

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00005

Winn Road Rezoning



KANSAS CITY
Planning & Dev

March 18, 2026

Docket #6

Request

Rezoning

Applicant/Owner

Alina Hama-Amin

Site Information

Location	3746 NE Winn Rd
Area	1 Acre
Zoning	R-6
Council District	4 th
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Residential, R-6
South: Residential, R-6
East: Religious Assembly, R-6
West: Residential, R-6

Land Use Plan

The Briarcliff-Winnwood Area Plan recommends Mixed Use Neighborhood for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan

No adjacent streets are identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a Rezoning from District R-6 (Residential) to B1-1 (Commercial) on about 1 acre generally located at the northwest corner of North Cleveland Avenue and Northeast Winn Road.

Existing Conditions

The subject site is currently developed with a former retail building that is vacant. There is no associated regulated stream with the subject site.

Neighborhood

This site is located within the Chaumiere Neighborhood Association.

Required Public Engagement

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

Project Timeline

The application was filed on January 16, 2026. Scheduling deviations have occurred due to timing of the applicant's public engagement meeting. This case was continued from March 4, 2026, to allow for the applicant to host the public engagement meeting.

Professional Staff Recommendation

Docket #6 Approval

VICINITY MAP



REZONING REVIEW

The applicant is proposing to rezone approximately one acre from District R-6 (Residential) to B1-1 (Commercial). This rezoning will allow for the commercial building to be reused for a neighborhood grocery store. The project site is a commercial building made up of two parcels consisting of one previously platted lot. A Certificate of Legal Non-Conforming Use was issued for the site in 1954 to allow for a second-hand merchandise business. The letter notes that this building was used for commercial business prior to the City annexing the area in 1950. The store has not been operational since approximately 2008 and the CLNU is no longer valid. The proposed rezoning does not require an accompanying plan.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-120)	Yes	Existing structure is 10 feet from the east property line. Approval of this rezoning will create a nonconformity as the Zoning and Development Code requires that commercial zoning districts meet the same setbacks as the adjacent residential district. If the structure was to be demolished, any new structure would be required to conform to the Zoning and Development Code.
Parking & Loading (88-420)	N/A	Approval of this rezoning does not include a review of parking requirements. Compliance with applicable parking standards will be evaluated at the time of building permit issuance or when a business license is requested.

SPECIFIC REVIEW CRITERIA

Rezoning, 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 Briarcliff-Winwood Area Plan recommends Mixed Use Community land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required. Rezoning without plans are not reviewed by the KC Spirit Playbook and no alignment is provided.

"This rezoning without a plan will rezone the property to B1-1, which aligns with the existing Future Land Use. It is clear that the site has historically been a commercial use, so the former R-6 does not seem appropriate. The proposed use of a small grocery store and a potential restaurant would provide new amenities to the surrounding neighborhood." – Luke Ranker, Community Planning Division

B. Zoning and use of nearby property.

Nearby properties are zoned R-6. To the north, west, and south are single-unit detached homes. To the east is an existing religious assembly. The B1 zoning district is classified as Neighborhood Business 1. The proposed rezoning is for an existing commercial building which is proposed to have a grocery store.

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

Adjacent properties consist mainly of residential uses. The proposed rezoning is not expected to change the physical character of the area as this is an existing commercial building which was previously retail.

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. No new development on the property is proposed or is permitted by approval of this rezoning.

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

The subject property is currently zoned R-6 (Residential), which is generally intended to accommodate single-unit residential development. The site has an existing commercial structure that was previously authorized through a Certificate of Legal Nonconforming Use (CLNU) to sell secondhand items. While the CLNU has since expired, the prior approval shows that the site historically was considered appropriate for commercial uses.

With the presence of an existing commercial building and the site's previous approval for commercial use through the CLNU, the R-6 zoning designation does not reflect the historical use of the property or consider the commercial structure. The proposed rezoning to B1-1 would allow the existing building to be utilized consistently with its previous commercial use and would provide a zoning classification that better aligns with the commercial structure on the site and brings the site into conformance with the future land use plan as outlined in the Briarcliff-Winnwood Area Plan.

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

The subject site has been unoccupied as a commercial use since before 2008 and appears to have been used as personal storage by the previous owner.

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

The rezoning is not expected to detrimentally affect nearby properties as the building is existing and previously served as a retail store.

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. The building is being rehabilitated by the applicant who plans to open a grocery store on site.

ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials
3. KC Spirit Alignment

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval.

Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner

Requesting a Rezoning of SQUIER HEIGHTS LOT 67 from District R-6 (Residential) to B1-1 (Commercial)



Meeting Sign-In Sheet

Project Name and Address

Ary + Alina Hama-Amin (CD-CPC-2026-00005)
 3746 NE Winn Rd, KCMO, 64117

Name	Address	Phone	Email
Yvonne Herrick	4206 NE Chaumiere	816-935-4544	yvonne.herrick@yahoo.com
Aeriel Wilner	3839 NE Drexel	816-808-8980	ladybugwilner@aol.com
Margaret Cleveland	3840 N Cleveland	816-520-6758	mccleveland1@yahoo.com
Anne McNamara	3930 N 34th	816-855-2524	amac3537@gmail.com
Emerson Hays	4127 N Monroe Ave	816-527-6910	emersonjzhays@gmail.com
Jamie Pinney	3833 NE Chaumiere Rd	816-699-6662	jpinney6708@outlook.com
CHRISTIE NORTON	4121 NE CHAUMIERE	816-455-1374	—
Carla Kuen	3920 N 34th	816-656-5877	ckuen@hotmail.com
Olivia Meade	3905 NE Chaumiere Rd	816-820-0752	OliviaMeade15@gmail.com
Henry Clark	3531 N Cleveland	816-739-3347	hacmacke@gmail.com



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00005

Meeting Date: 3/2/2026

Meeting Location: 3930 N Antioch Rd, KCMO 64117

Meeting Time (include start and end time): 7pm - 7:30pm

Additional Comments (optional):

In the meeting, we discussed that we are requesting a rezoning from residential to commercial to open up a neighborhood grocery store and future potential restaurant. Their main concerns were parking, hours of operation, traffic on Drexel Rd, and if we would be selling alcohol. We assured them that we would not sell alcohol or tobacco, hours of operation would be something like 10a-8pm, not 24 hours, and that if need be, we could open up more parking on Drexel Rd side.

CASE NUMBER

CD-CPC-2026-00005

ADDRESS OR LOCATION

3746 NE Winn Rd, Kansas City, MO 64117

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri

COUNTY OF Clay

I, Alina Hama-Amin

and legal age state:

being duly sworn upon my oath and being of sound mind

That I am the owner

(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.

Alina Hama-Amin

(Print Name)

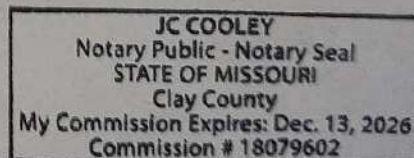
[Signature]

(Signature)

Subscribed and sworn to before me this 13th day of February, 2026.

[Signature]
Notary Public

My Commission Expires 12-13-2026



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 HEARING
CITY HALL, KANSAS CITY, MISSOURI

CD-CPC-2026-00005

3-4-26

City Plan Commission
For information call 816-513-8801

Briarcliff-Winnwood Area Plan Alignment:

KC Spirit Playbook Alignment: Not applicable

Staff Comments:

This rezoning without a plan will rezone the property to B1-1, which aligns with the existing Future Land Use. It is clear that the site has historically been a commercial use, so the former R-6 does not seem appropriate. The proposed use of a small grocery store and a potential restaurant would provide new amenities to the surrounding neighborhood.

Conditions/Corrections:

- Future site work should improve sidewalk connections along NE Winn Rd and N Cleveland Ave. Landscaping along those streets should also be improved during future work.