CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00114

6500 Euclid Rezoning

September 2, 2026

Docket #1

Request
Rezoning without plan

Applicant
Alison Luzenske
Generator Studio

Owner
Julie Donelon
Metropolitan Organization to Counter Sexual Assault

Site Information

Location	6500 Euclid Avenue
Area	3.4 Acres
Zoning	R-0.5
Council District	5th
County	Jackson
School District	Kansas City 33

Surrounding Land Uses
North: Office, B1-1
South: Institutional, R-1.5
East: Residential, R-0.5
West: Residential, R-5

KC Spirit Playbook Alignment
CD-CPC-2026-00114. Not reviewed.

Land Use Plan
The Swope Area Plan recommends Office for this location.

Major Street Plan
Euclid Avenue is not identified in the Major Street Plan.

Approval Process

Overview
The applicant seeks to rezone from R-0.5 (Residential) to B1-1 (Business) on 3.4 acres located at 6500 Euclid Avenue to better align with the building's use of office.

Existing Conditions
The subject site is currently developed with a two-story building and associated parking. The parcel is surrounded by an office building to the north, single-family dwellings to the west, and a school to the south.

Neighborhood
This site is located within the Tri-Blenheim Neighborhood Association.

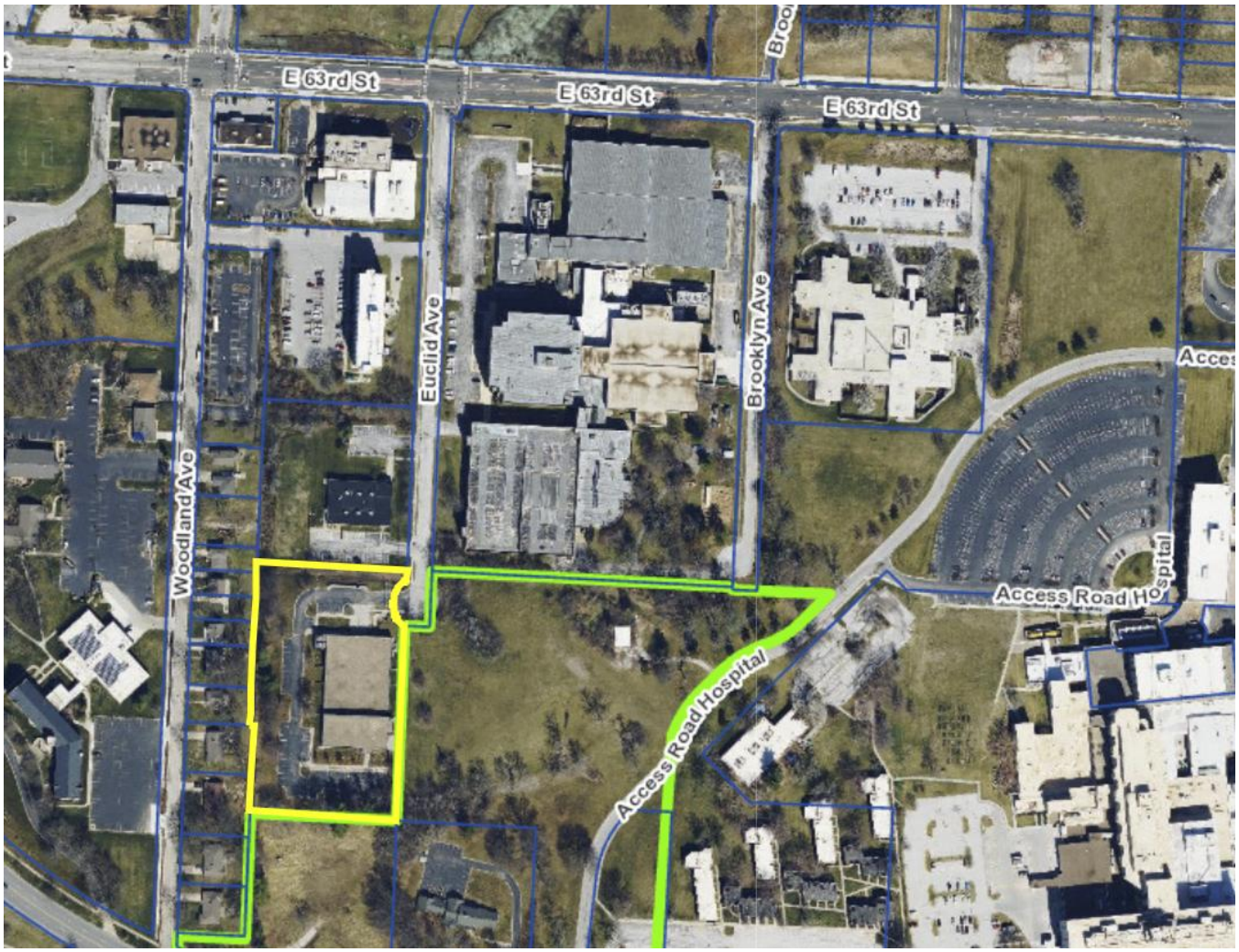
Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 24, 2026. A meeting summary is attached; see Attachment #2.

Controlling + Related Cases
CD-BZA-2026-00060 – A variance to the size and location of a sign was filed April 14, 2026. Under review.

Project Timeline
The application was filed on July 21, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #1 Approval

VICINITY MAP



PLAN REVIEW

The applicant is proposing to rezone 3.4 acres from District R-0.5 (Residential) to District B1-1 (Neighborhood Business). The subject site is currently developed with an office building which is used by Metropolitan Organization to Counter Sexual Assault. This use is permitted with a Special Use Permit.

The proposed rezoning does not require an accompanying plan.

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 proposed rezoning does comply with the adopted plans and planning policies. The future land use designates this parcel as Office.

B. Zoning and use of nearby property.

The property directly to the north is zoned B1-1 and it is an office use. The property to the east is zoned R-0.5 but houses an office use. The property directly south is also zoned R-1.5 and is an institutional use. The properties directly west are zoned R-5/R-0.5/B3-2, they house residential and institutional uses.

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

The area the subject site is located in has diverse zoning designations and use types. The uses range from residential to commercial.

The surrounding buildings range from 1 to 5 stories. It does not have high-density, the buildings are spread out and have ample space in between them.

There are sidewalks along this section of Euclid Avenue.

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

Public facilities and services are adequate to serve the existing building. No additional infrastructure is proposed for this site with this application.

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

The current use of the property is permitted in the R-0.5 zoning district with an approved Special Use Permit. The surrounding uses of office and institutional match the current use of the subject site. The proposed rezoning to B1-1 matches the zoning district that is directly adjacent to the north.

An office use amongst residential uses is not expected to be detrimental to the existing residential dwellings as it is not a high-intensity use type.

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

The property has not been, and it currently is not vacant.

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

The proposed rezoning will not detrimentally affect the nearby properties. Rezoning to B1-1 will match the zoning district of the property to the north. Other nearby properties house office and institutional uses.

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.

Rezoning the subject site from R-0.5 to B1-1 will allow the property to obtain the needed signage size that the R-0.5 zoning district restricts. Denying the rezoning will not disallow the existing use, but will require the applicant to obtain a variance to allow for larger signage.

ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully submitted,

Planner

PUBLIC HEARING
9-2-24

ARTICLE V.C.1.a.
FORM C

CORPORATE CONSENT

State of Missouri)
)ss
County of Jackson)

I, Julie Donelon, as
(Typed or printed name)

President & CEO, on behalf of and through the authority of the
(Title)

Board of Directors for Metropolitan Organization Countering Sexual Assault Corporation, owner

of the property described in the application for

- [X] Rezoning from District R-0.5 to District B1-1
- [ ] Special Use Permit
- [ ] Development Plan Review
- [ ] Major Amendment
- [ ] Final Plan
- [ ] Administrative Approval

acknowledge the submission of said application on behalf of said corporation and agree to bind the subject property on behalf of said corporation in accordance with the submitted plan and with any representation made by Metropolitan Organization Countering Sexual Assault.

Julie Donelon — President & CEO
Signature (Title)

Metropolitan Organization Countering Sexual Assault
Corporation or Company Name

Subscribed and sworn to before me a notary public this 21st day of July, 2026.

Notary Public

My commission expires:

10/14/2028

ELIZABETH ANNE KERLIN
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 20217694
My Commission Expires Oct 14, 2028

CASE NUMBER _____

ADDRESS OR LOCATION 6500 Euclid, Kansas City, MO 64132

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri)

COUNTY OF Jackson)

I, Julie Donelon being duly sworn upon my oath and being of sound mind and legal age state:

That I am the President &CEO (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Julie Donelon
(Print Name)

Julie Donelon
(Signature)

Subscribed and sworn to before me this 21st day of July, 2026.

Notary Public

ELIZABETH ANNE KERLIN
Notary Public - Notary Seal
Jackson County - State of Missouri
Commission Number 20217694
My Commission Expires Oct 14, 2028

My Commission Expires 10/14/2028

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.

Public Meeting Notice

Please join Metropolitan Organization Countering Sexual Assault (MOCSA)

for a meeting about Rezoning

case number CD-CPC-2026-00114

proposed for the following address: 6500 Euclid Ave.

Kansas City, MO 64111

Meeting Date: Monday, August 24th

Meeting Time: 5:00 PM

Meeting Location: Virtual via Zoom: ID: 861 3942 7700 Passcode: 853342

https://us02web.zoom.us/j/86139427700?pwd=qYsX6LOh1IpsAvziKbVPG3QnSGh1jH.1

Project Description:

MOCSA is applying to have their property rezoned from residential to business in order to better align with the property to the north and the buildings function.

If you have any questions, please contact:

Name: Alison Gordon

Phone: 816-333-6527

Email: alison@generatorstudio.com

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

COMPASSKC CITY OF KANSAS CITY, MISSOURI
CITY SERVICES AT YOUR FINGER TIPS

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. You may search by project type and address/case number to find project details.

Sincerely,

Alison Gordon

Meeting Sign-In Sheet

Project Name and Address

Metropolitan Organization Countering Sexual Assault
6500 Euclid Ave. Kansas City, MO 64132

Name Address Phone Email

Alison Gordon	1615 Baltimore Ave.	816-333-6527	alison@generatorstudio.com
Julie Donelon	6500 Euclid Ave	816-931-4527	jdonelon@mocsa.org

Project Case # CD-CPC-2026-00114

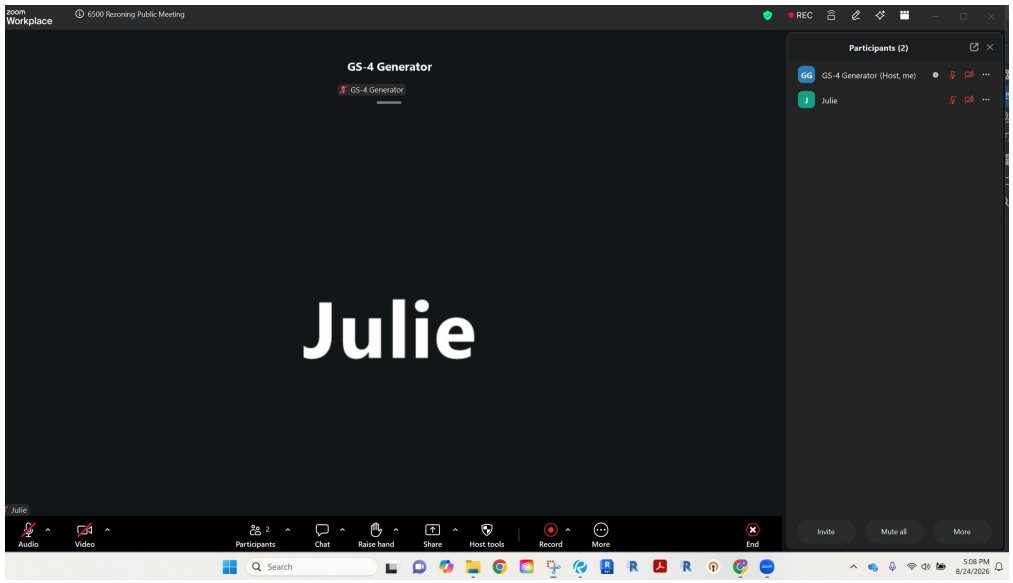
Meeting Date: 8/24/2026

Meeting Location: Virtual via Zoom

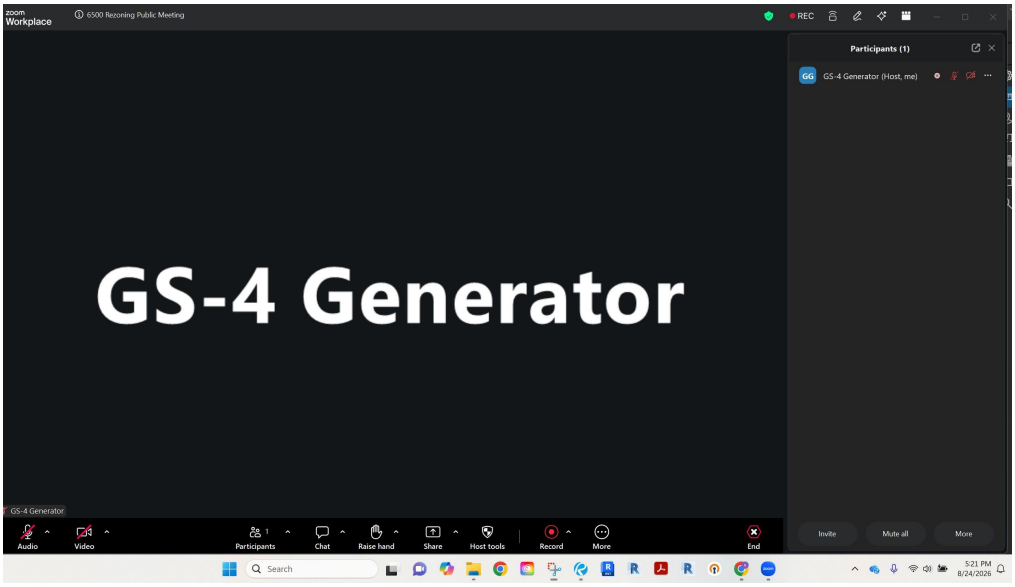
Meeting Time (include start and end time): 5:00 pm - 5:33 pm

Additional Comments (optional):

Meeting was started at 5:00 pm by Alison Gordon (GS-4 Generator), Julie Donelon (MOCSA) joined shortly after. Julie left the meeting between 5:10 and 5:20. No other participants joined the call, meeting was ended at 5:33 pm.



Participants @5:08 pm



Participants @5:21 pm