CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00018, 00019

Northtown Center Rezoning

June 3, 2026

Docket # 1.1, 1.2

Request
CD-CPC-2026-00019
Area Plan Amendment
CD-CPC-2026-00018
Rezoning

Applicant
Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes

Owner
Northtown Center LLC

Site Information

Location	2911, 2926, 2938 Belleview Ave
Area	1.7 Acres
Zoning	R-2.5
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Residential, R-6, UR
South: Residential, commercial, R-6, B3-2
East: Undeveloped, utility, R-6
West: Residential, R-6

KC Spirit Playbook Alignment
CD-CPC-2026-00018, low alignment

Land Use Plan
The Greater Downtown Area Plan recommends Residential Low Density for this location and an area plan amendment is requested. The proposed plan has a low alignment with this designation. See Criteria A for more information.

Major Street Plan
Belleview Avenue is not identified on the Major Street Plan.

Approval Process

Overview
The applicant seeks to amend the Greater Downtown Area Plan from a future land use recommendation of Residential Low Density to Downtown Mixed Use and rezoning from R-2.5 to DX-2.

Existing Conditions
The subject site is three parcels. The parcel on the east side of Belleview Avenue contains a commercial/light industrial building and the two parcels on the west side of Belleview Avenue contain a parking lot and some gravel.

Neighborhood(s)
This site is located within the Sacred Heart Homes Association and Westside Neighborhood Association Neighborhood Association.

Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on March 25, 2026 and April 2, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases
CVLN-700 – Certificate of Legal Nonconforming Use granted for manufacturing and folding cartons and paper boxes. Approved July 24, 1973

Project Timeline
The application was filed on February 20, 2026. This case was continued from the April 15, 2026 and May 6, 2026 CPC hearings for the applicant to communicate with the community and address staff comments on the companion special use permit case.

Professional Staff Recommendation
Docket #1.1 Approval
Docket # 1.2 Approval

VICINITY MAP

PLAN REVIEW

The subject site contains three parcels. The existing 115,857 square foot building sits on the eastern parcel and the 68-space parking lot covers the two western parcels.

The applicant is seeking a rezoning at the advice of Planning staff to abate zoning violations for uses not permitted in an R-2.5 zoning district and operating outside of the previously approved certificate of legal nonconforming use.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-130)	Yes	The existing building is legally nonconforming and is not expected to be altered.

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.

Although there are no other DX-zoned properties in the immediate area, these properties are within the boundary of land eligible for D zoning. The current use and building are nonconforming, which isn't supported by adopted plans for the area. DX zoning will allow non-residential uses within the building, some by-right and others with a special use permit. The area plan recommends Downtown Mixed Use within 0.1 miles of the subject site.

"Rezoning and amending the area plan to Downtown Mixed Use has a low overall alignment with the KC Spirit Playbook and the Greater Downtown Area Plan. The rezoning will allow more intense uses in an area that is mostly residential. However, the Downtown Residential future land use borders the subject site to the south, and the Downtown Mixed Use future land use does exist nearby to the west. Additionally, the DX zoning offers some benefits, including that most uses that may concern neighbors will require a special use permit." –Luke Ranker, 4th District Planner, Community Planning Division

B. Zoning and use of nearby property.

There are a variety of zoning districts and uses surrounding the site. Most of the immediate area is zoned residentially containing existing dwelling units. The area to the south is commercial and zoned B3-2. About 0.1 miles to the west most properties are industrial and zoned M1-5.

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

The physical character of the eastern property is steeply sloped towards Belleview Avenue. The building is situated with the grade so the eastern half is one story above grade and the western, lower half, is two to three stories above grade. The western property also generally slopes east towards Belleview Avenue.

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

The existing building is served by existing public facilities.

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

The existing building was constructed prior to the adoption of the City's first Zoning Code in 1923 in Kansas City. To staff's knowledge, the property has never been zoned industrially and has operated as a legal nonconforming use.

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

The subject site is not vacant and obtained a Certificate of Legal Nonconforming Use (CLNU) in 1973 for carton and box manufacturing and assembly (limited manufacturing). Over time, the nonconformity was expanded and there are additional unlawful uses in the building including indoor storage and warehousing.

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

Approving this rezoning would allow the potential for more commercial uses on all properties within the subject site. There is an existing parking lot that should accommodate any additional traffic to the site. The special use permit specific to the limited manufacturing and indoor storage uses contains additional conditions that the users must operate under to help protect the interest of 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 rezoning is denied, there may be reduced nuisance to the neighborhood, but the building cannot be used for commercial and industrial uses and could only be converted to residential units, which has limited feasibility. Alternatively, the building may be demolished; however, the only residential building types permitted by-right in the R-2.5 district are detached and two-unit houses. In order to construct new residential units here, the land would likely need to be subdivided/replatted or rezoned to allow additional residential building types and number of units. There may be no gain to the public if the property sits vacant.

ATTACHMENTS

1. Public Engagement Materials
2. KC Spirit Alignment
3. Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully submitted,

Genevieve Kohn-Smith, AICP

Lead Planner

ROUSE FRETS WHITE GOSS GENTILE RHODES, P.C.

Chris M. Mattix
cmattix@rousepc.com
816.502.4739

March 6, 2026

VIA U.S. MAIL
VIA CERTIFIED MAIL
VIA ELECTRONIC MAIL
Anna Rosenburrogh
Sacred Heart Homes Association
2721 Jarboe Street
Kansas City, MO 64108
oldfolkr@yahoo.com

VIA U.S. MAIL
VIA CERTIFIED MAIL
VIA ELECTRONIC MAIL
Katrina Rojas Vincent
Westside Neighborhood Association
2008 Jefferson Street
Kansas City, MO 64108
westsidekcmo@gmail.com

VIA U.S. MAIL
Adjacent Property Owners within 300 Feet

Re: Northtown Center; CD-CPC-2026-00018, CD-CPC-2026-000019 and CD-CPC-2026-00014

Dear Neighbors:

We represent Northtown Center, LLC (the "Applicant") concerning property located at 2911 Belleview Avenue, 2926 Belleview Avenue, 2938 Belleview Avenue, and 2940 Belleview Avenue, Kansas City, Missouri 64108, which are generally located on the west and east sides of W. 30th Street and Belleview Avenue. We submitted applications to the City to request approval of a Rezoning of the properties from R-2.5 to DX, a Special Use Permit, and an Area Plan Amendment to allow for: (1) the continued commercial use of 2911 Belleview Avenue as it has been since the building's construction in 1919 and 1923; and (2) 2926 Belleview Avenue, 2938 Belleview Avenue, and 2940 Belleview Avenue to continue to be used as accessory parking for employees of the businesses operating at 2911 Belleview Avenue. Enclosed is a copy of the Special Use Permit Plan, which includes a site plan and landscape plan for all of the properties as well as elevations of the building on 2911 Belleview Avenue.

As an owner of property within 300 feet of the above properties, you are receiving this letter to invite you to a public engagement meeting to be held regarding our applications as required by City Code. This public meeting is an opportunity for you to learn more about the applications and to discuss the plans with the Applicant's representatives. As there are two neighborhood associations, we plan to hold our own public engagement meeting, the attendance information for which is below. However, should either or both of the neighborhood associations wish to hold a joint meeting to discuss the applications, please do not hesitate to reach out to us at the contact information provided below. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address or case number to find project details.

The meeting will be held on April 2, 2026 at 5:30 p.m. via Zoom conference call. Below is the attendance information for the public meeting.

Join the Zoom Meeting at https://zoom.us/join. Call-in instructions are as follows:

Meeting ID:	837 1092 8250
Passcode:	263655

Any questions or concerns can be addressed to:

Name:	Chris M. Mattix
Email:	cmattix@rousepc.com
Phone:	(816) 502-4739
Cell:	(913) 558-9260
Title/Role:	Attorney
Company:	Rouse Frets White Goss Gentile Rhodes, P.C.
Representing:	Northtown Center, LLC

If you are unable to attend the meeting and you have questions or comments, please either call me or e-mail me at the above phone number/e-mail address.

The applications will all be heard by the City Plan Commission on Wednesday, April 15, 2026. The Special Use Permit application will subsequently be heard by the Board of Zoning Adjustment on April 22, 2026, and the Rezoning and Area Plan Amendments will be heard by the City Council on a date after Wednesday, April 15, 2026, which will be determined in the future.

Very truly yours,

Chris M. Mattix

CMM:jjw
Enclosures
cc: Will Dubois will@davidsonae.com
Mark Abbott mark@abbottproperties.net
Luke Abbott luke@abbottproperties.net
Luke McIntosh Luke@davidsonae.com

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00019; CD-CPC-2026-00018; CD-CPC-2026-00014

Meeting Date: 3/25/26

Meeting Location: 28 Event Spaces, 1300 W. 28th Street, Kansas City, MO 64108

Meeting Time (include start and end time): 7:00 p.m. - 8:30 p.m.

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Northtown Center

2911, 2938, 2940 and 2926 Belleview

Name	Address	Phone	Email
See Attached			

NORTHTOWN CENTER
PUBLIC ENGAGEMENT MEETING
March 25, 2026

SIGN-IN SHEET	
NAME	**CONTACT INFORMATION**
Ezekiel Amador III	2208 Madison Ave zekeamadora@aol.com
Jake Jones	2920 Belleview Ave jakedjones@gmail.com
Carolyn Delgado	cgdelgado49@gmail.com 2621 Madison KCMo 6408
CYNTHIA GARCIA	2808 Summit 64108 cyn5760@gmail.com
DELORES M. CHAVEZ	KCMO 64108 2824 Summit deloreschavez41@gmail.com
Hector J. Fuente	2616 Jarboe ST. KCMO 64108 marlak fuente@g.mail.com
Marla Fuente	2616 Jarboe K.C. Mo. 64108
Katrina Rojas Vincent (WNA)	2008 Jefferson KCMO 64108
Hector Fuente	2616 Jarboe KC MO 64108

NORTHTOWN CENTER
PUBLIC ENGAGEMENT MEETING
March 25, 2026

SIGN-IN SHEET	
NAME	**CONTACT INFORMATION**
Barbara Bailey	2725 Jarboe Street, KCMO 64108 barbara.6732@sbcglobal.net
DAVID BOTELLO	2937 MERCIER KCMO 64108 816-756-7681 DJBOTELLO@YAHOO.COM
Tristin Amezcua-Hogan	1844 Holly Street KCMO 64108 816-786-8074
Rebeca Amezcua-Hogan	1844 Holly Street KCMO 64108 816-786-8153
Albert Ruiz & Barbara	816.806.2932 (B) 816.808.4784 (A) bmerin1@sbcglobal.net
Beth Maggard	bethmaggard@gmail.com 816.721.8752 2742 Jarboe St 64108

{34781 / 73129; 1033028. }

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00019; CD-CPC-2026-00018; CD-CPC-2026-00014

Meeting Date: 4/2/2026

Meeting Location: Via Zoom

Meeting Time (include start and end time): 5:30 p.m. - 7:05 p.m.

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Northtown Center

2911, 2938, 2940 and 2926 Belleview

Name	Address	Phone	Email
Jake Jones			
Jerry's A14			
Katy Clagett			
Samsung SM			
Katrina Vincent			

KC Spirit Playbook Alignment: **Low**

Greater Downtown Area Plan Alignment: **Low**

CC- Connected City
DO - Diversity & Opportunity
HAC- History, Arts & Culture
HE - Healthy Environment
PAA - People of All Ages
POS - Parks & Open Spaces
SAN - Strong & Accessible Neighborhoods
SC - Smart City
SEG - Sustainable & Equitable Growth
WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium	HAC	HAC – continued use of old/historic building
Low	CC WDC	CC – Truck traffic likely conflicts with residential traffic WDC – Does not conform with Neighborhood Development Form

Alignment Comments:

Rezoning

Rezoning and amending the area plan to Downtown Mixed Use has a low overall alignment with the KC Spirit Playbook and the Greater Downtown Area Plan. The rezoning will allow more intense uses in an area that is mostly residential. However, the Downtown Residential future land use borders the subject site to the south, and the Downtown Mixed Use future land use does exist nearby to the west. Additionally, the DX zoning offers some benefits, including that most uses that may concern neighbors will require a special use permit.

Special Use Permit

Community Planning supports the rezoning to DX as the most logical way to allow some non-residential uses at the subject site. However, there are still concerns about the special use permit. Even with the rezoning, long-term industrial uses at the site do not align with the Neighborhood Development Form as defined in the Greater Downtown Area Plan or the KC Spirit Playbook. While neighborhoods should have a variety of building types, uses should be compatible with the surrounding area. Community Planning understands that the building has historically been home to a commercial or industrial use, but truck traffic is not compatible with the surrounding residential. To ensure

accountability and conformity with the neighborhood Development Management and Community Planning have the following conditions:

- An initial two-year expiration on the SUP
- No outdoor storage should be permitted
- Gravel should not be used for any portion of the parking lot

May 25, 2026

Re: Opposition to Northtown Center Applications, 2911 Belleview Ave; 2926–2940 Belleview Ave

CD-CPC-2026-00018 (Rezoning)
CD-CPC-2026-00019 (Area Plan Amendment)
CD-SUP-2026-00014 (Special Use Permit)

Dear Chair and Members of the City Plan Commission,

I am writing to urge you to vote against this rezoning, area plan amendment and special use permit. As an appendix to this letter, attached is a petition signed by neighbors who are also in opposition.

My family and I live at 2920 Belleview Avenue, next door to as well as across the street from this property. The adverse impacts industrial uses like these have on residential property are not speculative. They are inherent to the uses themselves and **the effects fall disproportionately on nearby residents, who have no comparable ability to mitigate, buffer, or absorb them**. Our lived experience proves this.

The applicant may argue that because the property was built for industrial uses, this is a reason you should vote 'yes' on these cases. I disagree. **A building's original function does not control what uses are reasonable today. Reasonableness must be evaluated under current zoning, adopted plans, and present-day context.** The reality is that this property, from a land perspective, is a 75,457 square feet (1.73 acres) island in the middle of a historic residential neighborhood where the typical platted residential lot size is 3,000 square feet. The building's original function may have been reasonable and contextual when it was built, but considering that the contemplated uses are industrial and given the scale of the rezoning, today, it is not.

Current zoning and the adopted Downtown Area Plan **clearly designate residential uses** for this property, with commercial and downtown mixed-use designations appropriately confined to specific nodes in the neighborhood (near SW Blvd and along 29th St). Rezoning this property to DX and amending the Area Plan would represent spot-zoning that contradicts adopted plans and benefits a single-owner with **no added public benefit**.

The approval of these companion cases would also directly violate the values of the Greater Downtown Plan which states that "**industrial uses which are undesirable or incompatible within a mixed use neighborhood are discouraged and future rezoning efforts or development code amendments should prohibit these uses. Discouraged industrial uses including the following: auto-oriented uses; outdoor storage or excessive outdoor staging or operations (industrial uses should generally be contained within a structure); adult uses; or uses which generate excessive noise, odor or heavy truck traffic**." Any approval would also contradict the goals of KC Spirit Playbook, which emphasizes improving neighborhood livability and health via safer streets and reducing exposure to environmental hazards.

The applicant will argue that voting no on these companion cases will threaten the small businesses who occupy the building today.The reality is that several of these small businesses **created their own hardship** by bypassing City regulatory processes, and then took advantage of lack of oversight to their benefit, for years. **Approving these cases sets a dangerous precedent by rewarding bad behavior with a permanent rezoning.** It is important to note that the applicant only applied for the rezoning, area plan amendment and SUP to bring the property into compliance after receiving code and zoning violations.

Taken together, these cases seek permanent land-use entitlements that would allow industrial-scale operations to continue within a residential neighborhood that has been zoned and planned as such for decades. Efforts by the applicant or the City to mitigate effects via special use permit conditions will be at

its core ineffective as industrial uses are inherently incompatible with residential use. Additionally, the owner **cannot guarantee** there will be no spillover into the neighborhood with the current tenants and uses in place. Approval would be inconsistent with adopted plans, incompatible with surrounding uses, and detrimental to ongoing neighborhood reinvestment and quality of life. Please vote no on **CD-CPC-2026-00018**, **CD-CPC-2026-00019**, and **CD-SUP-2026-00014** and reaffirm that Westside South is a residential neighborhood worth protecting.

Respectfully,

Katy Clagett

Katy Clagett

2920 Belleview Ave, Kansas City, MO

katy.clagett@gmail.com

NO TO REZONING!

To the City Plan Commission of Kansas City, MO

Petition Regarding: CD-CPC-2026-00018; CD-CPC-2026-00019; CD-SUP-2026-00014

2911 Belleview Ave, 2926-2940 Belleview Ave, Kansas City, MO

Date:	4/7/26
Organizer:	Sacred Heart Neighborhood Association

We, the undersigned, petition the City Plan Commission to reject the Proposed Rezoning, Area Plan Amendment, and Special Use Permit related to 2911 Belleview Ave and 2926-2940 Belleview Ave, as these proposals raise serious concerns regarding adverse impacts to nearby properties, including: 1) Land-use compatibility with an established residential neighborhood; 2) Noise, truck traffic, and operational intensity associated with warehousing, contractor's storage and distribution uses; 3) Odor, outdoor storage, and visual impacts, including construction debris and material handling; and 4) Cumulative effects on health, safety, and quality of life. These impacts are not speculative. They are inherent to the proposed uses and fall disproportionately on nearby homeowners, who have no comparable ability to mitigate, buffer, or absorb them. Approval would also undermine KCMO adopted policy (KC Spirit Handbook's goal for livability; Greater Downtown Area Plan, Section 88-525, etc.)

NAME	ADDRESS	SIGNATURE	DATE
Katy Clagett	2920 Belleview Ave KCMO		3/25/26
Jake Jones	2920 Belleview Ave KCMO		3/25/26
Rudy Ramirez	2848 Summit St KCMo		3-25-26
Carolyn Delgado	2621 Madison KCMo 64108		3/25/26
Cynthia Dain	2808 Summit K.C. MO 64108		3/25/26
Delores M Chavez	2824 Summit KCMO 64108		03-25-26

NO TO REZONING!

To the City Plan Commission of Kansas City, MO

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NAME	ADDRESS	SIGNATURE	DATE
MARK FIGGINS DEB HAYS	2710 Belleview Ave KC, MO 64108		3/25/26
Chad Waldrop	2801-2803 SW Blvd 2804 – Terr		3.25.26
Andrea Garcia	2704 Belleview Ave KCMO 64108		3.25.26
Rudy Martinez	2928 Jarboe KCMO 64108		3-25-26
Roman Guerra	2929 Jarboe KCMO 64108		3-25-26
Lisa Guerra	2929 Jarboe KCMO 64106		3-25-26

NO TO REZONING !

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NAME	ADDRESS	SIGNATURE	DATE
DAVID BOTELLO	2937 MERCIER ST KCMO 64108	David J. Botello	3/25/26
Rebecca Amezcua-Hogan	1844 Holly St, KCMO 64108	RAH	3/25/2026
Tristin Amezcua-Hogan	1844 Holly St., KCMO 64108	Tristin Amezcua-Hogan	3/25/2026
MACY THOMPSON	2723 JARBOE ST., KANSAS CITY, MO 64108	M Thompson	3/25/26
MAGGIE BURTON	2723 JARBOE ST KANSAS CITY, MO 64108	[illegible]	3/25/26
Alex Thompson	2723 Jarboe Street Kansas city, MO 64108	Alex Thompson	3/25/26

NO TO REZONING!

To the City Plan Commission of Kansas City, MO

Petition Regarding: CD-CPC-2026-00018; CD-CPC-2026-00019; CD-SUP-2026-00014

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NAME	ADDRESS	SIGNATURE	DATE
Hector J. Puente	2616 Jarboe St. KCMO.	Hector J. Puente	03-25-2026
Marla Puente	2616 Jarboe K.C. MO.	Marla Puente	03-25-2026
Hector Puente	2616 Jarboe KC, MO	Hector Puente	03-25-2026
Barbara A. Bailey	2725 Jarboe Street Kansas City, MO 64108	Barbara A. Bailey	03-25-2026
ALICIA & LUKE BAILEY	1647 Summit St KCMO 64108		3/25/26
11 11	11		11

NO TO REZONING!

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Petition Regarding: CD-CPC-2026-00018; CD-CPC-2026-00019; CD-SUP-2026-00014

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NAME	ADDRESS	SIGNATURE	DATE
Anna Rosenbaugh	2721 Tauboe	Anna Rosenbaugh	4/20/2026

May 25, 2026

Re: Opposition to Northtown Center Applications, 2911 Belleview Ave; 2926–2940 Belleview Ave

CD-CPC-2026-00018 (Rezoning)
CD-CPC-2026-00019 (Area Plan Amendment)
CD-SUP-2026-00014 (Special Use Permit)

Dear Chair and Members of the City Plan Commission:

As the most proximate neighbor to this property, I submit this letter to formally express my opposition to the above-referenced cases.

As an appendix to this written description, I have attached photos demonstrating typical uses on site.

The existing operations at Northtown Center have already demonstrated, in vivid and daily terms, why the proposed rezoning is incompatible with the surrounding residential neighborhood. The following is an account of our lived experience on the 2900 block of Belleview, organized by issue:

Semitruck and Delivery Truck Traffic

Semitrucks, large box trucks, and construction-worker vehicles/equipment are regularly staged in the parking lot, along Belleview Avenue, and on 30th Street. This includes parking in no-parking zones. Loading and unloading regularly spills directly onto the streets. Semitruck drivers have spent the night in the parking lot. On a routine basis, semitrucks reverse halfway down the block or execute multi-point turns to serve the southernmost tenant, causing road blockages and accelerating visible wear on the street surface. The cabinet shop tenant in the middle of the building regularly blocks the entirety of Belleview Avenue for loading operations and has refused to yield to residential traffic.

Outdoor Equipment Storage and Construction Debris

The tenant in the northernmost unit is a commercial construction company that has routinely used the parking lot and northern side of the building to both store construction equipment and trailers, as well as dump construction debris from off-site locations. This has created visual blight, noise issues, and raises health questions about what materials are being stored in a residential setting. As of this writing, construction debris is piled alongside outdoor equipment storage on the north side of the building. The parking lot also continues to be used for periodic overnight construction equipment storage.

Dispatch Operations and Activity Outside Business Hours

The tenant in the northernmost unit operates a commercial construction dispatch center out of this location. This use has effectively turned our block into a perpetual job site. Heavy machinery and trailers are moved on and off the property daily, including before and after normal business hours that generate noise and safety concerns. Dumpster pickups for other tenants continue to arrive between 3:00 a.m and 5:00 a.m. each week.

A Note About Owner's Voluntary Improvements

Proponents of this rezoning may suggest that operational conditions will improve with time or goodwill. We have no basis to believe this. In May 2025, we directly engaged both the property owner and the most problematic tenant to raise these concerns. Nothing changed. Despite continued conversations with the owners and their legal counsel, seven months after these cases were opened, every issue described above has continued.

Furthermore, some of these conditions cannot be mitigated without significant changes in tenancy. The dispatch center activity, semitruck traffic, and noise from heavy equipment being staged and hauled to and from the site are not byproducts of poor management — they are the core operational requirements of the businesses that occupy the building and utilize the parking lot and cannot be mitigated with conditions of a special-use permit.

What we and the neighborhood have experienced is the predictable consequence of industrial-scale uses operating in close proximity to homes. Approving a rezoning that formalizes these intense uses would be ushering in the long-term industrialization of our block. The Commission should deny these applications and reaffirm that the character of our neighborhood warrants protection, not erosion.

Please vote to oppose CD-CPC-2026-00018 (Rezoning), CD-CPC-2026-00019 (Area Plan Amendment), and CD-SUP-2026-00014 (Special Use Permit).

Sincerely,

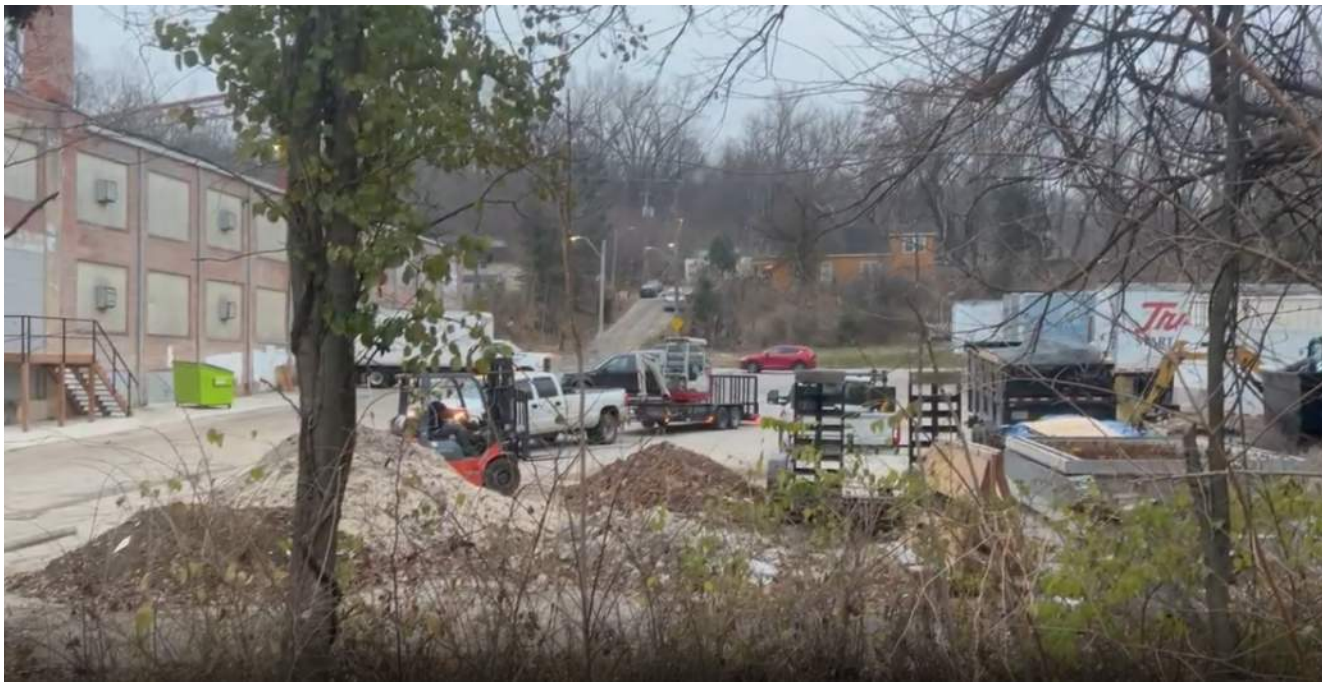
Jake Jones

jakedjones@gmail.com
2920 Belleview Ave.
Kansas City, MO 64108

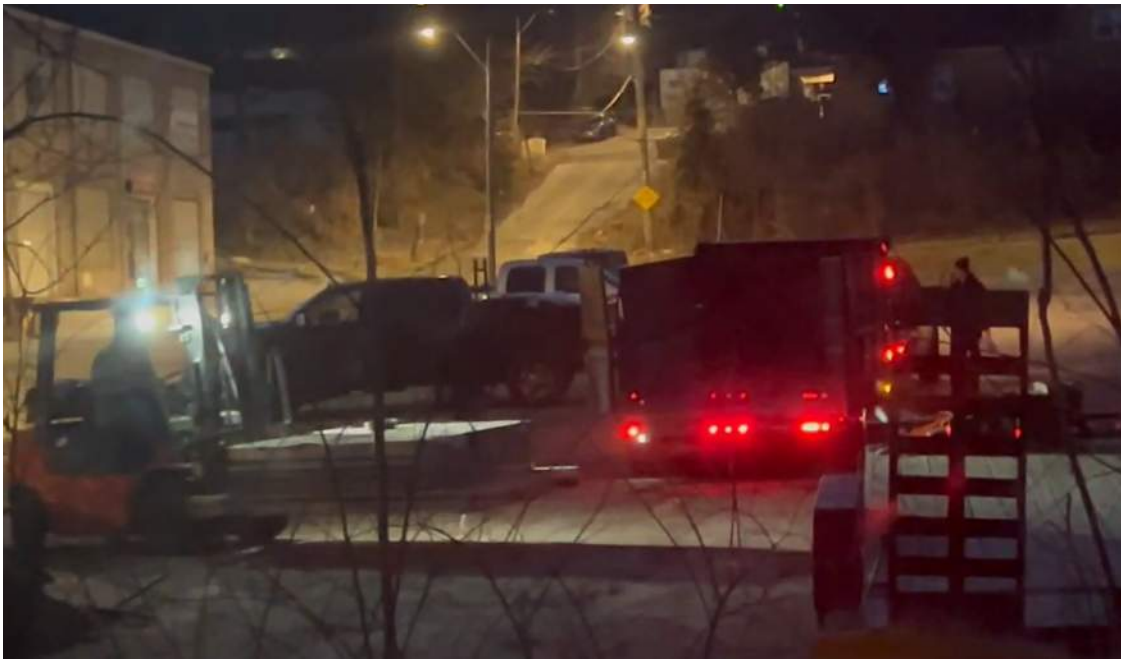
See following pages for photos outlining issues.

05/7/26; 05/14/26: Select examples of northern-most tenant outdoor equipment usage, storage, and construction debris dumping. Oftentimes, debris piles have started small and grow over time.

4/2/26; 3/4/26; 9/5/25: Select examples of box truck fully blocking Belleview Ave.



2/20/26 1:00PM; 12/12/25 7:32AM: Select examples of dumping construction debris on site.



2/10/26 8:05AM; 1/14/26 7:01AM: Select examples of semi/forklift unloading materials next to trucks; hauling dump trailer off-site; outdoor storage.

1/21/26 5:47PM: Select example of over-sized construction equipment being backed into northern-most bay with multi-point turns next to residential traffic.

1/15/26:Select example of overnight semitruck driver parking.

1/12/26 9:05AM; 10/7/25: Select examples of dispatch center and materials loading, spilling onto street/blocking street.

8/29/25 10:03PM; 10/10/25 8:30PM; 10/12/25 10:40PM: Select examples of after-hours materials and trailer drop off and heavy equipment usage creating noise nuisances.

1/15/26 7:04AM; 8/5/25 7:14AM; 1/14/26 9:53AM: Select examples of forklift usage and loading spilling out into street.

From: Arturo Toledo
To: Public Engagement; Kohn-Smith, Genevieve
Subject: Case Numbers CD-CPC-2026-00018; CD-CPC-2026-00019; CD-SUP-2026-000142911
Date: Monday, May 25, 2026 6:47:44 PM

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

May 25, 2026

Re: Opposition to Northtown Center Applications, 2911 Belleview Ave; 2926–2940 Belleview Ave

CD-CPC-2026-00018 (Rezoning)
CD-CPC-2026-00019 (Area Plan Amendment)
CD-SUP-2026-00014 (Special Use Permit)

Dear Chair and Members of the City Plan Commission,

My name is Arturo Toledo, and my family and I live at **2902 Belleview Ave.** We also own **2906 Belleview**. I respectfully oppose CD-CPC-2026-00018, CD-CPC-2026-00019, and CD-SUP-2026-00014.

I live very close to this property, and what has been happening there is simply not consistent with a residential neighborhood. Semitrucks, box trucks, construction vehicles, and equipment are regularly staged on and around the site, and that activity often spills into the street. It creates blockages, noise, safety concerns, and constant disruption for nearby residents.

There is also outdoor storage of equipment and construction debris, which makes the property feel much more industrial than it should in an area like this. In addition, the early-morning and after-hours activity tied to these uses has made the entire area feel like an active job site instead of a residential neighborhood.

These concerns were raised directly with the property owner and tenant last year, but the problems have continued. That is why I do not believe this can be fixed simply by hoping for better management or adding conditions to the permit.

This is not just about one block. The surrounding area is predominantly residential, and rezoning this property for more commercial use would only make the problem worse and would ignore the existing character of the neighborhood.

For those reasons, I respectfully ask you to deny all three applications: CD-CPC-2026-00018 (Rezoning), CD-CPC-2026-00019 (Area Plan Amendment), and CD-SUP-2026-00014 (Special Use Permit).

arturotoledo@gmail.com

Kohn-Smith, Genevieve

From: Santos Ramirez <santosramirez88@gmail.com>
Sent: Monday, May 25, 2026 8:43 PM
To: Public Engagement; Kohn-Smith, Genevieve
Subject: Case Numbers: CD-CPC-2026-00018; CD-CPC-2026-00019; CD-SUP-2026-000142911

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Santos Ramirez
2638 Jarboe Street
Kansas City, MO 64108
May 25, 2026

Kansas City Plan Commission
414 E. 12th Street
Kansas City, MO 64106

Dear Members of the Plan Commission,

I am writing to formally oppose the proposed commercial zoning change in the historic Westside neighborhood of Kansas City.

The Westside is one of Kansas City's oldest and most culturally significant neighborhoods. Its character is defined by historic homes, walkable residential streets, long-standing community ties, and a unique architectural identity that cannot easily be replaced once altered. Expanding commercial zoning in this area threatens the integrity and stability of the neighborhood.

One major concern is that increased commercial development could accelerate traffic congestion, parking shortages, noise, and late-night activity in a primarily residential community. Many streets in the Westside were not designed to support higher commercial volume, and additional business activity may negatively impact residents' quality of life and public safety.

Additionally, commercial rezoning often increases property values and development pressure, which can contribute to displacement of long-term residents and small local homeowners. The Westside has already experienced significant redevelopment pressures, and further commercialization risks undermining the affordability and cultural heritage that make the neighborhood unique.

Historic neighborhoods should be preserved thoughtfully and responsibly. While economic development is important, it should not come at the expense of the residents, historic preservation, and community character that define the Westside. Existing commercial corridors in surrounding areas already provide opportunities for business growth without intruding further into residential spaces.

For these reasons, I respectfully urge the Plan Commission to reject the proposed commercial zoning change and prioritize preservation-focused planning that protects the historic identity and livability of the Westside neighborhood.

Thank you for your time and consideration.

Sincerely,

Santos Ramirez (Third Generation Westside Resident)

Santos Ramirez
2638 Jarboe Street
Kansas City, MO 64108
May 25, 2026

Kansas City Plan Commission
414 E. 12th Street
Kansas City, MO 64106

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Thank you for your time and consideration.

Sincerely,

Santos Ramirez (Third Generation Westside Resident)

Hello,

My name is Judith Navarro, resident of 2925 Jarboe Street, KCMO 64108.

I am writing as a concerned neighbor to strongly oppose the proposed rezoning of 2911 Belleview and the parking lot across the street from R2.5 to DX, along with the requested Area Plan amendment and special use permit.

This issue is deeply personal to many of us who live nearby because we are the ones who experience the daily impact these industrial operations already have on our neighborhood. What should feel like a safe and peaceful residential area instead deals with heavy truck traffic, semis driving through neighborhood streets, noise, debris, and industrial activity that simply does not belong so close to homes and families.

One of the biggest concerns is the semi-truck traffic. These are not small work vehicles. They are large commercial trucks moving through streets where families walk, children play, neighbors exercise, and residents simply try to enjoy their homes. It changes the entire feel and safety of the neighborhood. Many of us chose this area because it was residential, and it is discouraging to watch industrial operations continue expanding into spaces meant for homes and community.

The condition and use of the property over the years have also been frustrating for nearby residents. The outside storage, construction materials, and debris have often made the property feel more like an industrial dumping ground than something compatible with a neighborhood. While the owner has mentioned improving operations, the proposed changes still fail to address the core concerns residents continue to voice. Improvements do not change the fact that these are industrial uses being pushed further into a residential area.

The proposed rezoning of nearly two acres, including the parking lot across the street, feels especially concerning because it opens the door for even greater industrial expansion in the future. Many of us worry about what this means long term for property values, neighborhood safety, traffic, noise, and the overall character of our community.

Residents should not have to accept increasing industrial activity, heavy truck traffic, and semi operations in the middle of a residential neighborhood. We want our neighborhood protected, not gradually transformed into an industrial corridor.

I respectfully ask that the rezoning request, Area Plan amendment, and special use permit be denied. Please consider the voices and concerns of the residents who live here every day and who simply want to preserve the safety, peace, and integrity of our neighborhood.

Signed,

Judith Navarro

Subject: Re: Case Numbers CD-CPC-2026-00018, CD-CPC-2026-00019, CD-SUP-2026-000142911

Dear [Recipient's Name], I am Anna Roseburrough, the President of the Sacred Neighborhood Association, and a resident of Westside for the past 72 years. Our primary objective in the Westside community is to maintain a safe environment characterized by single-family residences. Noteworthy landmarks in our neighborhood include a school located on 26th Belleview and a spray park situated on 26th Jarboe Street. We have previously engaged with the company in question, urging them to refrain from placing construction piles in close proximity to residential properties. Regrettably, our initial interactions with the company representative were less than satisfactory, as they displayed a lack of cooperation and professionalism. However, subsequent to their application for rezoning and their attendance at our community meeting, we are hopeful for a more constructive dialogue moving forward. I look forward to your prompt response and resolution to the concerns raised. Warm regards, Anna Roseburrough President Sacred Neighborhood Association

Hello, my name is Matthew McKean,

I live at 1018 W 30th St. I experience daily semi and truck traffic on 30th St as these vehicles go to and from 2911 Belleview Ave. This traffic pattern is inherently incompatible with our residential neighborhood, as well as with our narrow neighborhood roads that were not built to accommodate truck traffic. Additionally, the semi's regularly use 30th St as a staging ground as they await delivery, and as a starting point for the 4 point turns they have to make to reach the loading dock. Any use permitted within 2911 Belleview and its parking lot needs to be compatible with the residential neighborhood, and should be contained fully within the building, in a way the current uses are not. Because of this, I urge you to vote no on these three companion cases.

Thank you for your attention to this matter.

Matthew McKean

My name is Berta Navarro and I live on 2925 Jarboe St, Kansas City, MO 64108.

l am speaking today to strongly oppose the rezoning of this nearly two-acre property for industrial use in the middle of our neighborhood.
This is not an empty piece of land with no impact on others. This is a community where families live, where children ride their bikes, walk to visit friends, play outside, and where neighbors have worked hard to create a safe and peaceful environment.

Approving industrial activity here would forever change the character and safety of our neighborhood.
The thought of large commercial trucks constantly driving through our streets is deeply concerning. These are the same streets where our children walk, where families exercise, and where residents should feel safe. Increased traffic, noise, dust, debris, and possible exposure to construction waste or harmful chemicals do not belong next to homes and families.
Residents should not have to live with fear of accidents, pollution, strange odors, contaminated runoff, or the health risks that could come from industrial operations and dumping activities.

We are not against growth ordevelopment. We support progress that benefits the community instead of harming it. This property has the potential to become something positive and valuable for the neighborhood rather than an industrial site that creates stress, danger, and environmental concerns.
We respectfully urge the zoning board/ city council to deny this rezoning request and protect the families, children, and future of our community.

Thank you for your time, consideration, and service to our community. I respectfully ask that you carefully consider the concerns and perspectives shared in this letter when making your decision.

Sincerely,
Berta Navarro

CITY OF KANSAS CITY, MISSOURI
CITY PLANNING COMMISSION

May 26, 2026

Subject: Opposing the Rezoning of Case Number CD-CPC-2026-0018; CD-CPC-2026-00019; CD-SUP-2026-000142911.

Albert Ruiz and Barbara (Bobbie Jo) Ruiz
2611 Madison Avenue
Kansas City, Missouri 64108

As residents of Sacred Heart Neighborhood, We humbly come before the City Planning Commission and submit our Opposition to the Rezoning request as submitted by Northtown Center, LLC., for the following reasons:

MY NAME IS ALBERT RUIZ AND I AM RETIRED WITH 30 YEARS FEDERAL SERVICE TO OUR COUNTRY, AND HAVE 25 YEARS WORK EXPERIECE IN THE PRIVATE SECTOR, HAVING OWNED SEVERAL BUSINESSES OF MY OWN DURING MY WORKING CAREER.

MY WIFE IS A LIFELONG RESIDENT OF KANSAS CITY, MISSOURI. RETIRED FROM HALLMARK GREETING CARDS, 35 YEARS. HAVING BEEN BORN, AND RAISED IN THE SACRED HEART NEIGHBORHOOD AND IS VERY FAMILIAR WITH THE HISTORY OF OUR NEIGHBORHOOD AS IS THE MAJORITY OF OUR NEIGHBORHOOD RESIDENTS. HER FAMILIY MOVED TO SACRED HEART NEIGHBORHOOD IN THE EARLY 1940'S.

I WANT TO BE PERFECTLY CLEAR IN STATING OUR POSITION AS A MEMBER OF OUR NEIGHBORHOOD ASSOCIATION IN REGARDS TO BUSINESSES IN OUR NEIGHBORHOOD. "WE ARE NOT ANTI-BUSINESS", I'LL STATE IT AGAIN, WE ARE NOT ANTI-BUSINESS, BEING A BUSINESS OWNER MYSELF." WHAT WE ARE AGAINST IS "SLUM LORDS" IN OUR NEIGHBORHOOD ENRICHING THEMSELVES WITHOUT TAKING ANY RESPONSIBILITY OR ACCOUNTABILITY IN HOW THEY CONDUCT THEIR BUSINESS OR MAINTAIN THEIR PROPERTIES IN OUR SACRED HEART NEIGHBORHOOD.

I WOULD VENTURE TO SAY THAT YOU FOLKS IN THIS COUNCIL KNOW OF OR HAVE BEEN EXPOSED TO THAT OBNOXIOUS NEIGHBOR THAT EVERY NEIGHBORHOOD HAS, WHO SEEMS TO THINK THAT RULES AND COMMON DECENCY BEHAVIOR DOES NOT APPLY TO THEM AND CAN BEHAVE AND DO AS THEY PLEASE WITH NO CONSEQUENCES SINCE THEY CONDUCT THEMSELVES AND THEIR BUSINESSES AS ELETIST AND ENTITLED TO DO AS THEY PLEASE.

NORTHTOWN CENTER, LLC DOES NOT DESERVE THEIR PETITION FOR REZONING TO BE APPROVED BY OUR CITY COUNCIL. AS THEY HAVE DEMONSTRATED BY THEIR OWN ACTIONS, OR LACK OF ACCOUNTABILITY AND BY THEIR OWN TRACK RECORD OF HAVING BEEN CITED ON FIVE (5) SEPARATE OCASSIONS BY THE CITY FOR NUMEROUS CITY CODE VIOLATIONS.

ON WEDNESDAY, MARCH 25, 2026 OUR NEIGHBORHOOD ASSOCIATION AT THE REQUEST OF THE PETITIONERS MET IN THE EVENING AT 28 EVENT SPACE CENTER, IN THEIR EFFORT TO CONVINCE THE NEIGHBORHOOD TO ALLOW THEM TO CONTINUE WITH THEIR PURSUIT OF CONDUCTING BUSINESS AS USUAL. NEEDLESS TO SAY, THE MEETING WAS A COMPLETE DISASTER. THE PETITIONERS WERE VERY HOSTILE, CONDESCENDING, RUDE AND ABUSIVE IN THEIR APPROACH AND TONE TOWARDS THE AUDIENCE. THE TIPPING POINT FOR THE MEETING CAME, WHEN THE PETITIONERS KEPT ON INSISTING THAT WE SIMPLY "CALL 311" AND HAVE THE CITY COME OUT TO THEIR PROPERTY AND CLEAN UP THEIR MESS. "THAT'S WHAT 311 IS FOR", THEY SAID. TALK ABOUT HAVING AN ELITIST ATTITUDE. I CAN NOT STRESS THIS ENOUGH; THIS IS A TRUE REFLECTION OF WHO THEY ARE, THEIR CORE VALUES, AND IDEA THAT THEY ARE ENTITLED TO WHATEVER THEY FEEL THEY SHOULD DO AND HAVE. NO ACCOUNTABILITY, NO CONSEQUENCES, SHIFT THE BLAME TO THE TENANTS, BLAME THE NEIGHBORS FOR HOW THEIR PROPERTY IS BEING USED AND MANAGED. AND, CALL THE CITY TO CLEAN UP THEIR MESS. THAT'S OUR TAX DOLLARS!!!

AGAIN, I WOULD LIKE TO STRESS TO THE CITY COUNCIL THE FACT THAT WE ARE <u>NOT</u> ANTI BUSINESS, WE ARE 100% AGAINST SLUM LORDS AND INDIVIDUALS THAT FEEL THAT THEY ARE ABOVE THE RULE OF LAW, SHIFT RESPONSIBILITY AND BLAME OTHERS, AND OF ELITIST BEHAVIOR.

I WOULD ALSO INVITE THE CITY COUNCIL TO REVIEW THE PETITIONER'S BUSINESS BACKGROUNDS AS IT PERTAINS TO THEIR OTHER BUSINESS ACTIVITIES THAT THEY HAVE WITH THE CITY OF KANSAS CITY, MISSOURI.