CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00108

Zona Rosa Major Amendment

September 17, 2025

Docket # 6

Request
Major Amendment (Development Plan – Nonresidential)

Applicant
Scott Zigler
Trademark Property Company

Owner
Monarchs Sub LLC

Site Information

Location	8640 N Dixson Ave
Area	62 Acres
Zoning	B3-3/R-2.5, R-1.5, R-6
Council District	1st
County	Platte
School District	Park Hill

Surrounding Land Uses
North: HWY 152, residential, AG-R, R-1.5
South: Residential, commercial, R-6, B3-2
East: I-29, AG-R
West: Residential, R-6

KC Spirit Playbook Alignment
CD-CPC-2025-00108 – Medium alignment

Land Use Plan
The Line Creek Area Plan recommends Mixed Use Community for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan
NW Barry Road is identified as a Thoroughfare on the Major Street Plan in this location. NW Prairie View Road is not identified on the Major Street Plan.

Approval Process

Overview
The applicant seeks to amend the previously approved development plan for Zona Rosa to allow additional uses across the site. There is no new construction proposed.

Existing Conditions
The site is mostly developed with commercial and mixed-use buildings.

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 September 9, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases
12651-GP-7 – Ordinance 070178 – Approving an amendment to a previously approved preliminary plan in District GP-3/4 on a 9.84 acre tract of land generally located on the east side of proposed NW Prairie View Road about 1,200 feet north of NW Barry Road. *Approved March 1, 2007*

Project Timeline
The application was filed on July 11, 2025. Scheduling deviations have occurred. This case was continued from August 20, 2025 City Plan Commission due to the applicant needing more time to complete public engagement.

Professional Staff Recommendation
Docket #6 Approval

VICINITY MAP

PLAN REVIEW

The proposed major amendment to the previously approved plan does not include physical changes to the plan or the site, only the permitted uses. Permitted uses of retail, restaurant, residential, and office were limited to specific buildings on the previous plan. The proposed amendment will allow all uses permitted in the B3 zoning district, except for a variety of prohibited uses, which are listed on the plan. Some prohibited uses include public/civic uses, commercial uses related to adult businesses, day labor employment agency, pawn shop, short term loan establishment, funeral and interment services, gasoline and fuel sales, mobile vendor park, and all types of vehicle sales and services.

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 complies with all applicable standards of the Zoning and Development Code.

"The proposed project helps advance some of the KC Spirit playbook and Line Creek area plan goals. The mixed-use community future land use designation is intended to accommodate and promote a variety of community serving retail uses which align with the major amendment proposal of B3." -Alexis Berra, Community Planning Division, 1st District Planner

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

The proposed amendment will allow all uses in B3 except the specific prohibited uses listed on the plan as stated above in the Plan Review section on page 2. The site is currently zoned B3-3/R-2.5 and R-1.5 based on the original GP (General Plan) district for the Zona Rosa development prior to the adoption of the current Zoning and Development Code.

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 are 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 and pedestrian facilities around the entire site.

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.

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. Applicant's Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITHOUT CONDITIONS.

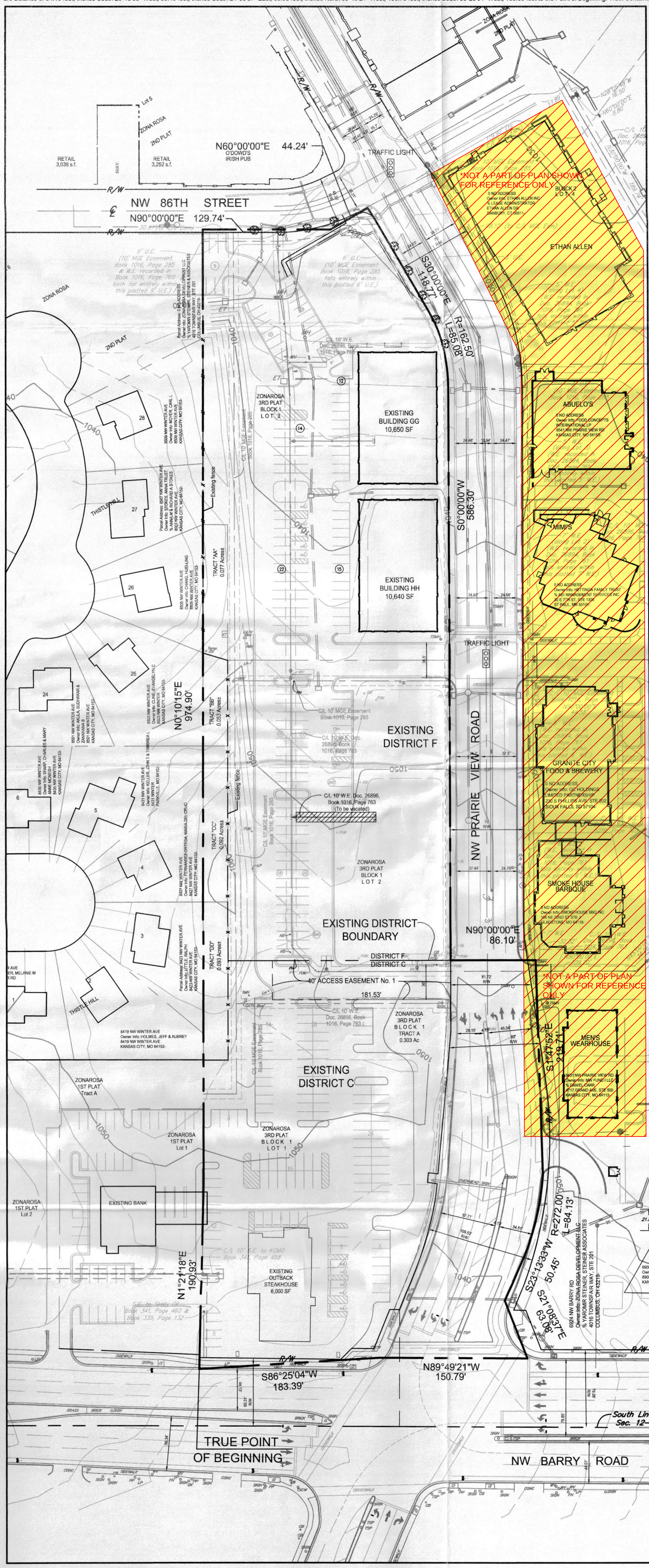
Respectfully submitted,

Genevieve Kohn-Smith, AICP

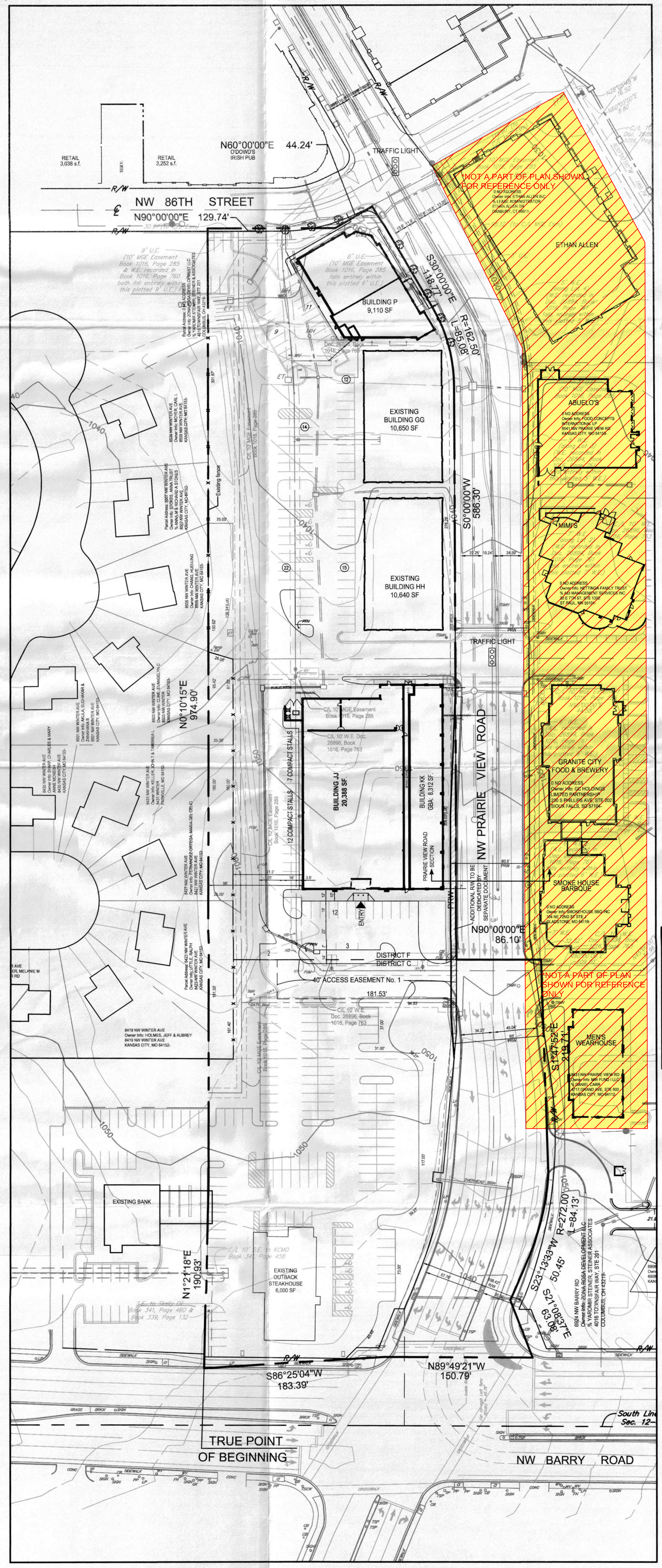
Lead Planner

LEGAL DESCRIPTION: except as excluded below

A tract of land in the Northeast Quarter of Section 12, Township 51 North, Range 34 West, including all of Lots 1, 2 and 3 and all of Tracts A, AA, BB, CC and DD, Block 1, Zona Rosa 3rd Plat, a subdivision of land, all being in Kansas City, Platte County, Missouri described as follows: Beginning at the Southeast corner of Lot 1, Block 1, ZonaRosa 1st Plat, a subdivision of land in said Kansas City; thence North 01°21'18" East along the Easterly line of said Lot 1 and the Westerly line of said Lot 1, Zona Rosa 3rd Plat, 190.93 feet; thence North 0°10'15" East along the Westerly line of said Lot 1, said Tract DD, said Tract CC, said Tract BB, said Lot 3, and the Northerly extension thereof, 974.90 feet; thence North 90°00'00" East, 129.74 feet; thence North 60°00'00" East, 44.24 feet to the Northerly extension of the Easterly line of said Lot 3, said line also being the Northerly extension of the Westerly right of way line of NW Prairie View Road as established by the plat of Zona Rosa 2nd Plat, a subdivision of land in said Kansas City; thence South 30°00'00" East along said Northerly extension lines and along said Westerly right of way line and said Easterly lot line, 118.77 feet; thence Southerly along said Westerly right-of-way line and said Easterly lot line, along a curve to the right, being tangent to the last described course, having a radius of 162.50 feet, a central angle of 30°00'00" and an arc distance of 85.08 feet; thence South 0°00'00" West along said Westerly right-of-way line and along the Easterly line of said Lot 3 and said Lot 2, 586.30 feet to the Southeast corner of said Lot 2; thence North 90°00'00": East, 86.10 feet; thence South 1°47'52" East, 219.71 feet; thence Southerly along a curve to the right having an initial tangent bearing of South 3°59'59" West, with a radius of 272.00 feet, a central angle of 17°43'19" and an arc distance of 84.13 feet; thence South 23°13'33" West, 50.45 feet; thence South 21°08'37" East, 63.08 feet; thence North 89°49'21" West, 150.79 feet; thence South 86°25'04" West, 183.39 feet to the Point of Beginning. Tract Contains 7.37 acres, more or less.



Existing Conditions Plan Amendment District CF **1**
Scale: 1" = 50' - 0"

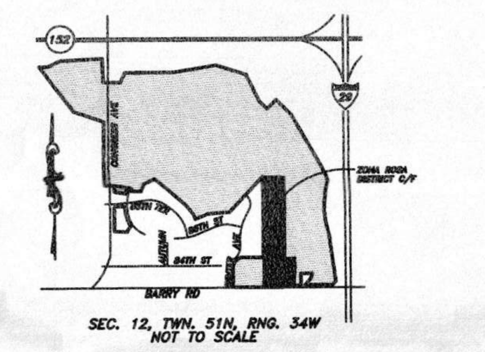


Proposed Conditions Plan Amendment District CF **2**
Scale: 1" = 50' - 0"

ZONA ROSA AMENDED DEVELOPMENT PLAN DISTRICT C/F

ZONING DISTRICT GP-3/4

Sec. 12 Twp. 51, Rge 34 Kansas City, Platte County, Missouri



Vicinity Map **3**
Scale: N.T.S.

GENERAL NOTES

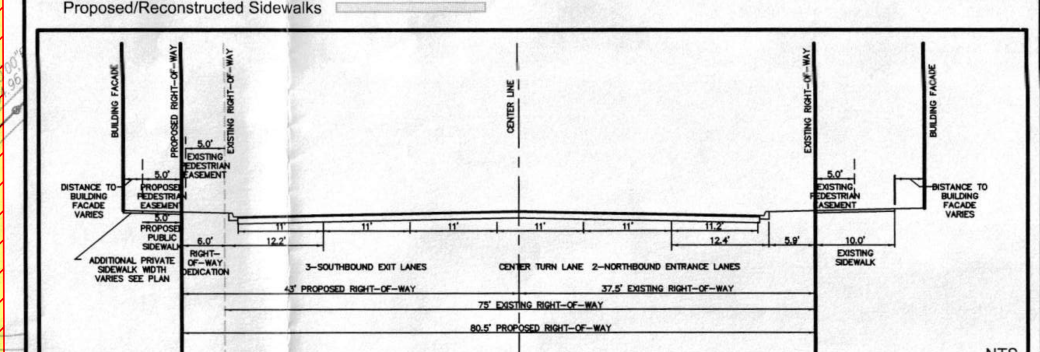
1. Plan scale is 1"=50'.
2. Metes and bounds are as shown on drawing. Legal description is as described on plan.
3. Plan Boundary Lines are shown as thus:
   Existing
4. Lot Lines are shown as thus:
   Existing
5. Right-of-way are indicated as thus:
   Existing R/W
   Proposed PR/W
6. Topography is shown as thus:
   Existing 300
7. Existing and proposed curbs are shown as thus:
   Existing to be removed
   Proposed
8. Section lines are shown as thus:
9. General configuration of lots, tracts, and roads are as indicated on plan.
10. Easements for private utilities are not indicated and are subject to private utility company requirements.
11. Existing conditions and utilities indicated on plan.
12. No use will be permitted unless the use complies with the parking standards required by section 80-444 or a parking variance has been obtained from the board of zoning adjustment.
13. Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.

[redacted]

15. Land coverage is as indicated in Site Development Chart - District C/F.
16. Utilities are indicated on plan, and subject to final engineering design & approval by KCMO and private utility companies.
17. Adjacent property owners per Kansas City GIS Data obtained on 3-30-07.
18. Storm water detention shall be per approved Storm Drainage Study. Proposed storm water system is indicated on plan. 100-year conveyance will be via swales. Storm water study will identify detention, volume control, and treatment areas.
19. There is no floodplain within the District C/F Boundary per FEMA Floodplain Map, Panel # 290173 0040 B.
20. Lighting, landscaping, and signage will be indicated on the final plan.
21. Approved retail/office space may be converted to residential uses without amending the development plan.
22. Drive-in, drive-up, or drive-through uses are not permitted as an accessory use except for banks, savings and loan associations, and other financial institutions.
23. Changeable copy and digital equipment displays are prohibited.
24. Wall signage on faces of buildings will be provided to identify tenants.
25. Each proposed building is to have similar quality or compatible materials on all of its faces.

UTILITY LEGEND:

Existing storm sewer	ESTM	Proposed Fire Hydrant	
Proposed storm sewer	PSTM	Proposed Water Meter	
Existing sanitary sewer	ESAN	Existing electric line	EELEC
Proposed sanitary sewer	PSAN	Proposed electric line	PELEC
Existing water mains	EW	Existing Utility Easement	E.U.E.
Proposed water mains	PW	Proposed Easement	
Proposed/Reconstructed Sidewalks			



PRAIRIE VIEW ROAD SECTION

SITE DEVELOPMENT CHART-DISTRICT C/F

[redacted]

2 Total Land Area:
320,902 SF 7.37 Ac

3 Land Area for Existing and Proposed R/W:
Existing 43,194 SF, 0.99 Ac; Proposed 1,613 SF, 0.04 Ac; Total 44,807 SF, 1.03 Ac

4 Adjusted Total Land Area:

320,902 SF	7.37 Ac	Gross Land Area
43,194 SF	0.99 Ac	Existing Right of Way
1,613 SF	0.04 Ac	Proposed Right of Way
276,095 SF	6.34 Ac	Net Land Area

[redacted]

6 Building Areas:

District G	Bldg	Building Area	Building Coverage
	TOTAL Buildings P, GG, HH, JJ, KK, OUTBACK	65,027 SF	65,027 SF

Building P: 9,037 SF; Building GG: 10,650 SF
Building HH: 10,640 SF; Building JJ: 20,388 SF
Building KK: 8,312 SF; OUTBACK: 6,000 SF

7 Building Heights:
All buildings are 1 story.

8 Floor Area Ratio:
65,027 SF / 276,095 SF = .236

Building Coverage Ratio:
65,027 SF / 276,095 SF = .236

9 Gross and Net Density of Residential Development:
N/A

10 Required Parking Spaces:

Bldgs:	Use			Required:
P, GG, HH, JJ, KK	Retail	57,037 SF	1.0 per 400 SF	143
HH, OUTBACK	Restaurant	7,990 SF	1.0 per 75 SF	107

Parking Spaces Provided

All District C/F Parking Areas	Provided:
Total	250

Note: All uses must meet parking requirements.

11 Phase and Completion Dates: Buildings GG & HH are completed. Construction of building P will commence spring 2007, Construction of building JJ & KK will commence spring/summer 2007. Building construction should be completed by fall 2008.

12 Changes to the plan consist of the following: 1. Combining Districts C & F into one district. 2. Increasing P by 507 SF. 3 Reducing KK by 6,488 SF. 4. Increasing JJ by 5,588 SF. 5. Reducing KK & JJ to single story buildings. 6. Additional right-of-way dedication. 7. Reconfiguring the parking lot at buildings JJ & KK.

ZONA ROSA

I-29 at Barry Road
Kansas City, Missouri

Final Plan Prepared by:
Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-1393 FAX

Developer:
Steiner + Associates
8640 N Dixson
Kansas City, MO 64153

Architect:
Gould Evans Goodman Associates, LC
4041 Mill Street
Kansas City, MO 64111
(816) 931-6655
(816) 931-9640 FAX

Civil Engineer:
Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-1393 FAX

Civil / Traffic / Structural Engineer:
TranSystems Inc.
2400 Pershing Rd, Suite 400
Kansas City, MO 64108
(816) 329-8600
(816) 329-8602 FAX

RECEIVED MAY 17 2007 CITY DEVELOPMENT

12650-GP-6
CITY PLAN COMMISSION RECOMMENDED APPROVAL SUBJECT TO CONDITIONS
Charles Myers CHAIRMAN
Virginia Walsh ASSISTANT SECRETARY
DATE: 5-15-07

PERMITTED USES

All uses allowed in B3, except as follows:

PROHIBITED USES

In addition to the restrictions below, other tenant uses may be prohibited by the owner via lease agreements and/or covenants.

USE GROUP

PUBLIC/CIVIC

Club, Lodge, or Fraternal Organization
Day Care (As Listed)
» Home-based (1—5)
» Family (up to 10)
» Group (up to 20)
Park/Recreation (As Listed)
» Homes Association Amenities
Religious Assembly
Safety Service (As Listed)
» Fire station
» Ambulance service
Utilities and Services (As Listed)
» Basic, minor

COMMERCIAL

Adult Business
» Adult media store
» Adult motion picture theater
» Sex shop
Animal Service (As Listed)
» Stable
Building Maintenance Service
Business Support Service (As Listed)
» Day labor employment agency
Financial Services (As Listed)
» Pawn shop
» Short-term loan establishment
Funeral and Interment Service
» Cemetery/columbarium/mausoleum
» Cremating
» Undertaking
Gasoline and Fuel Sales
Lodging (As Listed)
» Recreational vehicle park
Mobile Vendor Park
Vehicle Sales and Service (As Listed)
» Heavy equipment sales/rental
» Light equipment sales/rental (outdoor)
» Motor vehicle repair, limited
» Motor vehicle repair, general
» Vehicle storage/towing

AGRICULTURE

Agriculture, Animal
Agriculture, Crop

Property Not Included in Amendment

** The property hatched below is not part of this amended plan shown – for reference only. Please refer to Approved Plan 12651-GP-7 and Ordinance No. 070178*

STEINER

APPLICANT/OWNER/ DEVELOPER:
ZONA ROSA DEVELOPMENT, L.L.C.
8640 N. Dixson
Kansas City, MO 64153
816 741 5900

SHEET 1 OF 1

Project no: 06378
Date: City Submittal: 3-30-07
Planning Commission (case #12650-GP-6) Approval: 5-15-07
Revised Plan per Planning Commission: 5-17-07

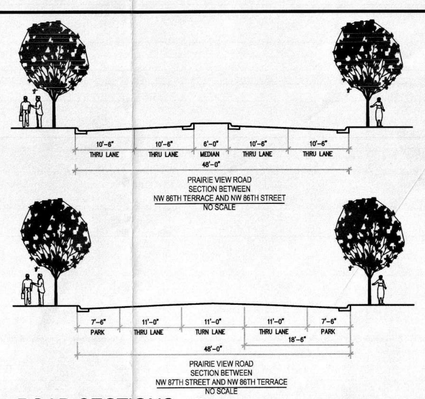
AMENDED DEVELOPMENT PLAN-DISTRICT C/F

C/F-100

P:\PLANNING\ZONA ROSA\DISTRICT CF STAPLES (06378)\PA 06378.DWG

LEGAL DESCRIPTION: except as excluded below

District G: A tract of land located in the Northeast Quarter of Section 12, Township 51, Range 34, in Kansas City, Platte County, Missouri, being more particularly described as follows: Commencing at the southeast corner of Lot 29, Thistle Hill, a subdivision of land in Kansas City, Platte County, Missouri, according to the recorded plat thereof; thence North 00° 10' 15" East on the East line of said Lot 29, a distance of 110.93 feet; thence North 90° 00' 00" East a distance of 129.74 feet; thence North 60° 00' 00" East a distance of 44.06 feet to the point of beginning of the tract of land to be described; thence North 30° 00' 00" West a distance of 48.00 feet; thence North 60° 00' 00" East a distance of 64.50 feet; thence North 30° 00' 00" West a distance of 645.00 feet; thence North 60° 00' 00" East a distance of 232.72 feet; thence North 29° 13' 15" West a distance of 40.63 feet to a point on the west right-of-way line of Interstate 29; thence North 45° 15' 59" East on said west right-of-way line a distance of 144.61 feet; thence South 44° 48' 56" East continuing on said west right-of-way line a distance of 231.39 feet; thence South 29° 56' 47" East continuing on said west right-of-way line a distance of 658.83 feet; thence South 24° 52' 21" East continuing on said West right-of-way line a distance of 118.17 feet; thence South 14o59'48" East a distance of 60.19 feet; thence Southerly along a curve to the left having an initial tangent bearing of South 17o13'03" West with a radius of 990.00 feet and an arc length of 90.80 feet; thence South 90o00'00" West a distance of 219.04 feet; thence South 16o39'43" West a distance of 60.53 feet; thence South 90o00'00" West a distance of 136.68 feet; thence Northerly along a curve to the left having an initial tangent bearing of North 05o45'36" West, with a radius of 237.50 feet and an arc length of 100.48 feet; thence North 30o00'00" West a distance of 109.27 feet; thence North 37o25'46" West a distance of 9.58 feet; thence South 60o00'00" West a distance of 73.92 feet to the Point of Beginning. Contains 428,862 square feet or 9.845 acres more or less.



ROAD SECTIONS 3

Scale: N.T.S.

GENERAL NOTES

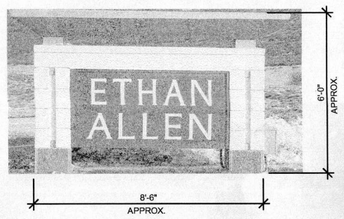
1. Plan scale is 1"=40'.
2. Metes and bounds are as shown on drawing. Legal description is as described on plan.
3. Plan Boundary Lines are shown as thus: Existing
4. Lot Lines are shown as thus: Existing
5. Right-of-way are indicated as thus: Existing R/W
6. Topography is shown as thus: Existing 300
7. Existing and proposed curbs are shown as thus: Existing to be removed; Proposed
8. Section lines are shown as thus:
9. General configuration of lots, tracts, and roads are as indicated on plan.
10. Easements for private utilities are not indicated and are subject to private utility company requirements.
11. Existing conditions and utilities indicated on plan.
12. No use will be permitted unless the use complies with the parking standards required by section 80-444 or a parking variance has been obtained from the board of zoning adjustment.
13. Setbacks are as indicated on plan. Ingress and egress to each lot will be from a dedicated public street or access easement.

[redacted]

15. Land coverage is as indicated in Development Chart.
16. Proposed contours, grades, and utilities are indicated on plan, and subject to final engineering design & approval by KCMO and private utility companies.
17. Adjacent property owners per Kansas City GIS Data obtained on 11-13-06.
18. Storm water detention shall be per approved Storm Drainage Study. Proposed storm water system is indicated on plan. 100-year conveyance will be via swales. Storm water study will identify detention, volume control, and treatment areas.
19. There is no floodplain within the District G Boundary per FEMA Floodplain Map, Panel # 290173 0040 B.
20. Lighting will be indicated on the final plan.
21. Approved retail/office space may be converted to residential uses without amending the development plan.
22. Drive-in, drive-up, or drive-through uses are not permitted as an accessory use except for banks, savings and loan associations, and other financial institutions.

UTILITY LEGEND:

- Existing storm sewer — ESTM
- Proposed storm sewer — PSTM
- Existing sanitary sewer — ESAN
- Proposed sanitary sewer — PSAN
- Existing water mains — EW
- Proposed water mains — PW
- Proposed Fire Hydrant
- Proposed Water Meter
- Existing electric line — EELEC
- Proposed electric line — PELEC
- Existing Utility Easement — E.U.E.
- Proposed Easement



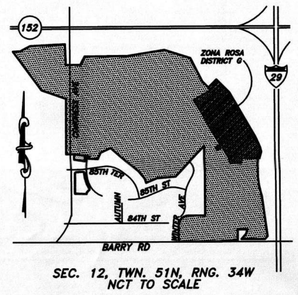
EXISTING TENANT SIGNAGE 5

Scale: N.T.S.

ZONA ROSA AMENDED DEVELOPMENT PLAN DISTRICT GP-3/4

Sec. 12 Twp. 51, Rge 34

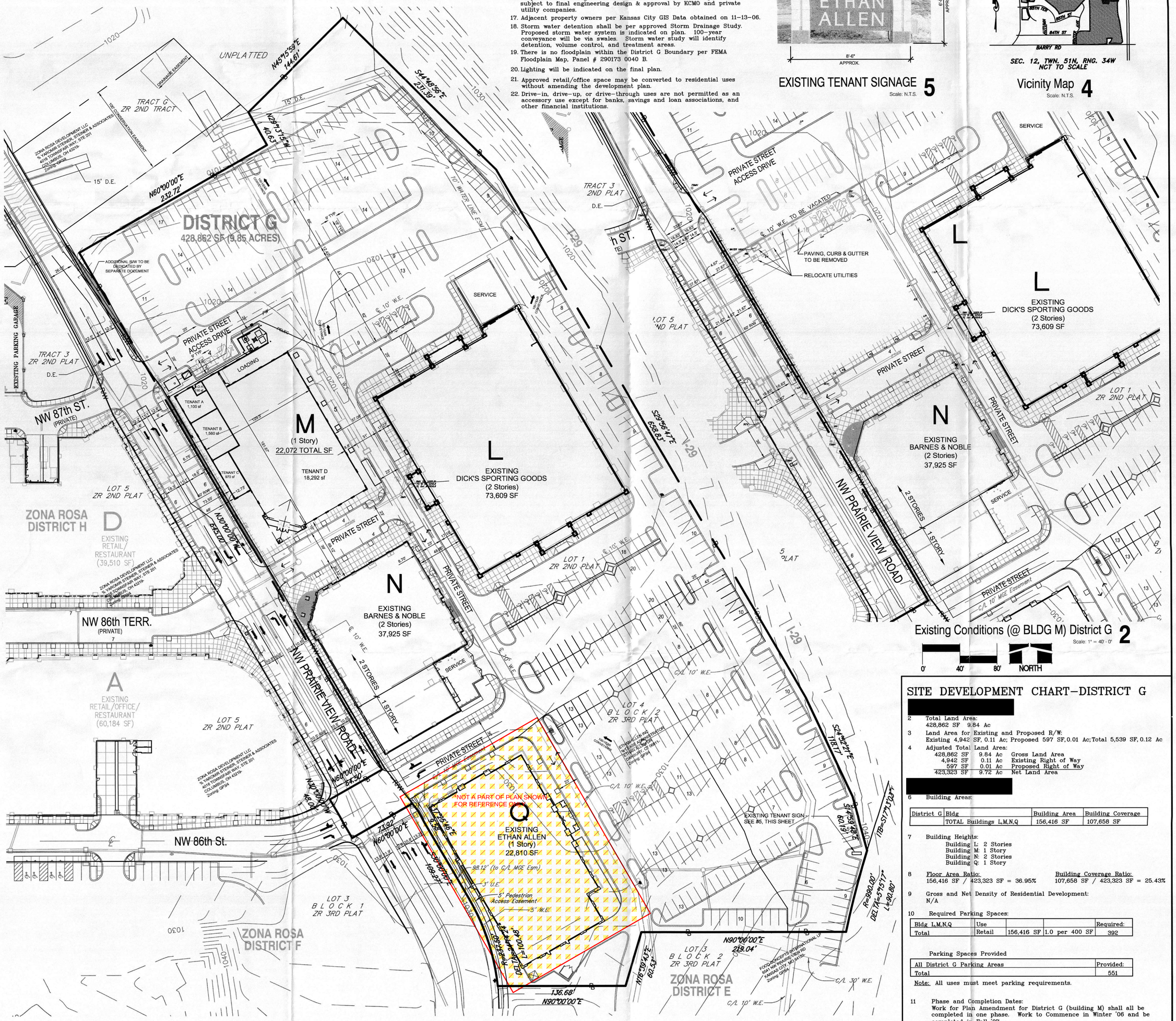
Kansas City, Platte County, Missouri



SEC. 12, TWN. 51N, RNG. 34W
NCT TO SCALE

Vicinity Map 4

Scale: N.T.S.



Proposed Conditions Plan Amendment District G 1

Scale: 1" = 40' - 0"

Existing Conditions (@ BLDG M) District G 2

Scale: 1" = 40' - 0"

0' 40' 80' NORTH

SITE DEVELOPMENT CHART—DISTRICT G

[redacted]

2 Total Land Area:
428,862 SF 9.84 Ac

3 Land Area for Existing and Proposed R/W:
Existing 4,942 SF, 0.11 Ac; Proposed 597 SF, 0.01 Ac; Total 5,539 SF, 0.12 Ac

4 Adjusted Total Land Area:

428,862 SF	9.84 Ac	Gross Land Area
4,942 SF	0.11 Ac	Existing Right of Way
597 SF	0.01 Ac	Proposed Right of Way
423,323 SF	9.72 Ac	Net Land Area

[redacted]

6 Building Areas:

District G	Bldg	Building Area	Building Coverage
	TOTAL Buildings L,M,N,Q	156,416 SF	107,658 SF

7 Building Heights:
Building L: 2 Stories
Building M: 1 Story
Building N: 2 Stories
Building Q: 1 Story

8 Floor Area Ratio: 156,416 SF / 423,323 SF = 36.95%
Building Coverage Ratio: 107,658 SF / 423,323 SF = 25.43%

9 Gross and Net Density of Residential Development:
N/A

10 Required Parking Spaces:

Bldg L,M,N,Q	Use			Required:
Total	Retail	156,416 SF	1.0 per 400 SF	392

Parking Spaces Provided

All District G Parking Areas	Provided:
Total	551

Note: All uses must meet parking requirements.

11 Phase and Completion Dates:
Work for Plan Amendment for District G (building M) shall all be completed in one phase. Work to Commence in Winter '06 and be completed in Fall '07.

12 Changes to the plan consist of increasing Building M from 14,983 SF to 22,072 SF, reconfiguring the parking lot immediately north of building M, and reconfiguration of NW Prairie View Road lanes.

Gould Evans Goodman Associates, LC

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Tel: 816 931.6655
Fax: 816 931.9640
internet: www.geaf.com

A GEA Affiliate
Lawrence, KS
Kansas City, MO
Tampa, FL
Phoenix, AZ
San Antonio, TX
Salt Lake City, UT

RECEIVED
JAN 23 2007
CITY PLANNING AND DEVELOPMENT

ZONA ROSA

I-29 at Barry Road
Kansas City, Missouri

Plan Amended Prepared by:
Lutjen, Inc.
8350 N. St. Clair Ave.
Kansas City, MO 64151
(816) 587-4320
(816) 587-4320 FAX

Developer:
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10100 Ambassador Drive
Kansas City, MO 64153
(816) 741-5900
(816) 891-9954 FAX

Architect:
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(816) 931-9640 FAX

Civil Engineer:
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Kansas City, MO 64151
(816) 587-4320
(816) 587-4320 FAX

Civil / Traffic / Structural Engineer:
TranSystems Inc.
2400 Pershing Rd, Suite 400
Kansas City, MO 64108
(816) 329-8600
(816) 329-8602 FAX

CITY PLAN COMMISSION RECOMMENDED APPROVAL SUBJECT TO CONDITIONS
Charles Myers CHAIRMAN
Virginia Walsh ASSISTANT SECRETARY
DATE: 1-16-07

12651-GP-7

STEINER

THIS PLAN APPROVED BY ORDINANCE NO 070178
3-1-07
DATE

APPLICANT/OWNER:
ZONA ROSA DEVELOPMENT, L.L.C.
4016 TOWNSFAIR LANE
SUITE 201
COLUMBUS, OH 43219
PHONE: 614 414 7300

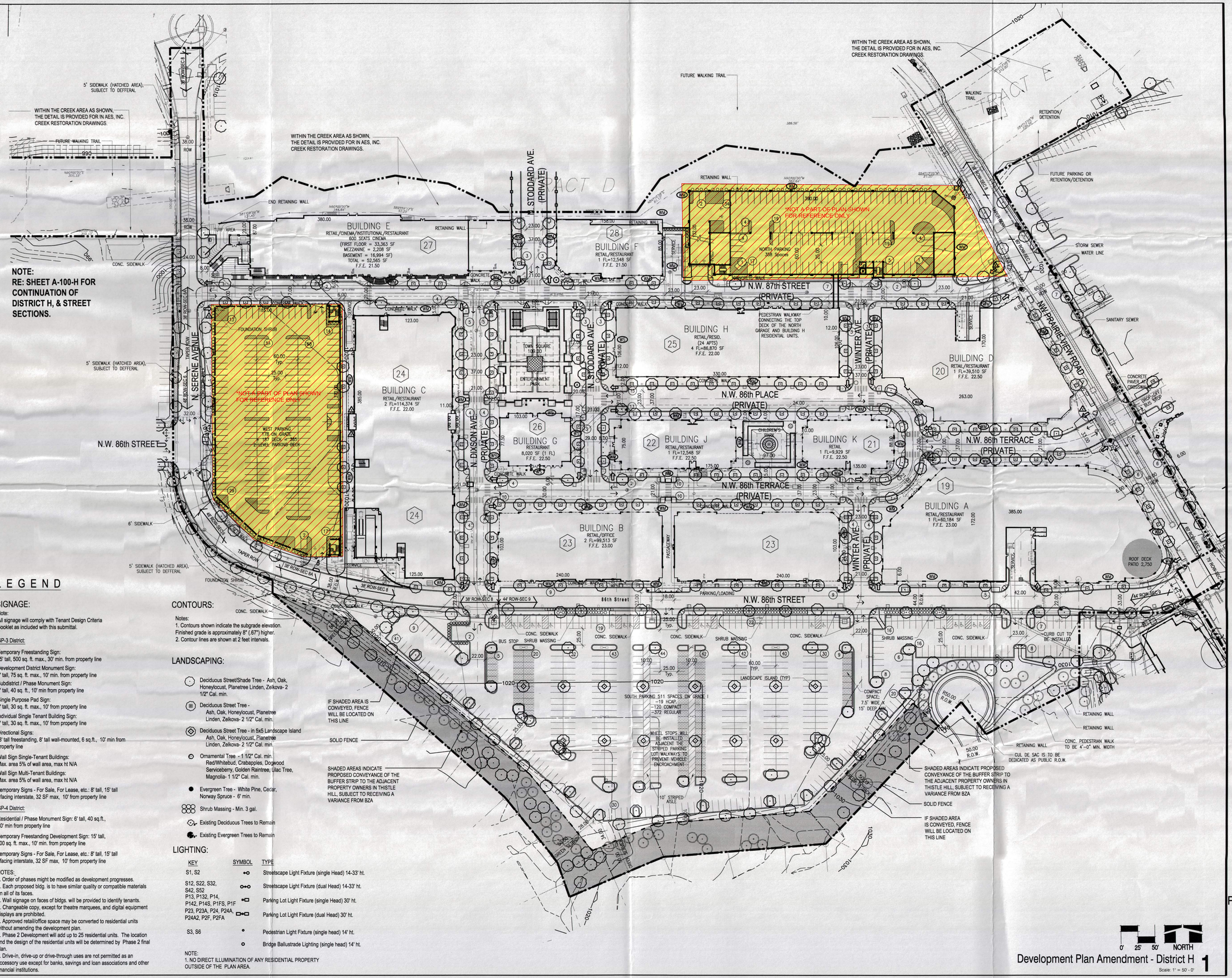
SHEET 1 OF 1

Project no:	06282
Date: City Submittal:	12-1-06
Planning Commission (case #12651-GP-7) Approval:	1-16-07
Revised Plan per Planning Commission:	1-22-07

AMENDED DEVELOPMENT PLAN-DISTRICT G

A-100-G

P:\PLANNING\ZONA ROSA\District G Plan Amendment Old Navy (06282)\master.dwg



LEGEND

SIGNAGE:

Note:
All signage will comply with Tenant Design Criteria Booklet as included with this submittal.

GP-3 District:

- Temporary Freestanding Sign: 15' tall, 500 sq. ft. max., 30' min. from property line
- Development District Monument Sign: 8' tall, 75 sq. ft. max., 10' min. from property line
- Subdistrict / Phase Monument Sign: 6' tall, 40 sq. ft., 10' min from property line
- Single Purpose Pad Sign: 6' tall, 30 sq. ft. max., 10' from property line
- Individual Single Tenant Building Sign: 6' tall, 30 sq. ft. max., 10' from property line
- Directional Signs: 3' tall freestanding, 8' tall wall-mounted, 6 sq.ft., 10' min from property line
- WS: Wall Sign Single-Tenant Buildings: Max. area 5% of wall area, max ht N/A
- WM: Wall Sign Multi-Tenant Buildings: Max. area 5% of wall area, max ht N/A
- Temporary Signs - For Sale, For Lease, etc.: 8' tall, 15' tall if facing interstate, 32 SF max, 10' from property line

GP-4 District:

- Residential / Phase Monument Sign: 6' tall, 40 sq.ft., 20' min from property line
- Temporary Freestanding Development Sign: 15' tall, 100 sq. ft. max., 10' min. from property line
- Temporary Signs - For Sale, For Lease, etc.: 8' tall, 15' tall if facing interstate, 32 SF max, 10' from property line

NOTES:
1. Order of phases might be modified as development progresses.
2. Each proposed bldg. is to have similar quality or compatible materials on all of its faces.
3. Wall signage on faces of bldgs. will be provided to identify tenants.
4. Changeable copy, except for theatre marquees, and digital equipment displays are prohibited.
5. Approved retail/office space may be converted to residential units without amending the development plan.
6. Phase 2 Development will add up to 25 residential units. The location and the design of the residential units will be determined by Phase 2 final plan.
7. Drive-in, drive-up or drive-through uses are not permitted as an accessory use except for banks, savings and loan associations and other financial institutions.

CONTOURS:

Notes:
1. Contours shown indicate the subgrade elevation. Finished grade is approximately 8" (.67') higher.
2. Contour lines are shown at 2 feet intervals.

LANDSCAPING:

- Deciduous Street/Shade Tree - Ash, Oak, Honeylocust, Planetree Linden, Zelkova- 2 1/2" Cal. min.
- Deciduous Street Tree - Ash, Oak, Honeylocust, Planetree Linden, Zelkova- 2 1/2" Cal. min.
- Deciduous Street Tree - in 5x5 Landscape Island Ash, Oak, Honeylocust, Planetree Linden, Zelkova- 2 1/2" Cal. min.
- Ornamental Tree - 1 1/2" Cal. min. Red/Whitebud, Crabapples, Dogwood Serviceberry, Golden Raintree, Lilac Tree, Magnolia- 1 1/2" Cal. min.
- Evergreen Tree - White Pine, Cedar, Norway Spruce - 6' min.
- Shrub Massing - Min. 3 gal.
- Existing Deciduous Trees to Remain
- Existing Evergreen Trees to Remain

LIGHTING:

KEY	SYMBOL	TYPE
S1, S2		Streetscape Light Fixture (single Head) 14-33' ht.
S12, S22, S32, S42, S52		Streetscape Light Fixture (dual Head) 14-33' ht.
P13, P132, P14, P142, P14S, P1FS, P1F		Parking Lot Light Fixture (single Head) 30' ht.
P23, P23A, P24, P24A, P24A2, P2F, P2FA		Parking Lot Light Fixture (dual Head) 30' ht.
S3, S6		Pedestrian Light Fixture (single head) 14' ht.
		Bridge Ballustrade Lighting (single head) 14' ht.

NOTE:
1. NO DIRECT ILLUMINATION OF ANY RESIDENTIAL PROPERTY OUTSIDE OF THE PLAN AREA.

0' 25' 50' NORTH

Development Plan Amendment - District H 1

Scale: 1" = 50' - 0"

Gould Evans Goodman Associates, LC

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4041 Mill Street
Kansas City, MO 64111
Tel: 816 931.6655
Fax: 816 931.9640
internet: www.geaf.com

A GEA Affiliate
Lawrence, KS
Kansas City, MO
Phoenix, AZ
San Antonio, TX
Salt Lake City, UT

ZONA ROSA

I-29 at Barry Road
Kansas City, Missouri

Developer:
Steiner + Associates
10100 Ambassador Drive
Kansas City, MO 64153
(816) 741-5900
(816) 891-9954 FAX

Architect:
Gould Evans Goodman Associates, LC
4041 Mill Street
Kansas City, MO 64111
(816) 931-6655
(816) 931-9640 FAX

Concept Architect:
Development Design Group Inc.
7 Saint Paul Street
Baltimore, MD 21202
(410) 962-0505
(410) 783-0816 FAX

Civil / Traffic / Structural Engineer:
TranSystems Inc.
2400 Pershing Rd, Suite 400
Kansas City, MO 64108
(816) 329-8600
(816) 329-8602 FAX

MEP Engineer:
Henderson Engineers Inc.
8325 Lenexa Drive, Suite 400
Lenexa, KS 66214
(913) 307-5300
(913) 307-5400 FAX

STEINER

REVISION	DATE
Original Approved Plan	12/20/2001
Amended Plan	2/13/2003
Final Plan (Bldgs. A,B,D,F,H,J, K / pkng.) Approved	3/18/2003
Final Plan (North Parking Garage) Approved -	6/3/2003
Final Plan (Bldgs. C / H) Approved	7/15/2003
Final Plan (West Parking Garage) Approved -	8/19/2003
Final Plan (Bldg. G) Approved -	10/21/2003
Final Plan (Parks) Approved -	1/20/2004
Final Plan (Bldg. E) Approved -	3/2/2004
Final Plan (Bldg. E) -	12/29/2004
Revised District H Amendment -	2/8/2005

Project no: 0201-3260
Date: July 3, 2002
Sheet: 2 of 2

DEVELOPMENT PLAN AMENDMENT DISTRICT H

A101-H

Development Plan Amendment

RECEIVED
JAN 0 9 2007
CITY PLANNING AND DEVELOPMENT

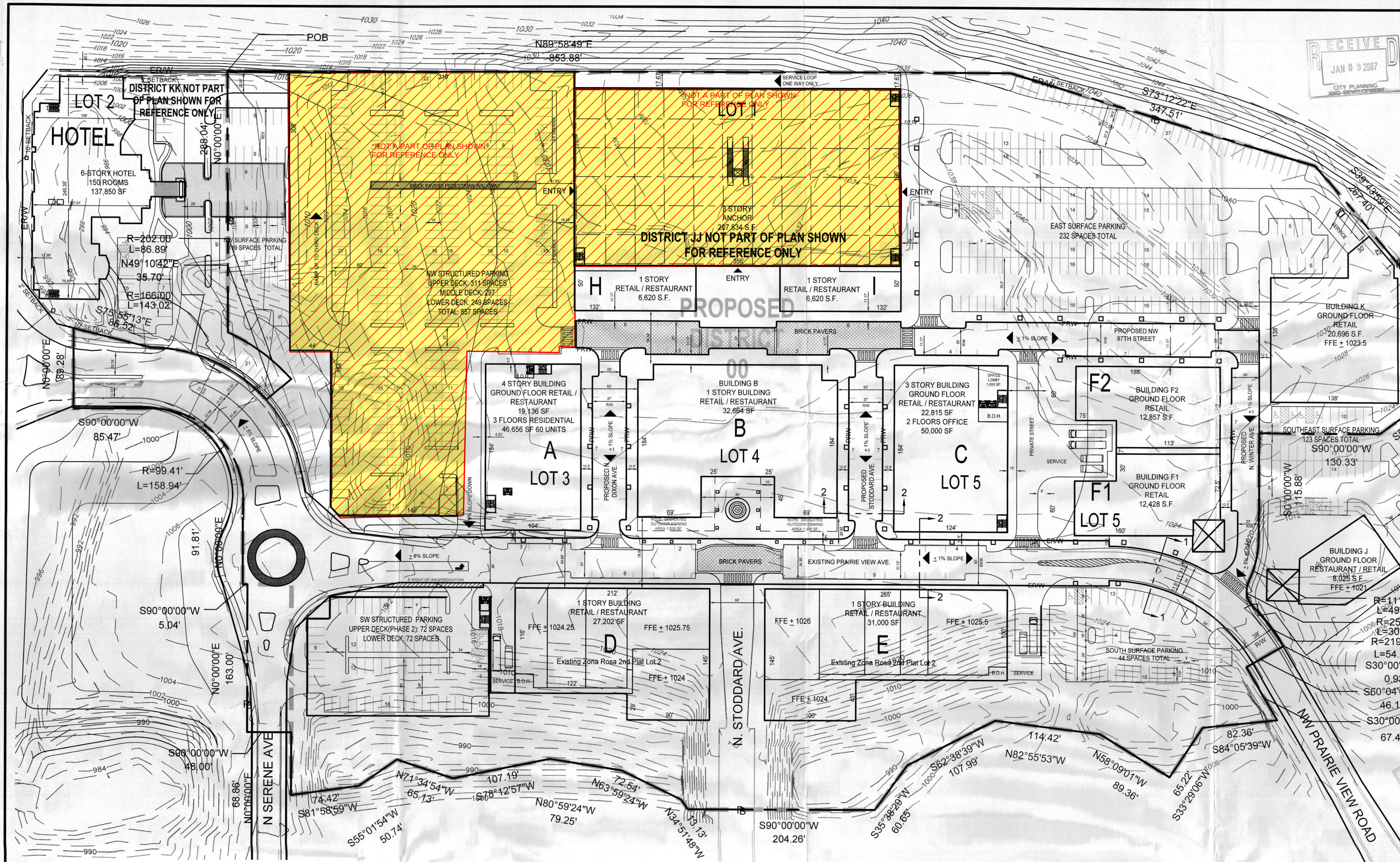
ZONA ROSA DISTRICT OO

REZONING, PLAN AMENDMENT, & PRELIMINARY PLAT

DISTRICT GP-3/4

Sec. 12, Twp. 51, Rge. 34
Kansas City,
Platte County, Missouri
Sheet 1 of 5

ZONA ROSA
I-29 at Barry Road
Kansas City, Missouri



0' 50' 100' NORTH

District OO Plan Amendment 1

Scale: 1" = 50' - 0"

GENERAL NOTES:

1. Drawing scale is 1"=50'.
2. Existing zoning: GP-3/4 & GP-5.
   Proposed zoning: GP-3/4.

[redacted]

4. Land area, building coverage, right-of-way, phasing, construction dates are as indicated in Development Data.
5. Metes and bounds are as shown on drawing. Legal description is as described on plan.
6. The phasing designations identified on the plan are based on anticipated market demand.
7. Points of Ingress and Egress are shown as thus: ↓↑
8. Setbacks are as indicated on plan.
9. Layout as indicated on plan.
10. No flood plain exists within plan boundary per FEMA Flood plain Map, Panel #290173 0040 B.
11. Storm water detention and treatment areas per separate exhibit.
12. Street improvements are indicated on Sheet 2.
13. Easements and utilities are indicated on plan, and subject to final plan, final engineering design, and approval by KCMO. Private utilities and easements are not indicated and are subject to design by individual companies.
14. No building height restriction.
15. Buildings shall have the same facade material on all sides of the building; provided however, the facade material on a building does not have to be the same material as any other building in the development. Trash enclosures will be constructed with the same material as the buildings.
16. All rooftop mechanical equipment to be screened from adjacent property and streets.
17. Final plan to include final details on signage, building elevations, and lighting.
18. Signage will be allowed per Section 4.1 (J) (2) of Kansas City, Missouri Zoning Ordinance.
19. Buildings F1, F2, & K may be used for temporary parking, see Temporary Parking Exhibit, this sheet.
20. Temporary parking may occur on F1, F2, J, & K as indicate on plan.

PARKING REQUIREMENTS:

Offices:
- Medical offices:
  - 5 stalls per practicing doctor, but not less than one per each 500 SF of gross floor area
- Offices other than medical:
  - 1 stall per each 1,000 SF of gross floor area

Dwellings or Apartments:
- Not less than 1 stall per each dwelling or apartment unit

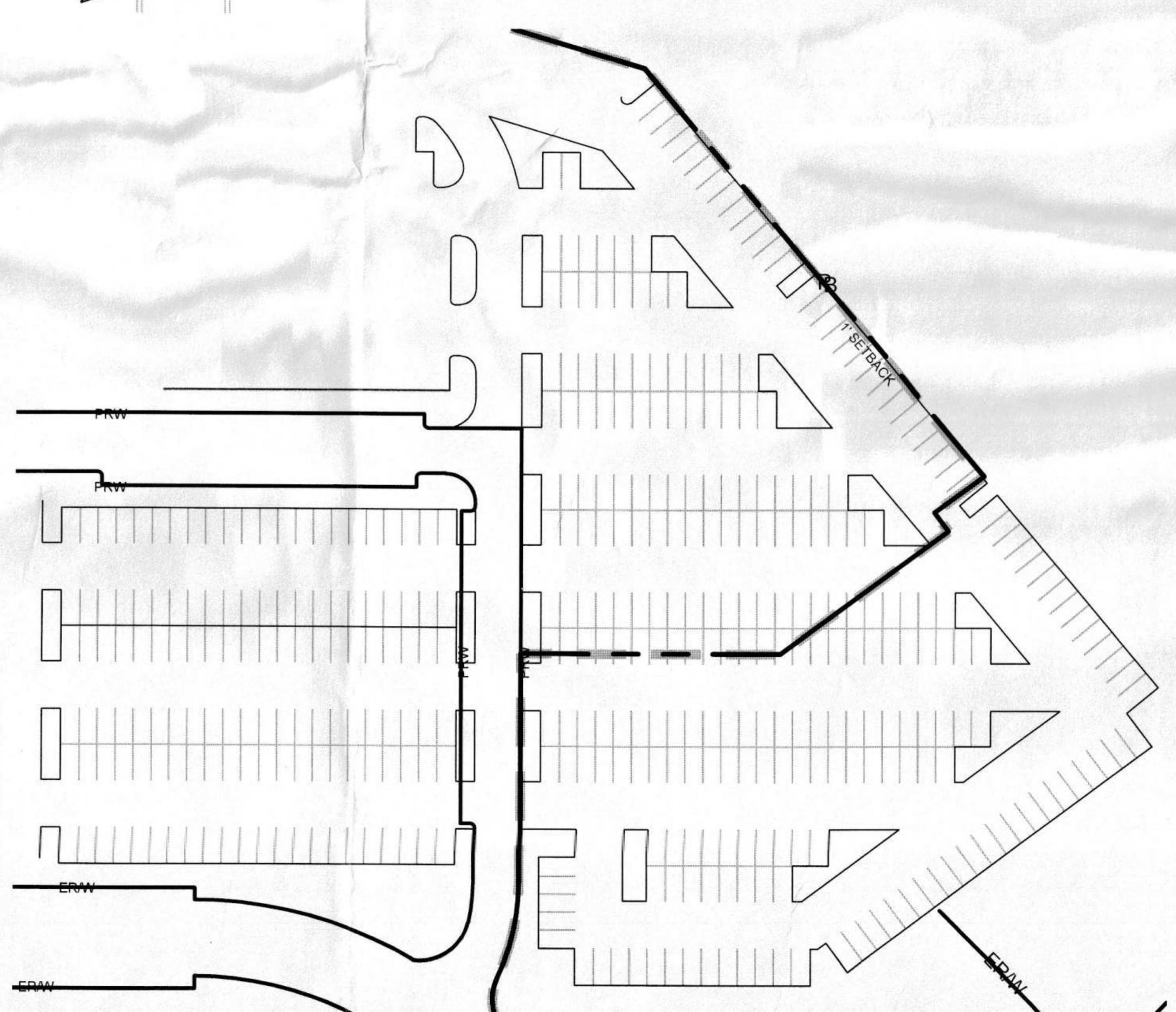
For Motels or Hotels:
- 1 stall per each guest room or suite up to 20 rooms
- 1 stall per each 4 guest rooms or suites in excess of 20 but not exceeding 40 rooms
- 1 stall per each 6 guest rooms or suites in excess of 40 rooms

LEGEND:

1. Plan Boundary Lines are shown as thus:
   Existing
2. Lot Lines are shown as thus:
   Existing
   Proposed
3. Right-of-way are indicated as thus:
   Existing ER/W
   Proposed PR/W
4. Topography is shown as thus:
   Existing 300
   Proposed 300
5. Existing and proposed curbs are shown as thus:
   Existing
   Proposed
6. Section lines are shown as thus:
7. Setbacks are indicated as thus: SETBACK
8. Sidewalks are indicated as thus:
   Existing: EXISTING SIDEWALK
9. Proposed Buildings are shown thus:
10. Phasing is indicated as thus:

SITE DEVELOPMENT DATA: GROUND FLOOR

BUILDING / LEVEL	AREA/FLOOR PER BUILDING (S.F.)				RESIDENT.	RIGHT-OF-WAY
	RETAIL	OFFICE	RESTAURANT	RESIDENTIAL	UNITS	DEDICATION
A	19,136			46,656	60	
B	17,664		15,000			
C	22,815	50,000				
D	27,202					
E	31,000					
F1	6,857		6,000			
F2	12,428					
H	6,620					
I	6,620					
J			8,025			
K	20,696					
PR/W DEDICATION						1.09 Ac
ER/W DEDICATION						2.06 Ac
TOTALS:	172,238 S.F.	50,000 S.F.	29,025 S.F.			3.15 Ac



LEGAL DESCRIPTION: except as excluded above

ZONA ROSA PHASE II
Rezoning - Plan Amendment Planning Legals
Lutjen No. 05284
April 25, 2006 (Revised May 3, 2006) (Revised November 16, 2006) (Revised December 21, 2006) (Revised January 8, 2007)

District OO Description:
A tract of land in the Northeast Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence North 89°58'49" East along the North line of said Northeast Quarter, 380.57 feet to the True Point of Beginning of the tract of land to be herein described; said point being on the Southerly right of way line of Missouri State Highway No. 152 as now established; thence North 89°58'49" East along the North line of said Northeast Quarter, and along said Southerly right of way line, 853.88 feet; thence South 73°12'22" East along said Southerly right of way line, 347.51 feet; thence South 39°43'59" East along said Southerly right of way line, 267.40 feet; thence South 53°30'00" West, 31.02 feet; thence South 36°30'00" East, 12.00 feet; thence South 53°30'00" West, 104.91 feet; thence South 90°00'00" West, 130.33 feet; thence South 0°00'00" West, 115.88; thence Southerly, along a curve to the right, tangent to the last described course, with a radius of 111.50 feet, a central angle of 25°12'36" and an arc distance of 49.06 feet; thence Southerly, along a curve to the left, tangent to the last described course, with a radius of 25.00 feet, a central angle of 69°21'58" and an arc distance of 30.27 feet to a point on the Northerly right of way line of NW Prairie View Road, as now established; thence Southerly along a curve to the right, having an initial tangent bearing of South 44°09'23" East with a radius of 219.00 feet, a central angle of 14°09'23" and an arc distance of 54.11 feet; thence South 30°00'00" East, along said Northerly right of way line, 0.93 feet; thence South 60°04'04" West, 46.17 feet; thence South 30°00'00" East, 67.40 feet to a point on the Southerly line of Tract "D", "Zona Rosa 2nd Plat", a subdivision of land in said Kansas City; thence South 84°05'39" West along said Southerly line, 82.36 feet; thence South 33°29'06" West along said Southerly line and its Southerly extension, 65.22 feet; thence North 58°09'01" West along a line that is the Southerly extension of said Southerly Tract line and also said Southerly tract line, 89.36 feet; thence Westerly along said Southerly tract line the following eleven (11) courses; thence North 82°55'53" West, 114.42 feet; thence South 62°38'39" West, 107.99 feet; thence South 35°38'29" West, 60.65 feet; thence South 90°00'00" West, 204.26 feet; thence North 34°51'48" West, 13.13 feet; thence North 63°59'24" West, 72.54 feet; thence North 80°59'24" West, 79.25 feet; thence South 78°12'57" West, 107.19 feet; thence North 71°34'54" West, 65.13 feet; thence South 55°01'54" West, 50.74 feet; thence South 81°58'59" West, 74.42 feet; thence North 0°00'00" East, departing said Southerly tract line, 68.86 feet; thence South 90°00'00" West, 48.00 feet; thence North 0°00'00" East, 163.00 feet; thence South 90°00'00" West, 5.04 feet; thence North 0°00'00" East, 91.81 feet; thence Northerly along a curve to the left, having an initial tangent bearing of North 1°3610" East, with a radius of 99.41 feet, a central angle of 91°36'10" and an arc distance of 158.94 feet; thence South 90°00'00" West, 85.47 feet; thence North 0°00'00" East, 89.28 feet to a point on the Northerly right of way line of said NW Prairie View Road as now established; thence South 75°55'13" East, along said Northerly right of way line, 86.52 feet; thence Easterly along said Northerly right of way line along a curve to the right having an initial tangent bearing of North 90°00'00" East, with a radius of 166.00 feet, a central angle of 49°21'51" and an arc distance of 143.02 feet; thence North 49°10'42" East, 35.70 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 40°49'18" West, a radius of 202.00 feet, a central angle of 24°38'41" and an arc distance of 86.89 feet; thence North 0°00'00" East, 288.04 feet to the Point of Beginning. Containing a gross area of 20.75 acres, more or less.
Except District JJ as described as follows:
A tract of land in the Northeast Quarter of Section 12, Township 51 North, Range 34 West in Kansas City, Platte County, Missouri described as follows: Commencing at the Northwest corner of said Northeast Quarter; thence North 89°58'49" East along the North line of said Northeast Quarter, 743.74 feet; thence South 0°01'11" East, 16.38 feet to the True Point of Beginning of the tract of land to be herein described: thence North 90°00'00" East, 370.82 feet; thence South 0°00'00" West, 59.50 feet; thence North 90°00'00" East, 6.58 feet; thence South 0°00'00" West, 47.33 feet; thence South 90°00'00" West, 6.58 feet; thence South 0°00'00" West, 90.33 feet; thence South 90°00'00" West, 154.33 feet; thence South 0°00'00" West, 10.36 feet: thence South 90°00'00" West, 47.33 feet; thence North 0°00'00" East, 10.36 feet; thence South 90°00'00" West, 154.33 feet; thence North 0°00'00" East, 90.33 feet; thence South 90°00'00" West, 6.58 feet; thence North 0°00'00" East, 34.67 feet; thence South 90°00'00" West, 26.27 feet; thence North 70°00'00" West, 33.63 feet; thence North 20°00'00" East, 37.68 feet; thence South 70°00'00" East, 39.69 feet; thence North 20°00'00" East, 27.36 feet; thence North 70°00'00" West, 10.53 feet; thence North 0°00'00" East, 9.52 feet to the Point of Beginning. Containing 1.69 acres, more or less.
District OO containing a net area of 19.06 acres, more or less.

THIS PLAN APPROVED BY ORDINANCE
NO 061417
1-11-07

13574-60
CITY PLAN COMMISSION

LUTJEN
surveying
planning
engineering
landscape architecture
8350 N. Saint Clair Ave.
Kansas City, MO 64151
816.587.4320
816.587.1393 fax
www.lutjen.com

SA\2006 SUBMITTALS (05284)\RP PP PA 06288.DWG

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Partner

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D +1 816-460-2577

Dentons US LLP
4520 Main Street
Suite 1100
Kansas City, MO 64111-7700
United States

dentons.com

August 27, 2025

VIA USPS CERTIFIED FIRST CLASS MAIL
TO THE PARTIES SET FORTH ON SCHEDULE I ATTACHED

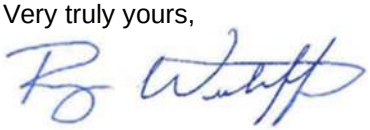
Re: Public Meeting Notice In Connection with the submission of a development plan serving as a major amendment to modify the permitted uses in connection with the address shown on *Schedule II* attached to this letter (the "Property")
CD-CPC-2025-00108

To Whom it May Concern,

As attorneys for MONARCHS SUB, LLC ("Owner"), please find attached to this letter the "Public Meeting Notice" in connection with the submission of a development plan serving as a major amendment to modify the permitted uses of the Property referenced above, as required by the city code of Kansas City, Missouri.

If you have any questions, please do not hesitate to reach out to the undersigned or Scott Zigler, whose information can be found within the Public Meeting Notice attached to this letter.

Very truly yours,



Ryan C. Westhoff
Partner

RW:dm

Attachments

Puyat Jacinto & Santos ► Link Legal ► Zaanouni Law Firm & Associates ► LuatViet ► For more information on the firms that have come together to form Dentons, go to dentons.com/legacyfirms

Public Meeting Notice

Please join **MONARCHS SUB, LLC** ("Owner") for a meeting about the submission of a development plan serving as a major amendment to modify the permitted uses of the of the Property (defined below), as set forth on **Exhibit A** attached to this Notice.

Case number CD-CPC-2025-00108

Proposed for the addresses set forth on ***Schedule II*** attached to this letter (the "Property")

Meeting Date: September 9, 2025
Meeting Time: 5:15 P.M.

Meeting Location: Per Ordinance 220398, this neighborhood meeting will be done virtually via Microsoft Teams. If you would like to attend, please email Scott Zigler at SZigler@trademarkproperty.com and he will send you an invite to the meeting via email on the day of the meeting. Additionally, the link to the meeting is https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDkwYjY2ZTgtYTgwMC00YTY4LWJiMjgtNTQyOGFhYWQyOTUw%40thread.v2/0?context=%7b%22Tid%22%3a%223c49b111-19db-458d-83ff-1af0ac9ae35b%22%2c%22Oid%22%3a%22c1a96006-133d-4ec7-b36f-6f44bfa18141%22%7d
Meeting ID: 281 385 155 260 5
Passcode: HQ9wd2PT
Dail In by phone: +1 647-484-5974,,10937137# Canada, Toronto
Phone conference ID: 109 371 37#

Project Description: Owner is seeking rezoning for the Property from current zoning of B3-3, B3-3/R-2.5, R-1.5, R-6 to B3 subject to the restrictions to be set forth in the final development plan. Rezoning per a development plan is sought because the expiration of the former PD overlay created multiple zoning designations on the Property. This development plan application is intended to reflect the original project intent, and to allow the Owner to develop and use the Property for any legally permitted use within the B3 zoning classification except those uses prohibited by the development plan. The permitted and prohibited uses pursuant to the proposed development plan are shown on **Exhibit A** attached to this letter. CD-CPC-2025-00108 has been docketed for City Plan Commission date of Wednesday, September 17, 2025.

If you have any questions or issues joining the meeting, please contact:
Name: Scott Zigler
Phone: 816-656-8690
Email: szigler@trademarkproperty.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

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,

Ryan C. Westhoff, as attorney for Owner

Exhibit A

PERMITTED USES

All uses in Zoning District B3 **except** as follows:

PROHIBITED USES

In addition to the restrictions below, other tenant uses may be prohibited by the owner via lease agreements and/or covenants.

USE GROUP

PUBLIC/CIVIC

Club, Lodge, or Fraternal Organization
Day Care (As Listed)
- » Home-based (1—5)
- » Family (up to 10)
- » Group (up to 20)

Park/Recreation (As Listed)
- » Homes Association Amenities

Religious Assembly
Safety Service (As Listed)
- » Fire station
- » Ambulance service

Utilities and Services (As Listed)
- » Basic, minor

COMMERCIAL

Adult Business
- » Adult media store
- » Adult motion picture theater
- » Sex shop

Animal Service (As Listed)
- » Stable

Building Maintenance Service
Business Support Service (As Listed)
- » Day labor employment agency

Financial Services (As Listed)
- » Pawn shop
- » Short-term loan establishment

Funeral and Interment Service
- » Cemetery/columbarium/mausoleum
- » Cremating
- » Undertaking

Gasoline and Fuel Sales
Lodging (As Listed)
- » Recreational vehicle park

Mobile Vendor Park

Vehicle Sales and Service (As Listed)

- » Heavy equipment sales/rental
- » Light equipment sales/rental (outdoor)
- » Motor vehicle repair, limited
- » Motor vehicle repair, general
- » Vehicle storage/towing

AGRICULTURE

Agriculture, Animal
Agriculture, Crop

Meeting Sign-In Sheet

Project Name and Address

Zona Rosa Major Amendment (CD-CPC-2025-00108)

8640 N. Dixson Ave., Kansas City, MO 64153

Name	Address	Phone	Email
Kelly Gardhouse	7413 NW 85th Terrace	816-890-4419	Gardhouse22@yahoo.com
Shannon Prince	8509 nw winter ave	708-638-5872	Prince.shannon15@gmail.com
Steven & Nichol Ehler	8621 N Shannon Ave kc mo 64153	816-616-9841	Nicki6129@gmail.com
Brenda Wallace	8601 N Shannon Ave	816-805-1528	Lomasfamily@aol.com
Jay Jones	7146 NW 85th Terr. Kansas City, MO 64153	816 560 5878	jonesntune@gmail.com

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00108

Meeting Date: September 9, 2025

Meeting Location: Microsoft Teams Meeting

Meeting Time (include start and end time): 5:15 PM - 5:44 PM

Additional Comments (optional):