

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00009

Antioch Crossing Major Amendment

April 15, 2026

Docket #4

Request

Major Amendment
(Rezoning from UR to UR)

Applicant

Jake Hodson
Olsson

Owner

Dan Horn
Antioch Redevelopment Partners LLC

Site Information

Location	NW corner of NE Vivion Rd and N Chouteau Trfy
Area	42 Acres
Zoning	UR
Council District	2 nd
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Park, residential, UR, R-6
South: Commercial, B2-2, B3-2, UR
East: Commercial, residential, UR, R-6
West: Commercial, residential, B2-2, MPD, R-6

KC Spirit Playbook Alignment

CD-CPC-2026-00009, medium alignment

Land Use Plan

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

Major Street Plan

NE Vivion Road is identified as a Thoroughfare and N Chouteau Trafficway is identified as a Boulevard on the Major Street Plan.

Approval Process



Overview

The applicant seeks to amend the Antioch Crossing UR plan to allow additional uses.

Existing Conditions

The subject site is made up of about 17 parcels mostly developed with commercial uses and buildings with associated parking areas.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on February 24, 2026. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CD-CPC-2021-00098 - Ordinance No. 210764 Amending a previously approved UR Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat to allow for amendment to the current approved uses and further subdivision. Approved August 26, 2021

Project Timeline

The application was filed on January 23, 2026. Scheduling deviations have occurred due to the applicant needing more time to obtain all property owner's consent.

Professional Staff Recommendation

Docket #4 Approval with Conditions

VICINITY MAP



PLAN REVIEW

The proposed amendment to the Antioch Crossing UR plan will allow more variety of uses. All permitted and prohibited uses are identified in the Development Data table on sheet C2.0. Previous permitted uses were specific to each lot and mostly limited to retail, restaurant, and office, with the exception of vehicle repair use on Lot 7 at the southern portion of the site and self-storage on Lot 15 at the northeastern corner of the site. Proposed permitted uses generally include retail, restaurant, and office, with additional specific lots allowing all uses in the B2 zoning district, vehicle repair, carwash, self-storage, and indoor entertainment venue. Prohibited uses include ambulance service, adult media store, pawn shop, short-term loan establishment, cemetery/columbarium/mausoleum, cremating, undertaking, and short-term rentals.

There are no proposed changes to the site plan, and any new construction will require a UR final plan. The site is still subject to all conditions from the previously approved ordinance.

SPECIFIC REVIEW CRITERIA

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

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

The plan mostly consists of existing buildings and uses and complies with applicable standards.

"The proposed UR amendment has medium alignment with the Briarcliff-Winnwood Area Plan and KC Spirit Playbook by expanding potential uses on the site and increasing its economic viability and sustainability. The proposed uses align with the Mixed Use Community future land use designation and support the revitalization of the site." -John Myers, 2nd District Planner, Community Planning Division

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

The proposed uses are permitted by the UR flexible zoning district that will be established by this 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.

Vehicular ingress and egress are not expected to change with this amendment and is adequate for this type of commercial area.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

There are no proposed changes to the site plan as the area is almost fully built out. There are existing sidewalks around the perimeter of the site as well as internally between lots.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Utilities were not reviewed with this application. There are no proposed changes to infrastructure serving the subject site.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

No building elevations were reviewed with this application, and no major changes are proposed. Any minor exterior changes will be reviewed at the time of any building plan review.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Landscaping was not reviewed with the application and there are no proposed changes to existing landscaping.

- 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 amount of impervious surface is typical of the commercial lots within the subject area and there are no proposed changes.

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

There are no trees planned to be removed from the site with this application.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,



Genevieve Kohn-Smith, AICP

Lead Planner



Plan Conditions

Report Date: April 09, 2026

Case Number: CD-CPC-2026-00009

Project: Antioch Crossing Major Amendment

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. That Ordinance No. _210764____, including all conditions provided therein, shall remain in full force and effect.
2. 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.

NE ANTIOCH RD.

NE 11TH ST.

NE CHOUTEAU TRFY

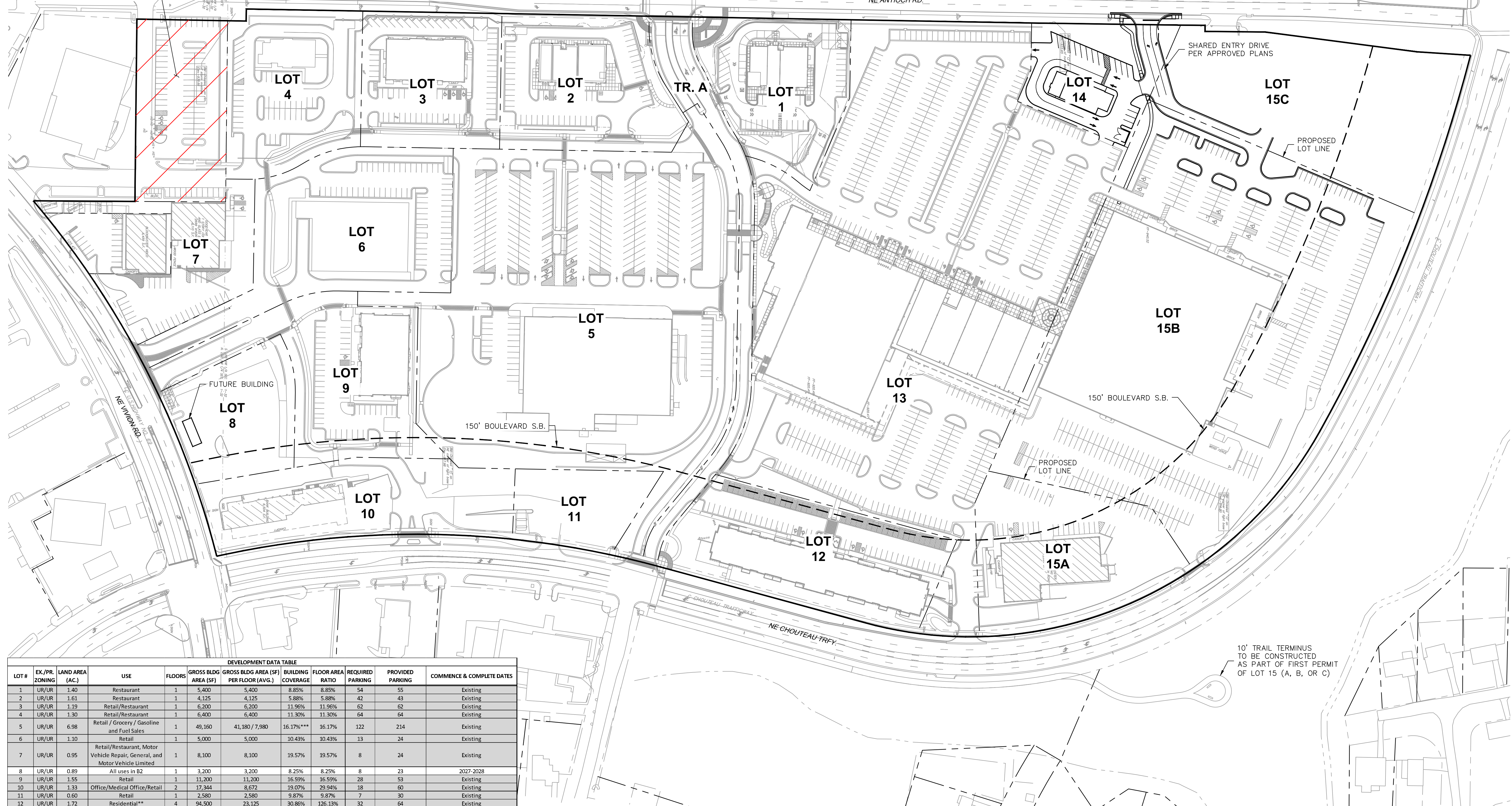
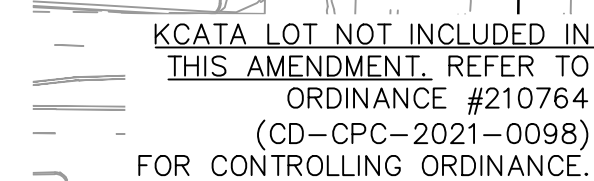
NE 12TH ST.

THIS PLAN SHALL ALSO SERVE AS A PRELIMINARY PLAT.
EXISTING ZONING: UR; PROPOSED ZONING: NO CHANGE
PROPOSED CONTOURS, GRADES, AND UTILITIES ARE
SUBJECT TO FINAL ENGINEERING DESIGN AND APPROVAL
BY DEVELOPMENTAL SERVICES, PRIVATE UTILITY
COMPANIES, AND PERMIT PLAN APPROVALS.
NO STREAM BUFFER ZONES ARE PRESENT ON SITE.
DEVELOPMENT OR REDEVELOPMENT ALONG N CHATEAU
TRAFFICWAY SHALL COMPLY WITH KCMO BOULEVARD &
PARKWAY STANDARDS, EXCEPT FOR USES SPECIFICALLY
ALLOWED ON SHEET C0.1 NOTE 3.1.H AND DEVELOPMENT
DATA TABLE ON SHEET C2.0.



All that part of Lots 1, 2, 5, 7, 8 and 10 and all of Lots 3, 3A, 4, 6, 9, 11 and 12, Block 1, RESERVEY OF BLOCKS 1 AND 3, ANTIPOCH, as recorded in Plat Book 2320 at Page 177, all that part of Block 1, GREEN HAVEN PLAZA NUMBER 2, as recorded in Plat Book A at Page 22, and All that part of Lot 2, ANTIPOCH GREEN LOT 1 AND LOT 2, as recorded in Plat Book E at Page 125, all being an addition in and to the City of Kansas City, Clay County, Missouri, in the Northwest Quarter and Southwest Quarter of Section 31, Township 51 North, Range 32 West of the 5th Principal Meridian, being bounded and described as follows: Beginning at the Southeast corner of said Lot 2, ANTIPOCH GREEN, and along the North 1/2 of said Lot 2222.00 West, along the South line of said Lot 2, 30 feet to a point on the East right-of-way line of Antioch Road, and then East, along said North 1/2 of said Lot 2222.00 West, along the South line of said Lot 2, 180.62 feet; thence North 88°52'29" West, continuing along said East right of way line, 20.00 feet; thence North 01°01'31" East, continuing along said East right of way line, 1289.70 feet; thence North 00°49'01" East, continuing along said East right of way line, 250.33 feet; thence North 00°36'31" East, continuing along said East right of way line, 100.00 feet; thence North 07°27'05" East, continuing along said East right of way line, 251.79 feet; thence North 03°47'19" East, continuing along said East right of way line, 89.48 feet to a point on the Southwesterly right-of-way line of Chouteau Trafficway, as now established; thence Easterly, along said Southwesterly, right-of-way line, on a curve to the right, having an initial tangent bearing of South 75°23'29" East with a radius of 2,663.81 feet, a central angle of 14°26'54" and an arc distance of 671.73 feet; thence Southeasterly, continuing along said Southwesterly right-of-way line, 350.83 feet; thence Southerly, continuing along said Southwesterly right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 1,526.80 feet, a central angle of 27°13'19" and an arc distance of 725.40 feet; thence South 11°56'57" East, continuing along said Southwesterly right of way line, 15.22 feet to the Southeast corner of said Lot 12, Block 1, said corner also being a point on the North right-of-way line of U.S. Highway 69 (also known as Vivion Road), as now established; thence Southwesterly, along said North right-of-way line, on a curve to the left, having an initial tangent bearing of South 75°41'46" West with a radius of 1,472.70 feet, a central angle of 25°57'09" and an arc distance of 667.07 feet to a point on the East line of Lot 1, said GREEN HAVEN PLAZA NUMBER 2; thence North 00°19'25" East, along said East line, 167.81 feet to the Point of Beginning. Containing 1,870,584 square feet or 42.94 acres, more or less.

[illegible]



DEVELOPMENT DATA TABLE											
LOT #	EX./PR. ZONING	LAND AREA (AC)	USE	FLOORS	GROSS BLDG AREA (SF)	GROSS BLDG AREA (SF) PER FLOOR (AVG.)	BUILDING COVERAGE	FLOOR AREA RATIO	REQUIRED PARKING	PROVIDED PARKING	COMMENCE & COMPLETE DATES
1	UR/UR	1.40	Restaurant	1	5,400	5,400	8.85%	8.85%	54	55	Existing
2	UR/UR	1.61	Restaurant	1	4,125	4,125	5.88%	5.88%	42	43	Existing
3	UR/UR	1.19	Retail/Restaurant	1	6,200	6,200	11.96%	11.96%	62	62	Existing
4	UR/UR	1.30	Retail/Restaurant	1	6,400	6,400	11.30%	11.30%	64	64	Existing
5	UR/UR	6.98	Retail / Grocery / Gasoline and Fuel Sales	1	49,160	41,180 / 7,980	16.17%***	16.17%	122	214	Existing
6	UR/UR	1.10	Retail	1	5,000	5,000	10.43%	10.43%	13	24	Existing
7	UR/UR	0.95	Retail/Restaurant, Motor Vehicle Repair, General, and Motor Vehicle Limited	1	8,100	8,100	19.57%	19.57%	8	24	Existing
8	UR/UR	0.89	All uses in B2	1	3,200	3,200	8.25%	8.25%	8	23	2027-2028
9	UR/UR	1.55	Retail	1	11,200	11,200	16.59%	16.59%	28	53	Existing
10	UR/UR	1.33	Office/Medical Office/Retail	2	17,344	8,672	19.07%	29.94%	18	60	Existing
11	UR/UR	0.60	Retail	1	2,580	2,580	9.87%	9.87%	7	30	Existing
12	UR/UR	1.72	Residential**	4	94,500	23,125	30.86%	126.13%	32	64	Existing
13	UR/UR	8.91	All uses in B2 and Indoor Medium Venue (150-499 capacity)	2	152,000	76,000	20.00%	39.16%	380	613	Existing
14	UR/UR	0.82	Restaurant	1	4,000	4,000	11.20%	11.20%	40	17	Existing
15A	UR/UR	1.49	Office and Indoor Warehousing	1	13,890	13,890	21.52%	21.52%	14	25	Existing (currently part of Lot 15 with proposed 15B & 15C)
15B	UR/UR	6.84	Retail and Self-Storage	2	128,726	64,363	21.36%	21.36%	322	328	Existing (currently part of Lot 15 with proposed 15A & 15C)
15C	UR/UR	2.20	Retail/Restaurant/Office, and Motor Vehicle Repair, General, Motor Vehicle Limited and Carwash/Cleaning service.	1	17,000	17,000	17.74%	17.74%	(varies per use)	shall meet required minimum	2022-2025
TOTAL		40.91*			522,845						

Note: Data for Existing lots taken from previously-approved UR Development Plan and shown for reference only. This development data may not necessarily reflect the actual conditions as built.

* 41.51 Total Net Acres minus 0.605 acres right-of-way

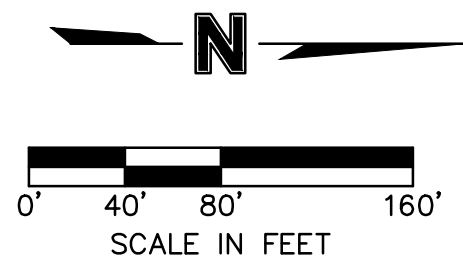
** Assisted Living Apartments, 24 units per floor, mix of studio, 1-BR & 2-BR units. Gross = Net Density = 55.8 DU/AC.

PROHIBITED USES

- AMBULANCE SERVICE
- ADULT MEDIA STORE
- PAWN SHOP
- SHORT-TERM LOAN ESTABLISHMENT
- CEMETERY/COLUMBARIUM/MAUSOLEUM
- CREMATING
- UNDERTAKING
- SHORT TERM RENTAL, NON RESIDENT
- SHORT TERM RENTAL, RESIDENT

NOTES:

1. IMPROVEMENTS TO UNDEVELOPED SHALL BE SHOWN WITH UR FINAL PLAN.
2. NO CHANGES IN PARKING AREAS ARE PROPOSED WITH LOTS 15A & 15B, EXCEPT FOR REDUCTION OF LOT 15B
3. WESTERN PARKING AREA WHERE LOT 15C IS PROPOSED SEE PLAN.
3. NO BUILDING, LANDSCAPING, OR LIGHTING CHANGES ARE PROPOSED WITH LOTS 15A & 15B.
4. LAYOUT OF LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN AND APPROVED WITH MINOR AMENDMENT TO THIS PLAN AND SUBSEQUENT UR FINAL PLAN. SUBSEQUENT PLANS FOR LOT 15C SHALL INCLUDE LANDSCAPING, PHOTOMETRICS, BUILDING ELEVATIONS, AND SIGNAGE.
5. 2618 VISION ROAD IS SUBJECT TO THAT CERTAIN DECLARATION OF USE RESTRICTIONS DATED _____ AND RECORDED ON _____.

[illegible]

DWG: F:\2021\1501-02000\021-01817\40--design\AutoCAD\preliminary plans\Sheets\GNCV\02101817.dwg USER: jhodson
DATE: Mar 31, 2026 11:13am XREFS: C:\PBLK\02101817 C:\PUTL\02101817 C:\BASE\02101817 C:\PBASE\02101817

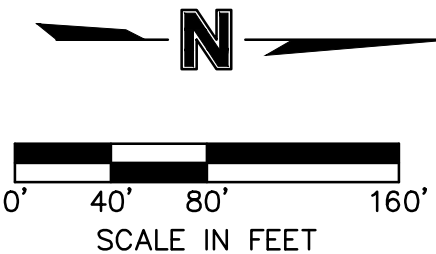
NOTES: UTILITY IMPROVEMENT TO UNDEVELOPED SHALL BE SHOWN WITH UV FINAL PLAN.

1. NO CHANGES IN GRADING OR STORM SEWER ARE PROPOSED WITH LOTS 15A & 15B.
2. UTILITY SERVICE AND GRADING CHANGES TO LOT 15C SHALL BE SPECIFIED AT TIME OF DESIGN.
3. EXISTING UTILITY SERVICE LINES BETWEEN BUILDINGS ON LOTS 15A & 15B SHALL BE DISCONNECTED AND EACH BUILDING SHALL HAVE SEPARATE SERVICES.



LEGEND

EXISTING GAS
PROPOSED GAS
EXISTING POWER
PROPOSED POWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING TELECOM
PROPOSED TELECOM
EXISTING WATER
PROPOSED WATER



PRELIMINARY GRADING & UTILITIES

ANTIOCH CROSSING
UR DEVELOPMENT PLAN AMENDMENT

KANSAS CITY, MO

2026

REVISIONS

1

oslo

Olsson - Civil Engineering
Missouri Certificate of Authority #001592
1301 Burlington Street
North Kansas City, MO 64116

TEL 816.361.1177 www.qlsson.com

Public Meeting Notice

Please join Antioch Redevelopment Partners LLC
for a meeting about Antioch Crossing UR Plan Major Amendment
case number CD-CPC-2026-00009

proposed for the following address: 5331 N Antioch Rd.

Kansas City, MO 64119

Meeting Date: 02/24/2026

Meeting Time: 5:30 PM

Meeting Location: Virtual Teams Meeting ID: 211 319 871 231 62
Passcode: dP7Cc3Rc



Project Description:

UR Plan Amendment allowing additional uses on lots 1, 2, 8, 9, 10, 13, and 15C.

If you have any questions, please contact:

Name: Dan Horn

Phone: 816-979-1829

Email: danhorn@blueridgetower.net

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



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,

A handwritten signature in black ink, appearing to read "Dan Horn", positioned above a horizontal line.

Dan Horn

MEETING MINUTES

Internal Pre-Design Meeting

Date:	02/24/2026 – 5:30pm to 5:50pm
RE:	Public Engagement
Project #	021-01817

A. Attendance

- a. Dan Horn – Antioch Crossing
- b. Jake Hodson – Olsson
- c. Qiyamah Muhammad – Olsson
- d. Ben Bang (guest) – Dutch Bros
- e. Matt Pepper (guest) – Antioch Village
- f. Tommy Newhouse (guest, call in by phone)

1. Where exactly are the proposed changes located relative to Dutch Bros?

Ben's question:

He wanted to confirm whether the proposed developments were across the street from his Dutch Bros location and which parcels were involved.

Response:

Jacob and Dan explained that:

- The proposed tire shop (Lot 15C) and other changes are **east of Ben's Dutch Bros**, across the street.
- The plan shown was rotated, which may have caused initial confusion, but the uses are not on Ben's parcel.
- The development includes areas near Extra Space Storage and another parcel closer to Vivian Road and Chouteau.

2. Is this a zoning change for the entire area?

Ben's question:

He asked whether the zoning for the entire area was being changed or if this affected only certain properties.

Response:

Jacob and Dan clarified that:

- **The zoning itself is not changing.**
- The amendment only **adds permitted uses** within the existing UR zoning.
- The changes apply **only to the parcels shown in blue** on the plan, not the entire district.

3. What new uses are being added, specifically?

Ben's question:

He asked for clarification on what types of developments were being proposed.

Response:

Dan explained three primary items:

- A **Dobbs Tire** automotive tire shop on a portion of an existing parking lot.
- A **future quick-service restaurant** on part of the parking lot near the former Bank of America building (tenant TBD).
- An **indoor kids' playground** as an inline retail use, which would also include a small café serving coffee, drinks, and pastries (not intended to directly compete with Dutch Bros).

4. Concerns about environmental impacts of a tire shop**Ben's comment/question:**

He expressed some personal concern about environmental issues typically associated with tire-related automotive uses.

Response:

Dan acknowledged the concern and noted that Dobbs Tire is a **quality operator with many established locations**, implying that the use would be professionally managed and consistent with similar commercial corridors. No specific environmental mitigation details were discussed at this stage.

5. Is this meeting the official public hearing? What's the approval process and schedule?**Ben's question:**

He asked whether this was a private call, what other notices were coming, and referenced a notice mentioning early March.

Response:

Jacob explained that:

- This meeting was part of the **public outreach** process; notices were sent to about **70 nearby stakeholders**.
- The **City Planning Commission (CPC) public hearing** will be held **March 18** (with paperwork due March 10).
- The earlier March 4 date on the notice would be **revised**.
- After CPC, the amendment would proceed to **City Council** a few weeks later.
- The CPC hearing will be available **via Zoom**, and Jacob offered to share the link.

6. Overall impact and reassurance**Ben's perspective:**

He emphasized that Dutch Bros is a significant investment for him and that he mainly wanted to stay informed, not be obstructive.

Response:

Dan reassured him that:

- The ownership group **cares deeply about the area**, having redeveloped the former mall site years ago.
- They intend to keep Antioch Crossing a **first-class shopping center**.
- The proposed uses are typical for a **busy, high-traffic corridor** and intended to strengthen the overall development.

Outcome

- Ben stated he had **no objections**, appreciated the transparency, and was satisfied with the explanations. He indicated he would reach out directly if future questions came up.