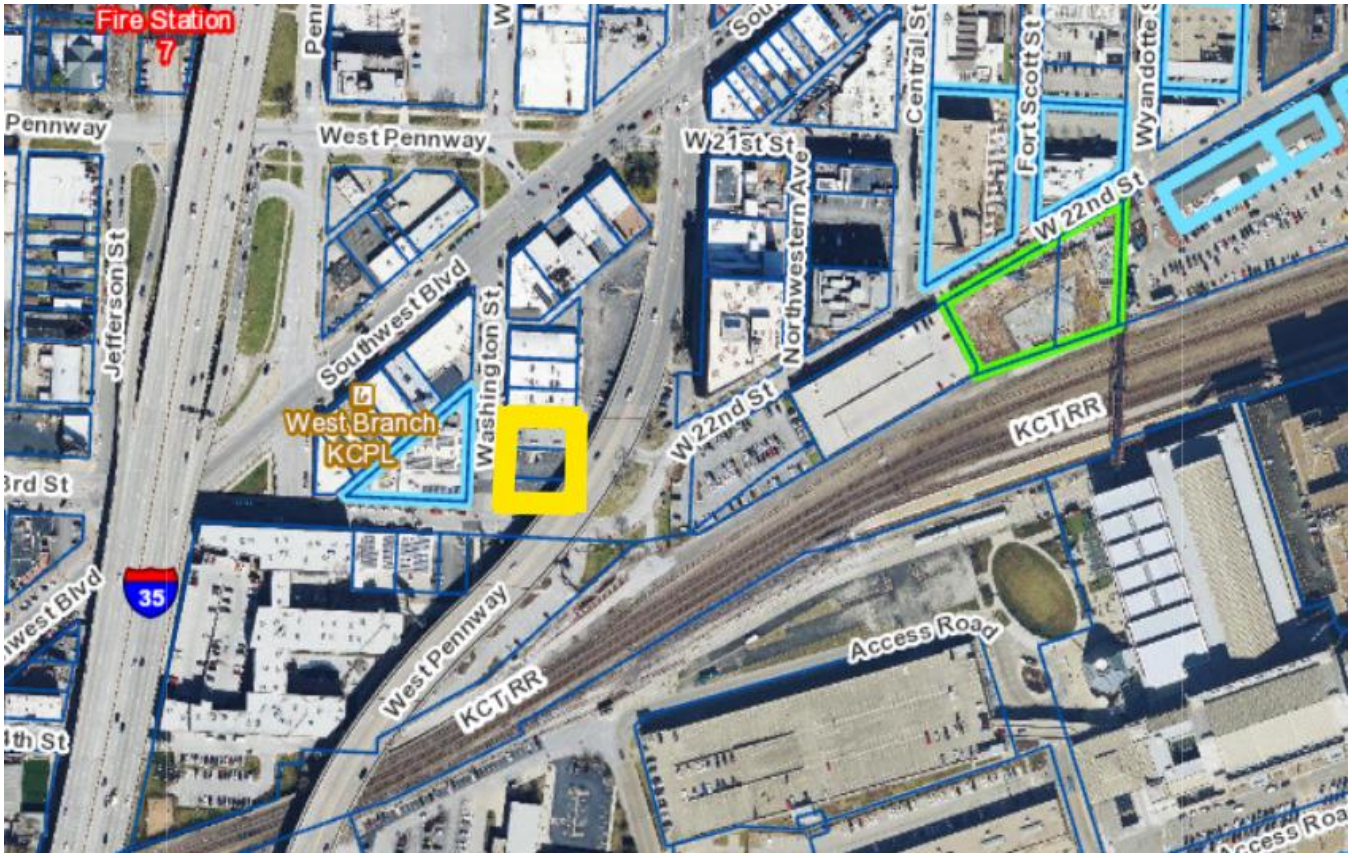
Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on June 29, 2026. A meeting summary is attached; see Attachment #3.

Project Timeline
The application was filed on June 15, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #2 Approval

KANSAS CITY
Planning & Dev

VICINITY MAP



REZONING REVIEW

The applicant is proposing to rezone 0.5 acres from District B4-2 to District DX-5. No development is currently proposed for this site. The subject site is three lots with two used for surface parking and the northern parcel developed with a one-story office building. The proposed rezoning does not require an accompanying plan, and no development is proposed at this time.

The DX zoning district requires that any development meets the standards of Section 88-130-06, the Downtown Development Standards. This standard requires new construction in Downtown districts to provide ground-floor spaces with a minimum floor-to-ceiling height of 13 feet and a minimum amount of nonresidential floor area based on the lot's frontage and size.

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 Greater Downtown Area Plan recommends Downtown Mixed-Use land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment was required with this rezoning application.

"This rezoning without a plan has a high alignment with the Greater Downtown Area Plan as it brings the zoning into compliance with the Downtown Mixed-Use Future Land Use. The rezoning will allow for a scale of uses, density, and height appropriate for the site. Additionally, GDAP calls for extending downtown development standards to areas with the Downtown, Corridor or Node Development Form designation." – Luke Ranker, 4th District Planner, Community Planning Division

B. Zoning and use of nearby property.

Nearby properties are zoned B4-2 and UR. Uses surrounding the site are commercial in nature, with an eating and drinking establishment to then north as well as retail.

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

Adjacent properties consist mainly of commercial buildings. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards when any development is proposed.

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

The current zoning designation of the property is B4-2. The proposed rezoning would rezone to DX-5 (Downtown Mixed Use). With the property's location within the Downtown area, the proposed DX-5 zoning is more appropriate for the site and better aligns with the City's adopted future land use map. Rezoning to DX will ensure that future development will be subject to applicable entitlement review and the standards of Section 88-130-06 so that ground floor commercial space is maintained.

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

The subject site is currently developed with a building on the northern parcel which is occupied. The middle parcel has been undeveloped since at least 1940. The southern parcel

has been undeveloped since between 1986 and 1991 when a building was demolished to build the West Pennway Bridge.

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

The rezoning is not expected to detrimentally affect nearby properties as it does not authorize any development on the property. Future development will require additional entitlement review and must comply with Section 88-88-130-06.

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.

A denial of the application will not provide any gain to the public health, safety, and welfare.

ATTACHMENTS

1. Legal Description
2. Public Engagement Materials
3. Area Plan Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval.

Respectfully Submitted,

Matthew Barnes, AICP
Lead Planner

LEGAL DESCRIPTION:

LOTS 19-24 ELLISON & MURDOCKS ADD

Meeting Sign-In Sheet

Project Name and Address

2131 Washington | 2131 Washington Street, Kansas City, MO 64108

2131 Washington | 2131 Washington Street, Kansas City, MO 64108

NOTE: Meeting was held virtually

Name	Address	Phone	Email
Bob Jones	N/A	N/A	N/A
Andrea Wardell	515 Southwest Blvd, Kansas City, MO 64108	N/A	N/A

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00087

Meeting Date: 07/29/2026

Meeting Location: Virtual - Microsoft Teams

Meeting Time (include start and end time): Start: 5:15 pm - End: 5:51 pm

Additional Comments (optional):

See following page for meeting notes

Meeting Notes

Proposed Rezoning of 2131 Washington Street

- Travis Willson, an architect from Veritas Architecture and Design, presented a proposal to rezone the property at 2131 Washington Street.
- The property currently includes a single-story brick building and two adjacent parking parcels (2137 and 2139 Washington).
- The current zoning is B4-2 (Business use), which has a restrictive floor area ratio.
- The proposal is to change the zoning to DX5 (Downtown Mixed-Use), which aligns with the Crossroads area development plan.
- DX5 zoning would allow a denser, taller building to support a larger-scale redevelopment.

Preliminary Development Concept

- The project is in due diligence, with the owner assessing redevelopment viability before purchasing the property.
- A preliminary concept envisions an eleven-story building with approximately 100 residential units and stacked parking.
- The unit mix is flexible; initial plans emphasize mostly one-bedroom units, plus some two-bedroom and studio options.
- The final building design is not complete and would require additional city review and public comment after acquisition.
- The developer is an individual from Atlanta, Georgia, with ties to Kansas City, specializing in historic tax credits; this is their first project in the area.

Community Concerns and Feedback

- Participants expressed significant concern about approving rezoning without a concrete development plan or knowledge of the developer's track record.
- A parallel was drawn to a previous developer at Tenth and Central who allegedly misused a proposal for a preservation easement tax credit scheme.
- Attendees requested that the developer, Chad, attend future meetings to address concerns directly and provide transparency.
- The developer's background as a tax attorney specializing in historic tax credits raised suspicions about the project's true intent.
- Another concern was the proposed parking ratio of 70 spots for 100 units, considered insufficient and potentially harmful to neighborhood parking.

Architect's Response and Justification

- The architect explained that rezoning is necessary to determine financial viability before the developer commits to purchasing the land.
- The DX5 district has specific rules and is not carte blanche; it is intended for mixed-use residential and commercial development.
- The City of Kansas City suggested DX5 as appropriate for the area and its development goals.
- Regarding parking, the city aims to reduce downtown car reliance and encourage transit use, hence lower parking requirements.
- The developer could not attend due to a short scheduling window required by the city for the meeting.