CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00091

Evergy Substation Rezoning

September 3, 2025

Docket #1

Request
Rezoning

Applicant
Tyler Burton
Evergy

Owner
Evergy Metro

Site Information

Location	8625 Troost Ave B
Area	10.98 Acres
Zoning	R-2.5
Council District	5
County	Jackson
School District	Center

Surrounding Land Uses
North: Industrial Uses, M1-5
South: Public/Civic Uses, R-2.5
East: Industrial Uses, M3-5
West: Commercial Uses, B1-1

Land Use Plan
The Red Bridge Area Plan recommends Light Industrial for this location. The proposed plan has a low alignment with this designation. See Criteria A for more information.

Major Street Plan
Troost Ave is identified as an Established Arterial on the City's Major Street Plan.

Approval Process

Overview
The applicant is seeking approval to rezone the subject property to expand fencing regulations applicable to the site.

Existing Conditions
An Evergy substation occupies the existing site.

Neighborhood(s)
This site is located within the Center Planning and Development Council, Marlborough Community Coalition, and the South Kansas City Alliance Neighborhood Association.

Required Public Engagement
Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on August 27, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases
None

Project Timeline
The application was filed on June 23rd, 2025. Scheduling deviations have occurred due to,

- 8.1 CPC cycle public hearing was canceled.
- Complying with the public engagement requirement.

Professional Staff Recommendation
Docket #1 Approval

KANSAS CITY Planning & Dev

VICINITY MAP

PLAN REVIEW

An Evergy substation occupies the subject site. The applicant is seeking to rezone the subject property from R-2.5 (Residential) to B1-1 (Neighborhood Business), so the site is subject to different fencing regulations. Proposed maintenance for the site includes installing a 7-foot-tall security mesh fence with barbed wire, which is not permitted in the R-zoned district. As a utility provider, they prefer to be subject to non-residential fencing standards. Thus, their request for the rezoning.

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 use of this site remains the same; the proposed rezoning is to allow a new fence to be installed. Ideally, a fence would screen and enhance a visual aesthetic along the corridor; a chain link fence with barbed wire does neither of these. To better align with the area plan, implement the staff recommendation of installing a decorative wall or fence with increased landscaping. Lauren Young

B. Zoning and use of nearby property.

The property to the east is zoned B1-1, and the surrounding uses are either industrial or public/civic.

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

Between E 85th St (to the north) and E 89th St (to the south), most of the lots are large and occupied by either school, office, industrial, or multi-unit uses.

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

The public facilities and services needed for development are accessible at the subject site. Public facility and service adequacy for any proposal will be assessed during a building, site disturbance, or other construction permit, if applicable.

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

The use is allowed to remain in operation in the R-2.5 zoning district. Fences within residentially zoned districts are limited to 4 – 6 ft in height, depending on the fence location, and per Sec 48-43 barbed wire fences constitute a nuisance. The existing chain link fence with barbed wire is currently noncompliant, and future fences must comply with the Kansas City Municipal Code.

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

N/A

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

From a land use perspective, with the surrounding properties being commercial, industrial, and institutional, city staff does not believe the proposed rezoning will detrimentally affect nearby properties. The construction and aesthetics of fencing can affect the neighborhood.

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.

If the proposed rezoning is denied, the property owner cannot install the fence they desire and will need to reconstruct and/or seek a special exception for the existing fence. However, the property owner could not seek a special exception to permit barbed wire on the fence.

KANSAS CITY
Planning & Dev

ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL as stated in the conditions report.

Respectfully submitted,

Ahnna Nanoski, AICP

Planning Supervisor

June 23, 2025

City Planning & Development Department
414 East 12th Street
Kansas City, Missouri

RE: Rezoning Application
Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri

Dear Sir or Madam,

Evergy is proposing a maintenance project for the existing Southtown Substation located at 8625 Troost Ave B, in Kansas City, Missouri (Parcel ID JA48120250500000000). In order to facilitate the project, rezoning the substation property from Residential (R-2.5) to Neighborhood Business 1 (B1-1) is necessary to allow for the installation of the improved security fence.

The site plan (included in the online application) details the project, which will consist of the following:

1. Replacing the perimeter fence with 7-ft tall 3/8" security mesh fence with 3 strands of barbed wire, for a total height of 8-ft for improved security.
2. Grading the southwest corner of the substation and constructing a retaining wall on which a section of the new fence will be affixed.
3. Aggregate surfacing added to the west side of the substation pad.

Construction is anticipated to begin in January 2026 and be completed within a month. Adequate space is available on the access drive and within the substation for construction vehicles to park off the roadways. Construction will not impact vehicle or pedestrian activity in the area. Standard sediment and erosion control measures will be used during construction. Disturbed areas outside of the fenced substation will be seeded.

We appreciate your consideration of the proposed rezoning application to facilitate the Southtown Substation Maintenance Project. Please direct any questions or concerns to me at 785-224-1804 or Tyler.Burton@evergy.com.

Sincerely,

Tyler Burton
Permitting and Compliance Analyst

N

0 60' 120'

SCALE IN FEET

ROAD RIGHT OF WAY

EXISTING HDPE STORM SEWER LINE OF UNKNOWN SIZE

EXISTING 30" HDPE STORM SEWER LINE

EXISTING 12" CMP STORM SEWER LINE

EXISTING 8" PVC STORM SEWER LINE

EXISTING 8" PVC STORM SEWER LINE

EXISTING FENCELINE TO BE REMOVED AND NOT REPLACED IN PLACE

426'-0" (FENCE)

197'-5" (FENCE)

40'-10" (FENCE)

39'-7" (FENCE)

34'-3" (FENCE)

7' FENCE WITH 1' OF BARBED WIRE (8' OF TOTAL HEIGHT)

END 18" RCP CULVERT

EXISTING EDGE OF ROAD

TROOST AVE

29'-6" (FENCE)

METERING TOWER RELOCATION

4' MAN GATE

CRUSHED ROCK SURFACE (TYP)

PROPOSED 12' WIDE MAINTENANCE PATH AND TURNAROUND

FENCELINE MOUNTED TO TOP OF RETAINING WALL

ROAD CENTERLINE

EXISTING 18" RCP CULVERT

11'-6" (FENCE)

36'-1" (FENCE)

214'-0" (FENCE)

136'-8" (FENCE)

260'-2" (FENCE)

180'-2" (FENCE)

5'-0" (TYP)

SEE EXISTING UTILITIES PLAN VIEW ON THIS SHEET

APPROXIMATE LOCATION OF EXISTING METERING TOWER TO BE RELOCATED

EXISTING ACCESS ROAD; SEE NOTE 5

30' PLANNED ROAD RIGHT OF WAY

PLANNED ROAD RIGHT OF WAY

FLOODWAY

100-YR FLOODPLAIN

EXISTING 34" SANITARY SEWER LINE

EXISTING 12" SANITARY SEWER LINE

180'-0" SANITARY SEWER EASEMENT

15'-0" SANITARY SEWER EASEMENT

R/W

N

0 10' 20'

SCALE IN FEET

EXISTING UTILITY PLAN VIEW

NOTES:

1. HORIZONTAL AND VERTICAL CONTROL, BASIS OF BEARING, PROPERTY, LAND AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY DATED JUNE 16, 2021 PROVIDED BY EVERGY AND PERFORMED BY:
   OLSSON, INC.
   1301 BURLINGTON STREET
   NORTH KANSAS CITY, MO 64116
   PHONE: 816-361-1177
2. HORIZONTAL DATUM: NAD83, STATE PLANE - MISSOURI STATE PLANE, WEST ZONE, US FOOT.
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11. MINOR CONTOUR AND MAJOR CONTOUR INTERVALS SHOWN IN 2' AND 10' INTERVALS, RESPECTIVELY.
12. FLOODWAY, 100-YR FLOODPLAIN, AND EXISTING STREAM CENTERLINE SHOWN PER FEMA FIRM 29095C0377G (EFFECTIVE 01/20/2017).

LEGEND:

- PROPERTY LINE
- PROPOSED SUBSTATION SECURITY FENCE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EDGE OF PAD / TOP / TOE OF SLOPE (TOS)
- PROPOSED CRUSHED ROCK SURFACE (SEE DETAIL ON THIS SHEET)
- PROPOSED ACCESS ROAD SURFACING (SEE DETAIL ON THIS SHEET)
- EXISTING OVERHEAD ELECTRIC LINE
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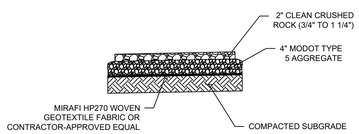
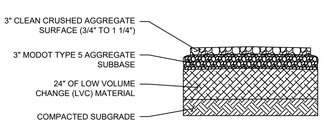


TYPICAL ACCESS ROAD SURFACE DETAIL

NOT TO SCALE



TYPICAL CRUSHED ROCK SURFACE DETAIL

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FILE NAME: SK0023-SI0301_SITE PLAN_SIMPLIFIED.DWG
LAST EDITED BY: J4BREED 7/15/2023 5:19 PM

DWG. NO. SK0023-SI0301

REV.	REV. DATE	REVISION & JOB NO.	BY	CK	APP
*					

REV.	REV. DATE	REVISION & JOB NO.	BY	CK	APP

DRAWN	DATE	APPROVED	DATE
S. HART	07/28/2025	J. BREED	07/28/2025
DRAFT CK.	DATE	SCALE	
A. MARTIN	07/28/2025	1"=60'	
ENGR. CK.	DATE	JOB NO.	
J. BREED	07/28/2025	---	

EVERGY
SOUTHTOWN SUBSTATION (0023)
161KV SUBSTATION
SITE PLAN

evergy.

DWG. NO. SK0023-SI0301 | SHEET NO. 3 OF 7 | REV.

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Public Meeting Notice

Please join Evergy

for a meeting about Rezoning of the Southtown Substation site

case number CD-CPC-2025-00091

proposed for the following address: 8625 Troost Ave B, Kansas City, Missouri

Meeting Date: August 27, 2025

Meeting Time: 5:30pm

Meeting Location: Virtual: Please access the link below to join this meeting.
bit.ly/EvergySouthtownSubstation

Project Description:
Evergy is proposing to rezone the existing Southtown Substation parcel from R-2.5 to B1-1 to allow for upgraded security fencing.

If you have any questions, please contact:

Name: Tyler Burton

Phone: 785-224-1804

Email: SubstationProjects@evergy.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 SERVICES AT YOUR FINGER TIPS | CITY OF KANSAS CITY, MISSOURI

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,

Tyler Burton

Evergy's Southtown Substation Maintenance Project

FAQs

August 2025

Proposed Project
Evergy proposes to complete maintenance at the Southtown Substation, located at 8625 Troost Avenue B in Kansas City, Missouri. This maintenance project will include the following:

1. Replacing the perimeter fence with 7-ft tall 3/8" mesh with 3 strands of barbed wire, for a total height of 8-ft for improved security.
2. Grading the southwest corner of the substation and constructing a retaining wall on which a section of the new fence will be affixed.
3. Aggregate surfacing added to the west side of the substation pad.

What is the anticipated schedule for construction?
Construction is anticipated to begin in early 2026 and be completed by late 2026.

Will the project impact the future use or development of adjacent properties?
On similar projects in several other cities and counties, we have not observed a reluctance to develop adjacent lots.

Will there be a lot of traffic in and out of the substation?
Construction vehicles will park on the property. Except during construction, the substation will be unmanned. Equipment and operation checks are performed by Evergy personnel about once a month.

What should we do if there's an emergency at the substation?
Do the same thing you do for all other emergencies, call 911. Evergy will provide the fire department our emergency contact information and a fire preplan so they will be able to respond quickly and correctly.

What impact will the project have on the public utilities and services and the environment?
Substations do not generate waste, increase traffic, etc., and do not require water or sewer, so no additional services will be necessary. Ample parking space for maintenance vehicles is available inside the substation.

No impacts to threatened or endangered species or historical resources are anticipated. This project will not pollute air, land, or water. Standard sediment and erosion control measures will be used during construction. Crushed rock inside the substation and grass outside will provide permanent erosion control.

You may direct any questions or concerns related to the project to:
SubstationProjects@evergy.com

N

0 60' 120'

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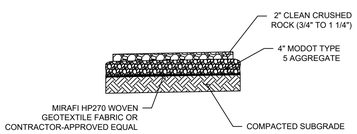
- EXISTING FENCE



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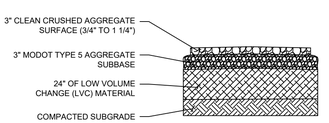

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FILE NAME: SK0023-SI0301_SITE PLAN_SIMPLIFIED.DWG
LAST EDITED BY: SRHART 7/2/2025 5:12 PM

DWG. SK0023-SI0301

REV.	REV. DATE	REVISION & JOB NO.	BY	CK	APP
*					

REV.	REV. DATE	REVISION & JOB NO.	BY	CK	APP

	DATE		DATE
DRAWN: S. HART	07/28/2025	APPROVED: J. BREED	07/28/2025
DRAFT CK.: A. MARTIN	07/28/2025	SCALE: 1"=60'	
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August 11, 2025

8539 Troost LLC
4630 W Florissant Ave
St Louis, MO 63115

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

Dear Sir or Madam,

Evergy is proposing to perform a maintenance project at the Southtown Substation located at 8625 Troost Ave B in Kansas City, Missouri. Evergy has submitted a Rezoning Application to the City of Kansas City, Missouri which requests to change the zoning of the existing substation property from Residential 2.5 (R-2.5) to Neighborhood Business 1 (B1-1). Rezoning will allow for improved security fencing at the site. Please see the enclosed site plan, aerial map, and frequently asked questions document.

You are receiving this letter because you own property or are a civic organization that is within the vicinity of the Southtown Substation. Evergy would like to invite you to a virtual Public Engagement Meeting to discuss this project. A project presentation will begin at **5:30pm on August 27, 2025**, followed by a Q&A. To access the meeting, please enter the below web link into a browser.

bit.ly/EvergySouthtownSubstation

If you have technical difficulties while trying to access the Public Engagement Meeting, please contact us at 785-256-0045. You may direct any questions or concerns related to the Southtown Substation Maintenance Project to me at SubstationProjects@evergy.com

Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

8627 LLC
1300 Baltimore
Kansas City, MO 64105

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August 11, 2025

Akbar Mahwood
8907 W 149th St
Overland Park, KS 66221

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bit.ly/EvergySouthtownSubstation

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Allan Properties LLC
8640 Troost Ave
Kansas City, MO 64131

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

Dear Sir or Madam,

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Building Laborers Bldg Assoc
1101 E 87th St 103
Kansas City, MO 64131

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Center Planning and Development Council - Carol Winterowd
10000 Wornall Rd Apt. 3205
Kansas City MO 64114

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Center Planning and Development Council - Joe Nastasi
8929 Main St.
Kansas City MO 64114

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Center School District
8434 Paseo Blvd
Kansas City, MO 64131

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Evergy Metro
PO Box 418679
Kansas City, MO 64141

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Fields Corey & Angel Molix
14301 Robinson
Overland Park, KS 66223

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

J M Fahey Construction Co
408 High Grove Rd
Grandview, MO 64030

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Jinc Holdings LLC
2972 Grand Ave
Kansas City, MO 64108

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Marlborough Community Coalition - Diane Hershberger
1809 E 80th Street
Kansas City, MO, 64132

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Roseland Court Owner LLC
888 W Sam Houston Pkwy S #215
Houston, TX 77042

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Shelbys Properties Inc
8625 Troost St
Kansas City, MO 64131

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

South Kansas City Alliance - John Sharp
PO Box 7914
Kansas City MO 64114

RE: Proposed Southtown Substation Maintenance Project
8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

August 11, 2025

Veterans Community Project Inc
8900 Troost Ave
Kansas City, MO 64131

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8625 Troost Ave B, Kansas City, Missouri
Case No. CD-CPC-2025-00091

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Sincerely,

Tyler Burton
Permitting and Compliance Analyst

Meeting Sign-In Sheet

Project Name and Address

Southtown Substation

8625 Troost Ave B, Kansas City, Missouri

Name	Address	Phone	Email

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00091

Meeting Date: 8/27/25

Meeting Location: Virtual

Meeting Time (include start and end time): 5:30pm presentation start, ended 6pm

Additional Comments (optional):

No attendees at 8/27/25 public engagement meeting

On 7/28/25, in-person neighborhood meeting held where three residents attended.

Only one resident had feedback regarding the project and appreciated the enhanced security fencing.