Docket #3

CD-CPC-2026-00109

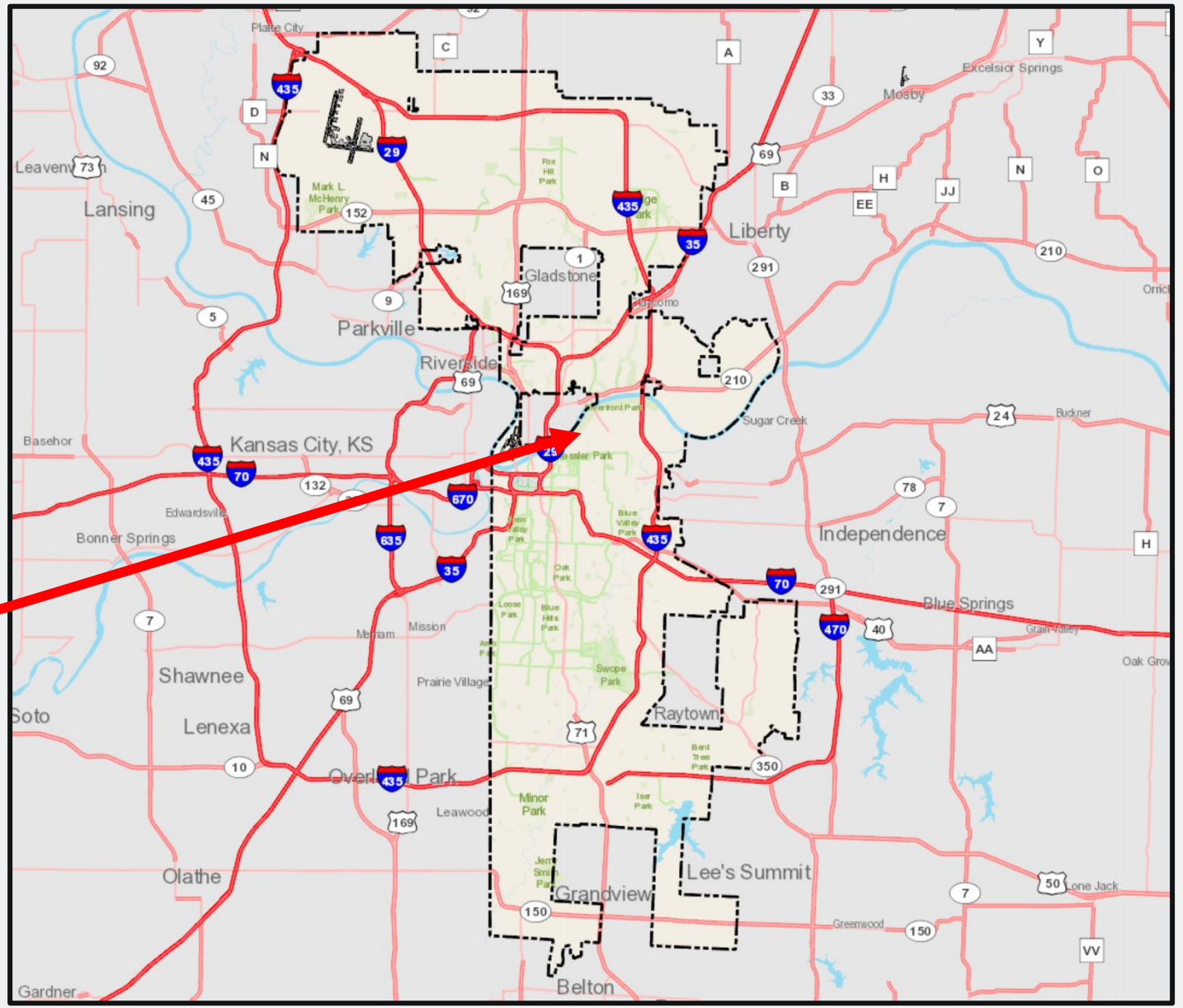
3630 Catalog Development Plan

3630 E Front St.

September 2, 2026

City Plan Commission

3630 E Front St



Private RR (Mid American Car)
N Jackson Ave
E Levee Rd
Empire Rd
Empire Rd
KCS/IMRL RR (Joint Agency)
River Front Rd
M1-5
N Jackson Ave
E Front St
E Front St
E Front St
E Front St
Front St
N Askew Ave
KCS/IMRL RR (Joint Agency)

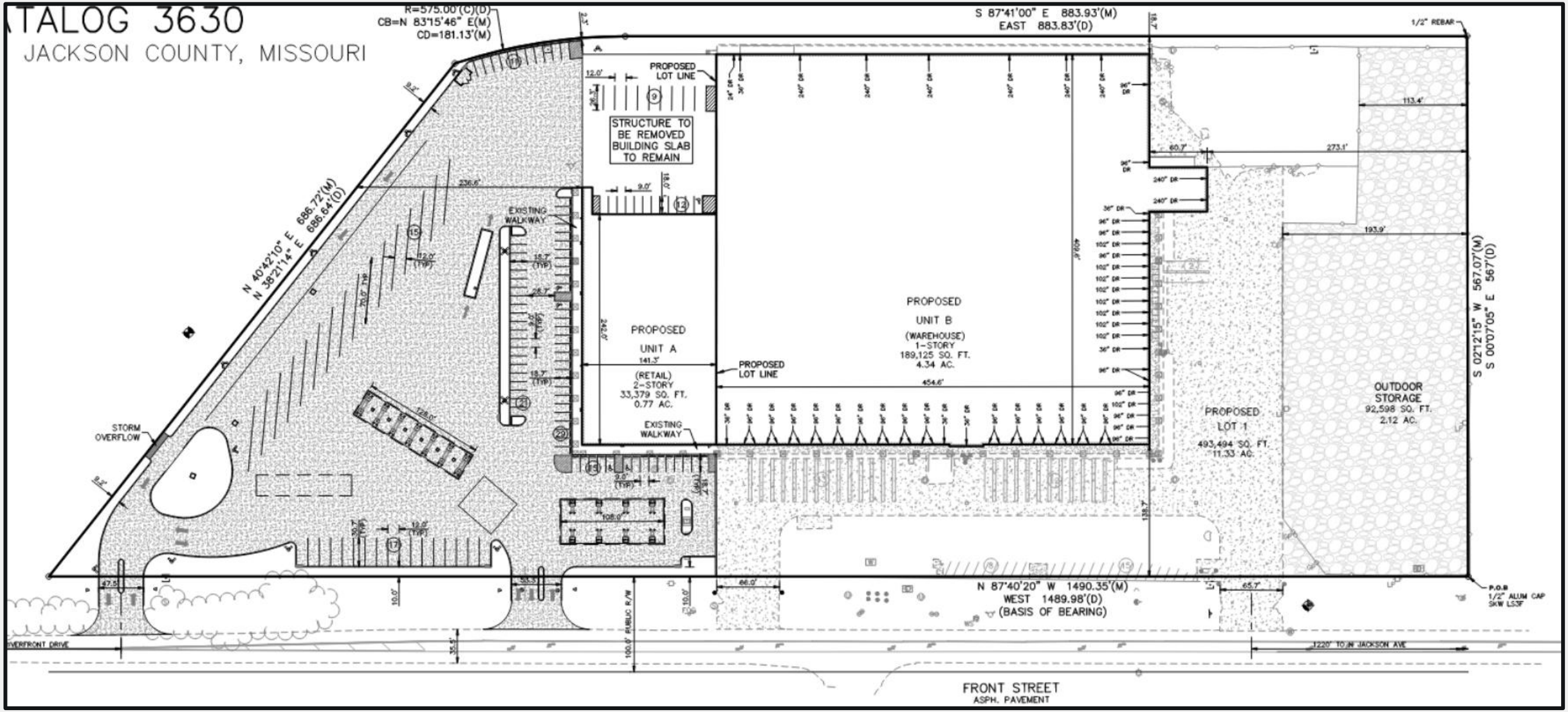
Case History

- **Case No. 14434-A –** Approved variances to the maximum allowed area of wall signs on the façade of the subject site. Approved December 10, 2013.

View from E Front St, March 2026

View from E Front St, March 2026

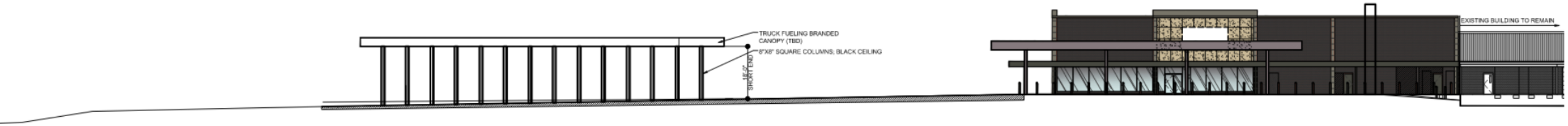
View from E Front St, March 2026


TALOG 3630
JACKSON COUNTY, MISSOURI
R=575.00'(C)(D)
CB=N 83°15'46" E(M)
CD=181.13'(M)
S 87°41'00" E 883.93'(M)
EAST 883.83'(D)
1/2" REBAR
PROPOSED LOT LINE
STRUCTURE TO BE REMOVED BUILDING SLAB TO REMAIN
N 40°42'10" E 686.72'(M)
N 38°21'14" E 686.64'(D)
EXISTING WALKWAY
PROPOSED UNIT A
(RETAIL)
2-STORY
33,379 SQ. FT.
0.77 AC.
PROPOSED LOT LINE
PROPOSED UNIT B
(WAREHOUSE)
1-STORY
189,125 SQ. FT.
4.34 AC.
PROPOSED LOT 1
493,494 SQ. FT.
11.33 AC.
OUTDOOR STORAGE
92,598 SQ. FT.
2.12 AC.
S 02°12'15" W 567.07'(M)
S 00°07'05" E 567'(D)
STORM OVERFLOW
N 87°40'20" W 1490.35'(M)
WEST 1489.98'(D)
(BASIS OF BEARING)
P.O.B
1/2" ALUM CAP
SKW LS3F
100.0' PUBLIC R/W
FRONT STREET
ASPH. PAVEMENT

88-420 – PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420-16)
Proposed Use(s)	Required	Proposed	Required	Proposed	
Gasoline and Fuel Sales	13	23	0	0	N/A
Retail Sales	35	63	11	11	N/A
Warehousing, Wholesaling, Freight Movement	7	23	2	2	N/A
Total	55	109	13	13	N/A

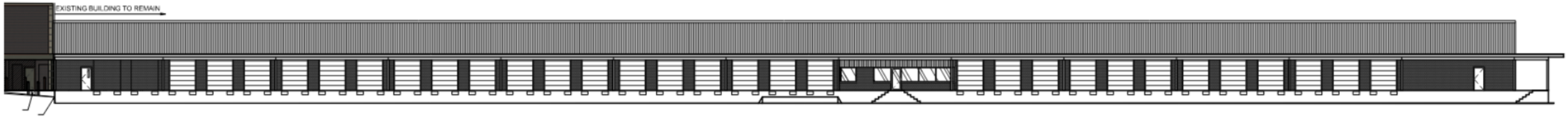
- Multiple Tenants within the overall space:
- **UNIT A**
  - CRS Warehouse dba Carl's Closet
- **UNIT B**
  - Allied Refreshment Company
  - Brolly Transportation
  - Schembri Flooring
  - OCI

Unit Usage Table			
Unit	Usage Description	Area (sqft)	Area (acre)
A	Retail Space	20,256	0.47
A	C-Store	13,462	0.31
B	Warehousing (Existing)	189,125	4.34
N/A	Outdoor Storage (Existing)*	91,303	2.10
	Total:	314,146	5.12
*Part of Lot 1			



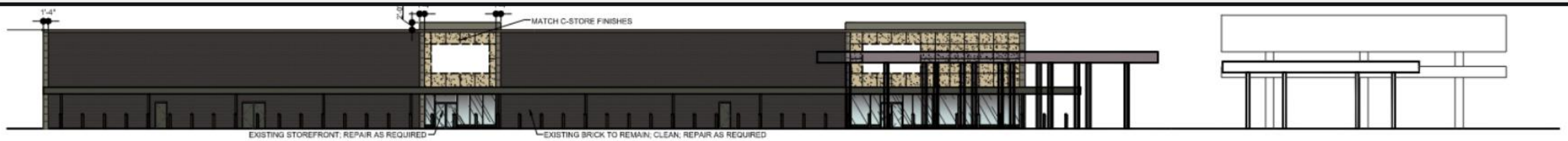
5 EXTERIOR ELEVATION - SOUTH - OVERALL

SCALE: 1/16" = 1'-0"



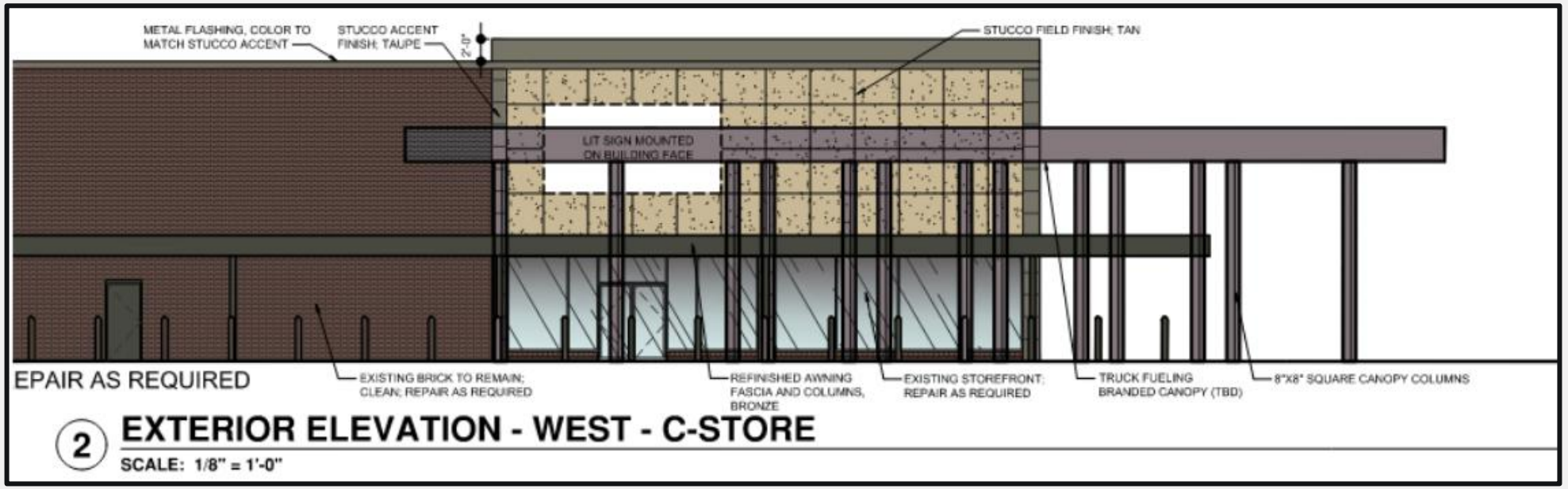
4 EXTERIOR ELEVATION - SOUTH - OVERALL

SCALE: 1/16" = 1'-0"



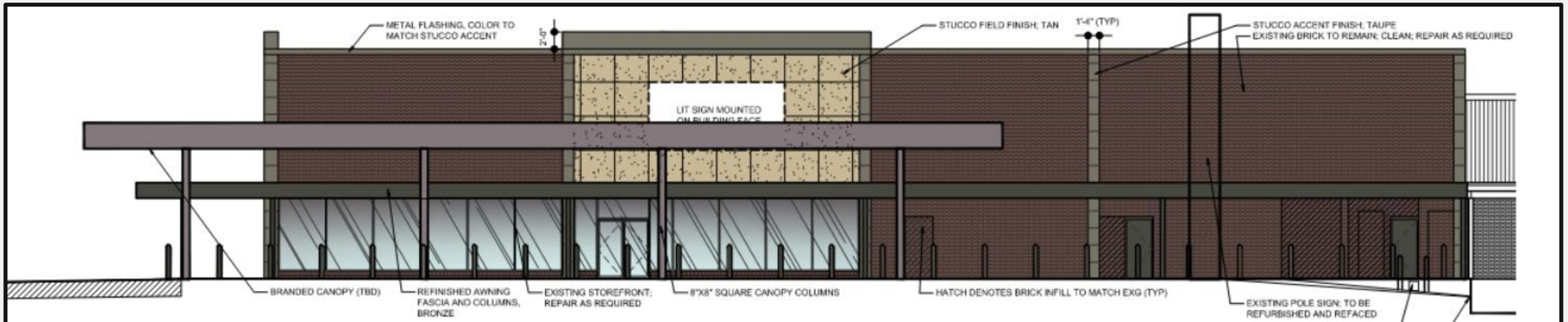
3 EXTERIOR ELEVATION - WEST - OVERALL

SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST - C-STORE

SCALE: 1/8" = 1'-0"



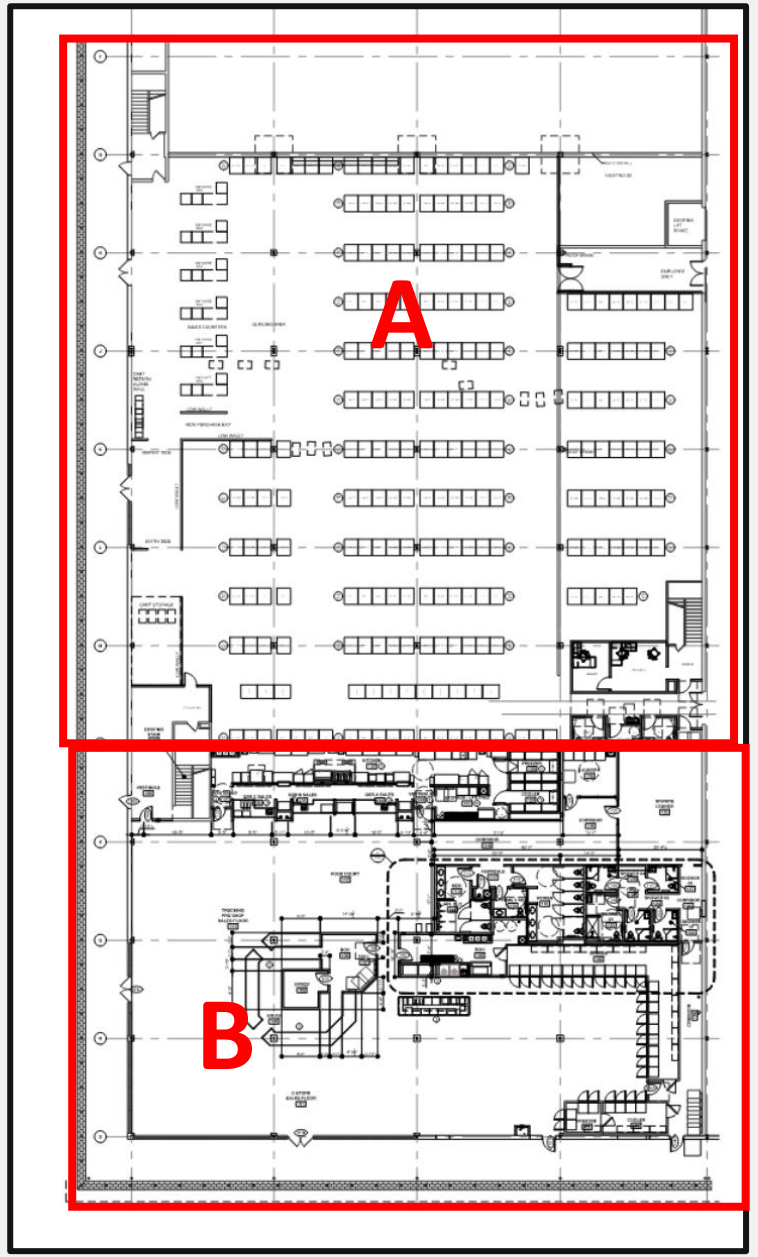
1 EXTERIOR ELEVATION - SOUTH - C-STORE

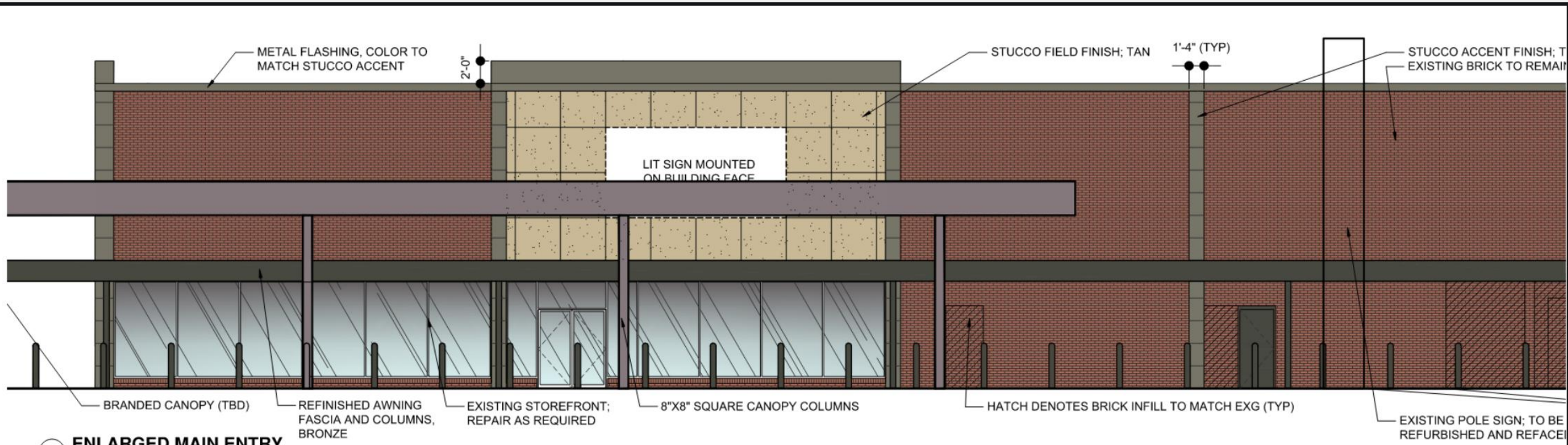
SCALE: 1/8" = 1'-0"

3632 E. FRONT

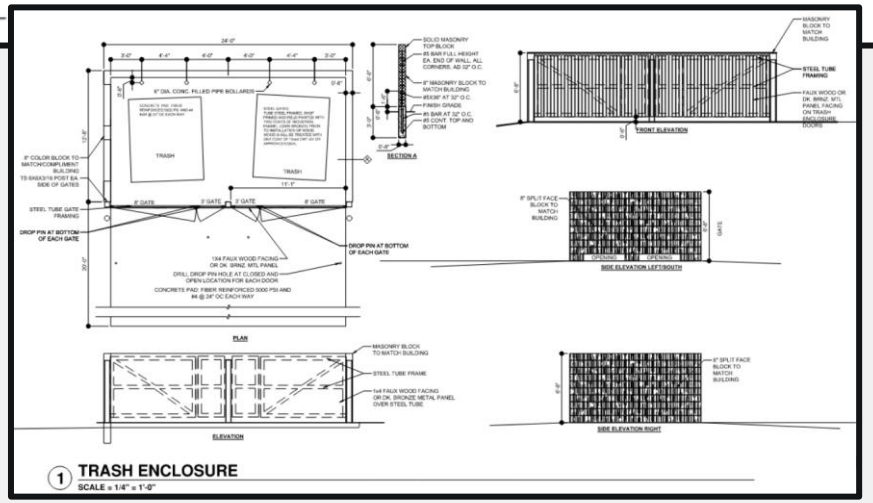
KANSAS CITY, M

- The west portion of the building is split between two sections of retail and the Gasoline and Fuel Sales Use.
- Section “A” is a retail tenant – Carl’s Closet.
- Section “B” is the convenience store for the Gasoline and Fuel Sales Use



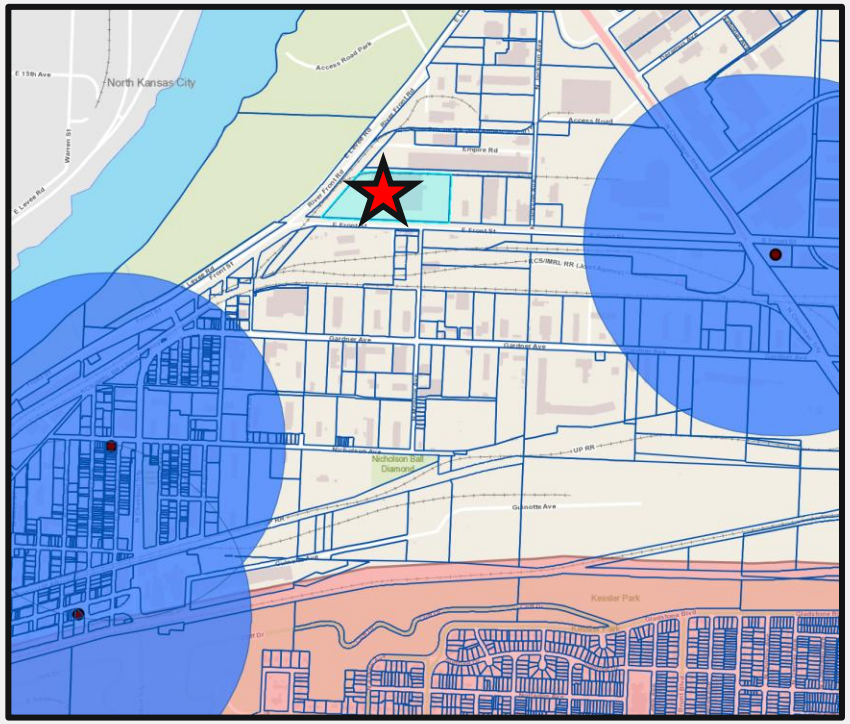


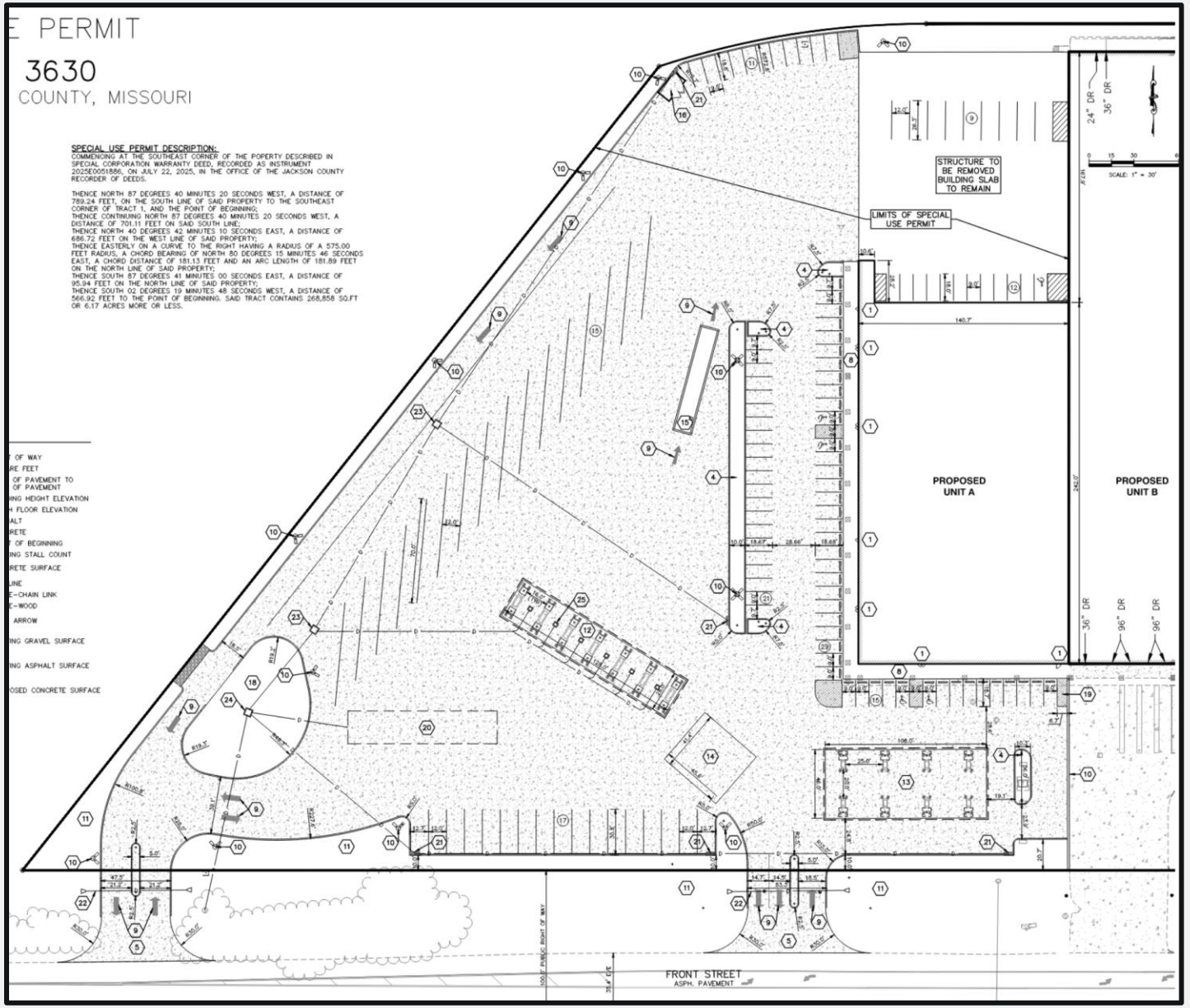
1 **ENLARGED MAIN ENTRY**
SCALE = 1/4" = 1'-0"

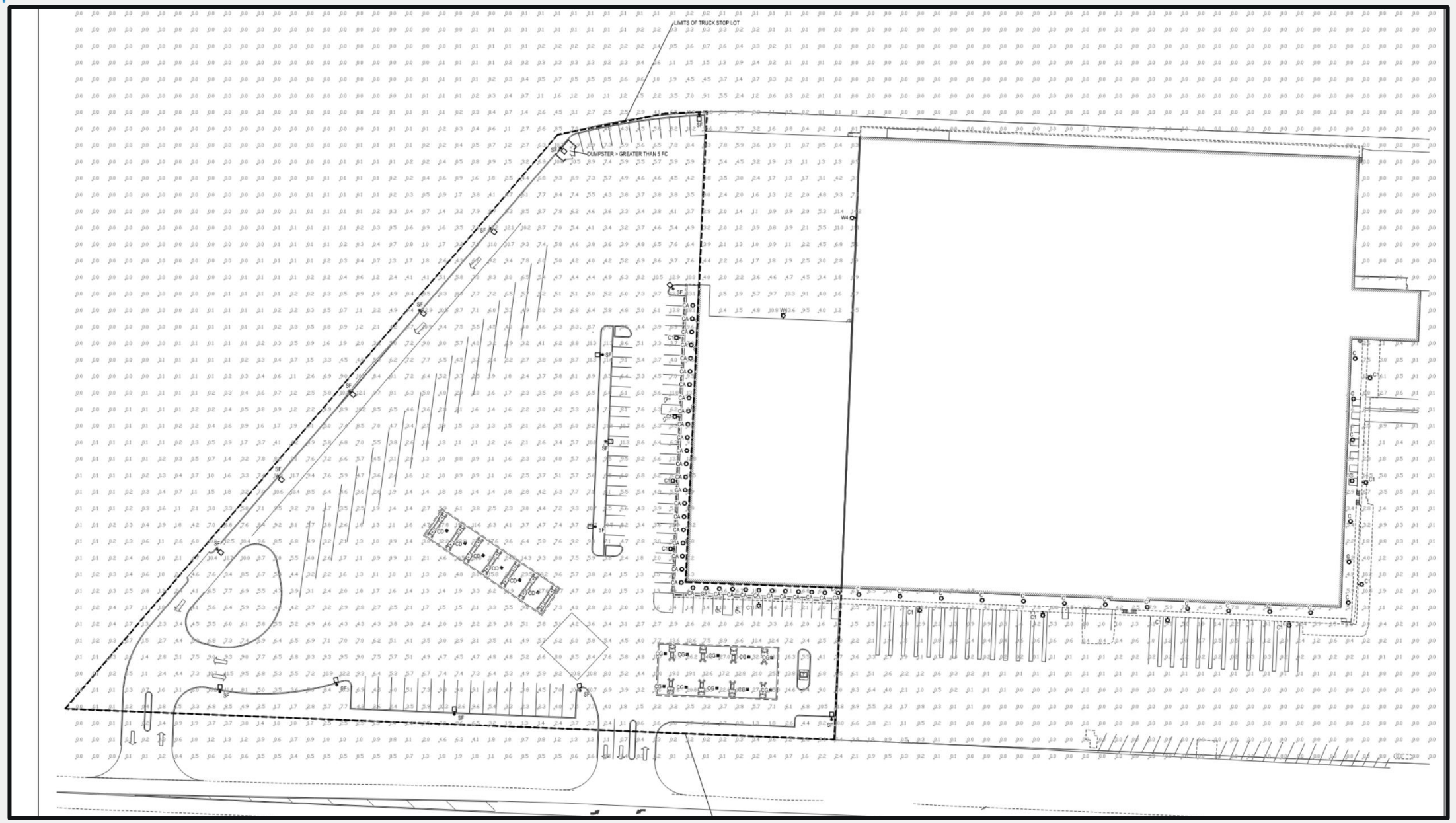


1 **TRASH ENCLOSURE**
SCALE = 1/4" = 1'-0"

- 88-347 Gasoline and Fuel Sales requires that no establishment be within 2,000 ft of any other existing gasoline and fuel sales establishment.
- And that no establishment be located within 200ft of any residential zoning district.



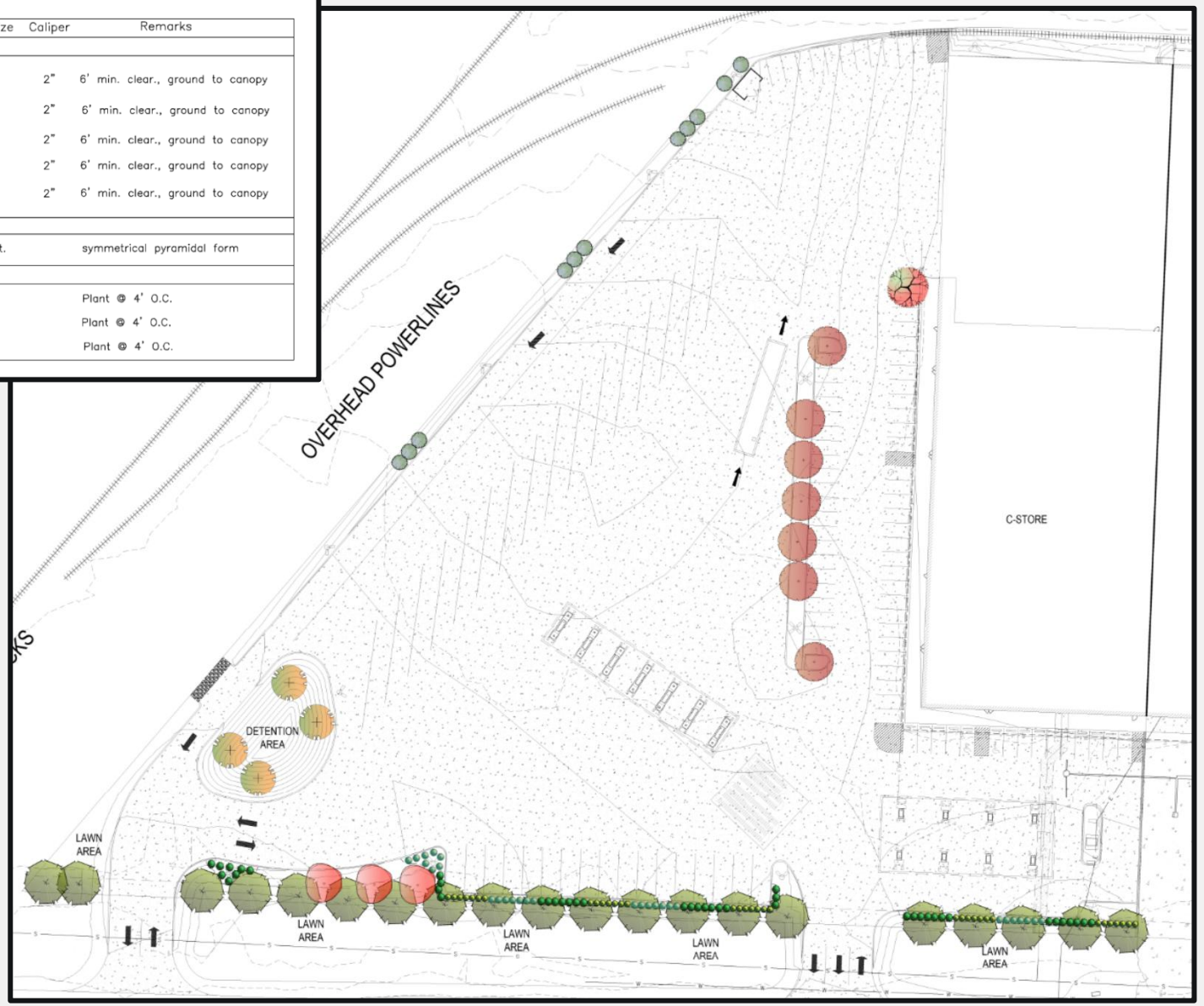



LIMITS OF TRUCK STOP LOT
DUMPSTER > GREATER THAN 5 FC

d plane. The following applies for individual
h of 6" from paving edge.
ving edge.
ually spaced apart and placed for best aesthetic
aved edge.
h depth of 3". Mulch individual trees to a minimum
xisting and shall remain.
and free of disease and insects as per AAN
all be finely chipped and shredded hardwood
d free of all other foreign substances. Pine bark
s shall be free of all other foreign substances.
cubic yard of peat moss per 1,000 square feet. Till
0 fertilizer shall be spread over all planting areas
,000 square feet.
ng beds shall be treated with Dacthal pre-emergent
be 50% peat or well composted manure and 50%
aranteed for a period of one year after Owner's
aged plant material shall be replaced at
ant material until final acceptance, at which point
OVERHEAD POWERLINES
C-STORE
D TRACKS
DETENTION AREA
LAWN AREA
LAWN AREA
LAWN AREA
LAWN AREA
LAWN AREA

Landscape Schedule

Symbol	Qty.	Botanical Name	Common Name	Min.Root	Min.Size	Caliper	Remarks
OVERSTORY TREES							
	7	Nyssa sylvatica	Black Tupelo			2"	6' min. clear., ground to canopy
	1	Quercus rubra	Northern Red Oak			2"	6' min. clear., ground to canopy
	20	Gleditsia triacanthas 'Shademaster'	Shademaster Honeylocust			2"	6' min. clear., ground to canopy
	4	Platanus x acerifolia	London Plane Tree			2"	6' min. clear., ground to canopy
	3	Acer x truncatum 'Warrenred'	Pacific Sunset Maple			2"	6' min. clear., ground to canopy
EVERGREEN TREES							
	11	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper		5' ht.		symmetrical pyramidal form
EVERGREEN SHRUBS							
	43	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.			Plant @ 4' O.C.
	35	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	3 gal.			Plant @ 4' O.C.
	29	Taxus x media 'Densiformis'	Dense Spreading Yew	3 gal.			Plant @ 4' O.C.



A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed plan does comply with all standards of the Zoning and Development Code, with conditions #6 and #7, the outdoor storage use is permitted to have gravel on site so long as it is maintained at least 10 feet away from any property line.

"Conversion of a portion of this site into a gas station and convenience store generally has a medium alignment with both the KC Spirit Playbook and the Riverfront Industrial Area Plan. The site has access to the regional transportation network via Front Street and is surrounded by similar light industrial uses. Additionally, the applicant made improvements to the landscaping plan." – Luke Ranker, 4th District Community Planner

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

The proposed use is allowed in the M1-5 zoning district in which the site is located. Gasoline and Fuel sales are a special use, which may be approved as part of a development 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.

The vehicular ingress and egress to and from the site provides safe, efficient, and convenient movement of traffic in and out of the site, there will be a traffic study submitted by the applicant prior to ordinance request, per condition #26 in the Conditions Report.

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 site is already almost 14 acres of impervious surface. The design of the streets and drives does not result in a minimum area devoted to asphalt or other impervious surfaces, but the needs of the project and the nature of the industrial area also do not contribute to minimizing impervious surfaces.

Condition(s) by City Planning and Development Department. Contact Alec Gustafson at (816) 513-2667 / Alec.Gustafson@kcmo.org with questions.

1. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

3. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

4. That prior to issuance of the Certificate of Occupancy for each lot within the plat the developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved Street Tree Planting Plan and are healthy. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

5. All signage shall conform to Section 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Department Building Inspector.

6. Per 88-378-02-3, "Gravel is a permitted surface for outdoor warehousing, wholesaling, storage and freight movement areas in M districts. Gravel is prohibited within any required setback or within 10 feet of any property or right-of-way line, whichever is greater."

7. Per 88-378-02-1, "Outdoor uses are prohibited in any required setback or within 10 feet of any property or right-of-way line, whichever is greater."

Staff Recommendation

Case # CD-CPC-2026-00109

Approval with Conditions