

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00053

Scovell Wolfe & Associates Rezoning

June 3, 2026

Docket # 10.1 & 10.2

Request

Area Plan Amendment
Rezoning

Applicant

Stephanie Adams
Scovell/Wolfe & Associates LLC

Owner

Scovell/Wolfe & Associates LLC

Site Information

Location	8035 Ward Parkway Plz
Area	0.8 Acres
Zoning	B1-1/R-6
Council District	6th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Residential, R-6
South: Residential, R-6
East: Residential, R-6
West: Civic, B1-1

KC Spirit Playbook Alignment

CD-CPC-2026-00053: *Medium*

Land Use Plan

The Country Club/Waldo Area Plan recommends Commercial and Residential Low Density for this location. The proposed rezoning has a high alignment with the area plan. See Criteria A for more information.

Major Street Plan

Ward Parkway Plaza is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of an area plan amendment to the Country Club/Waldo Area Plan from Commercial/Residential Low Density to Mixed Use Neighborhood and a rezoning from R-6 to B1-1 to allow for the expansion of a parking lot.

Existing Conditions

The split zoned parcel currently has an existing parking lot and existing multi-tenant building on the south side of the lot. The north side of lot has existing vegetation and grasses buffering from the residential uses that surround it.

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 May 5, 2026. A meeting summary is attached; see Attachment #2.

Relevant Cases

Building Plan No. CRBC-2025-40142 - Staff added a condition on October 7, 2025, requiring that the applicant gain approval of a rezoning and seek the proper permits for the parking lot expansion, approved on December 18, 2025.

Project Timeline

The application was filed on April 22, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #10.1 Approval
Docket #10.2 Approval

VICINITY MAP



PLAN REVIEW

The applicant is requesting to rezone half of the approximately 0.8-acre site from District R-6 to District B1-1, except the 15 feet of the north side of the lot to create a zoning buffer from the residential district to the north. This buffer area will ensure that no development occurs within at least 15 feet of the property to the north. The subject site is a multi-tenant building across two previously platted lots that have been consolidated. In 2025, the applicant applied for a building addition (CRBC-2025-40142) on the rear side of the building and an interior renovation. During staff review, staff found an expansion of the parking area that encroached onto the R zoned District. The parking area expansion did not receive proper permitting and was in place when the current owner purchased the property. Staff worked with the applicant to add the following condition onto the permit: "That the applicant gain approval of a rezoning and seek the proper permits for the parking lot addition on the northern portion of the property prior to certificate of occupancy." Per 88-420-04-D (4): Access to off-street parking areas serving nonresidential uses may not traverse residentially zoned property. Approval of the rezoning would allow the expansion of the parking lot to remain.

The rezoning request does not require an accompanying development plan or special use permit. An area plan amendment is required due to the current future land use of residential low density not

allowing for a B1-1 zoning designation. City Staff recommended an area plan amendment to mixed use neighborhood.

PLAN ANALYSIS

Standards	Meets	Notes
Parking & Loading (88-420)	Yes	
Landscaping & Screening (88-425)	No	The new parking area needs to be landscaped in accordance with 88-425-05.

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 Community Planning Division reviewed the Area Plan Amendment and rezoning request and submitted the following analysis:

“Because the area plan amendment request from Commercial and Residential Low Density would align with the requested zoning leaving a 15-foot buffer of R6 between the adjacent residential use/property to the north, the adjacent northern property would have a permanent buffer between the house and any future commercial or residential. This buffer would be enough to preserve the existing mature trees. In addition, the existing Future Land Use of Commercial would become Neighborhood Mixed-Use which does not allow more intense manufacturing or self-storage uses like Commercial FLU. The Area Plan does have a guiding principle of "Prevent Encroachment Into Neighborhoods". Changing the commercial zoning to an FLU of Neighborhood Mixed Use which is more compatible with residential would help prevent encroachment of commercial nuisances, preserve this small neighborhood node of commercial, encourage mixed use development and potentially pedestrian activity (in this AP designated Pedestrian Priority area), allow more development flexibility, and possibly encourage a few housing units while also preserving a small but effective buffer of Low Density Residential adjacent to the existing residential.”- Susan Cronander, 6th District Planner, Community Planning Division

B. Zoning and use of nearby property.

Nearby properties to the north, east and south are zoned R-6 with almost exclusively single-family residential. The property to the west is a school, zoned B1-1.

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

Properties to the north, east and south consist of single-family houses. The proposed rezoning will leave a zoning buffer to the north to ensure commercial development doesn't

impede on the quality of life to the abutting residential. To the east, there is an existing school.

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. New development on the properties will have to meet any applicable requirements to connect to existing infrastructure.

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

The property is split zoned with the existing building on the B1-1 portion, a portion of the parking is located in the R-6 portion, which existed prior to 2024 aerial images. The split zoning doesn't allow for the expansion of the parking lot, that was constructed sometime between 2024 and 2025.

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

Not applicable, as this property is not vacant and currently in operation.

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

Approval of the rezoning is not expected to detrimentally affect nearby properties, due to the zoning buffer that is being created to the north. The expansion of the parking lot is not expected to have an impact on the quality of life in the neighborhood, as it is currently existing. New development on the north side of the site will be reviewed to ensure that the new use will not affect nearby properties.

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. Denial of the application would require the parking lot expansion to be razed. The zoning buffer required by city staff will ensure public health, safety, and welfare is maintained

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL of the Area Plan Amendment and Rezoning.

Respectfully submitted,



Justin Smith

Planner

CERTIFICATE OF SURVEY
8035 WARD PARKWAY PLAZA

DESCRIPTION

Lots 61 & 62, ARMOUR HEIGHTS, a subdivision in the City of Kansas City, Jackson County, Missouri.

GENERAL NOTES:

The bearings shown hereon are based on the State Plane Coordinate System, Missouri West Zone NAD 83

The subject property address is: 8035 Ward Parkway Plaza

No title information was provided for this survey.

The accuracy standard for this survey is "Urban."

AREA = 34,927 Sq. Ft or 0.802 Acres ±

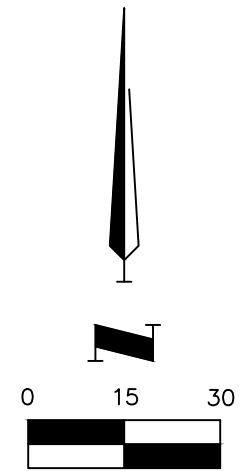
I hereby certify that this survey was completed by me or under my direct supervision, and was executed in accordance with the Missouri Standards for Property Boundary Surveys. Field work was completed on April 26, 2022.



Robert C. Sandlin, MO PLS 2016000169
License Corp# 2018041532

Beyond Surveying
29390 W 119th Street
Olathe, KS 66061
Main: 913-717-8538
www.beyondsurveying.com

PROJECT NO. 2026-0015 | DATE 03/06/2026 | BY RCS



All of Lot 62, ARMOUR HEIGHTS, a subdivision of land in Kansas City, Jackson County, Missouri
Except the North 15.0' thereof.



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # *CD - CPC - 2026 - 00053*

Meeting Date: *5/5/2026*

Meeting Location: *Waldo Library*

Meeting Time (include start and end time): *5p - 5:45p*

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Scovell Wolfe @ Associates

6035 Ward Parkway Plaza

Name	Address	Phone	Email
Andrew Turner	8101 Ward Pky Plaza	816-786-7091	andrew@atakc.com
Lucie Thompson	8011 Jarboe	816-838-5432	pralcr@hotmail.com
Jessica K... Charlene Burnett	8036 Ward Plaza 8107 Ward Pky Plaza	816-652-6218 816-699-8029	cburnet6@aol.com
Jacob Johannigmeier	8004 Ward Rkwy Plz	660-492-5974	
Karl Frees	8110 Ward Parkway P12	816-210-7738	freesdumw@gmail.com
Heather Silliman / Jon Friday	8020 Jarboe	816-674-3974	hsilli2814@gmail.com
Cathie + Steve Lodsey	8021 Jarboe	816-739-7126	sm6kemo@gmail.com
Jess Lawson	8024 Jarboe	678-549-0841	jlawson@burnsmdd.com
Conni Lawson	8024 Jarboe	770-712-6579	conniwithani@gmail.com



WALDO
119 W GREGORY BLVD
KANSAS CITY, MO 64114-1142
www.usps.com

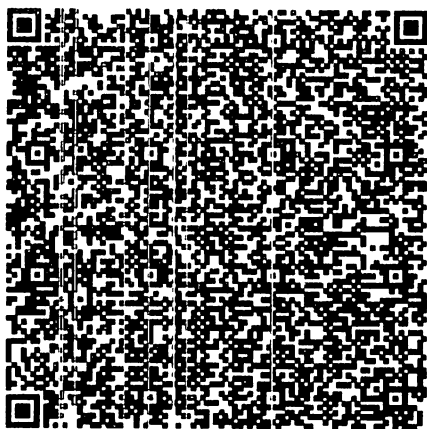
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TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



Displays first 25 tracking numbers only

TRACK STATUS BY TEXT MESSAGE

Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE

Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

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Estimated Delivery Date			
Mon 04/27/2026			
Certified Mail®			\$5.30
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AL: MASTERCARD
CAPITAL ONE

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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,

General Checklist

This is the Playbook Checklist for development case reviews completed by district planners for non-controlling cases.

Case Overview

District Planner

D6: Susan Cronander

Date of Review

5/4/2026

Location

8035 Ward Parkway Plz

Case Number

CD-CPC-2026-00053

Case Type

Rezoning without a Development Plan

Is there a companion case?

Yes

Area Plan

Country Club/Waldo Area Plan

Future Land Use

Low Density Residential
Mixed-Use Neighborhood

Project Analysis

Land Use Impact Analysis

Country Club Waldo Area Plan

Future Land Use: Mixed Use Neighborhood & Residential Low Density

Applicant wants to extend the B1 zoning on the southern half of the property further north, leaving a 17.7 foot buffer of R6 between the adjacent residential use/property to the north and the extended boundary of B1.

Only the rezoning has been applied for, however. The Applicant will need to apply for an area plan amendment to extend the Mixed Use Neighborhood to match the rezoning request.

According to DMD, the B1 zoning requires an additional 20 foot buffer between the B1 and R6 zoning, effectively creating a 27.7 foot buffer to the adjacent residential property on the north side of the subject property.

Currently, the residential zoning portion of the property is 126 feet long - which could also act as a buffer with residential uses but could also remain vacant with less of a chance for development due to the commercial and the school immediately west across the street. Extending the B1 zoning northward allows a better potential situation for development as the subject property will be basically 1 type of zoning that could even be mixed use but will still provide a substantial buffer, enough to preserve the existing mature trees. Otherwise, half of the property, which is less than an acre, could only continue separately as small commercial on the south and residential or vacant to the north. There probably would not be much of a market for 1-2 single family detached homes in the 126 foot area directly across from a school.

The Area Plan does have a guiding principle of "Prevent Encroachment Into Neighborhoods". Without the 17.7 foot of residential zoning being left to preserve the trees and act as a vegetative buffer, this request would be considered encroachment. However, leaving the 17.7 feet as residential will actually guarantee more of a vegetative buffer - a wider and permanent buffer than the current residential setback - since 17.7 feet plus a setback is too small of a strip for development. Because this request is also on a corner property and directly across the street from a larger parcel of B1, this request would not encroach very much, if at all. B1 does not allow uses like drive throughs, auto sales and other auto uses, taverns or outdoor sales/storage.

Mobility Impact Analysis

About another 90 feet of this property could be developed as neighborhood commercial and or residential which could possibly increase vehicle traffic. However, this property is also located on a corner, which allows vehicle traffic to flow easily out of the residential area without moving through the neighborhood. Sidewalks are not present at this time, and would be likely be a request to accompany any development in the future. This area and subject parcel are designated as "high need" on the Walkability map p.56 Country Club Waldo Area Plan.

Sustainability Impact Analysis

The 17.7 plus 20 foot setback required in the B1 is enough to preserve the mature trees at the northern edge of the subject property.

Housing Impact Analysis

This rezoning allows both commercial and residential - including a bit higher density, therefore this rezoning could have a positive impact on affordable housing supply.

Public Realm Impact Analysis

n/a

Additional Analysis

This request is designated not approved for now due to the fact that this rezoning request needs to be accompanied by an area plan amendment to extend the Mixed Use Neighborhood to the north as well, to

match the rezoning.

Overall Alignment with Area Plan
Medium

Other Relevant City Plans
Walkability

Staff Comments

See above.

Recommended Conditions/Corrections

none. This is a rezoning.

To the City Plan Commission,

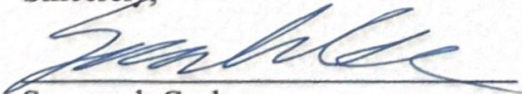
I am a nearby resident writing regarding the proposed rezoning application for the Ward Parkway Plaza property, Case No. CD-CPC-2026-00053.

I understand that this rezoning request is in response to a parking expansion that was completed despite the property's existing split-zoning limitations. While the parking expansion appears to have reduced some overflow parking in front of nearby homes, including my own, neighborhood parking problems have occurred in the past, including vehicles partially parking on residential lawns due to the lack of curbs. I am therefore in the difficult position of recognizing the need for adequate on-site parking while also being concerned that rezoning the entire property to commercial use could enable additional future expansion and increased commercial intensity within this residential corridor. For that reason, **I oppose any rezoning** or future expansion unless there is a clear long-term parking management plan, meaningful buffering from nearby homes, and limitations on future uses that could substantially increase traffic and neighborhood impacts.

As referenced above, my other major concern is the significant increase in traffic and speeding along Ward Parkway Plaza over the past several years, which appears to be partially associated with activity from multiple commercial businesses operating at the site. Vehicles frequently travel at unsafe speeds through what is still fundamentally a residential area with no sidewalks or curbs. Residents regularly walk pets, strollers, and children along the roadway, and a school (Sherwood Autism Center) is located directly across the street, creating pedestrian safety concerns. Rezoning the remaining portion of the property for commercial use raises concerns that traffic volume, parking demand, and commercial activity may continue to intensify in an area that already lacks adequate pedestrian and traffic-calming infrastructure. A speed hump has already been installed further north in the 7800 block due to similar concerns, and I strongly encourage the City to consider additional traffic calming near the 8100-8200 block, including either an additional speed hump/speed table, and/or, conversion of the current two-way stop at the corner of 81st and Ward Parkway Plaza to a four-way stop intersection. There have already been accidents at this intersection, and additional commercial traffic will likely worsen existing safety concerns.

I respectfully request that these concerns be included in the public record for this case and carefully considered before approval of any rezoning request. Thank you for your time and consideration.

Sincerely,



Savannah Geske
8100 Ward Parkway Plaza
Kansas City, MO 64114

State of Kansas
County of Johnson

 5/27/26

MAX TUCKER
Notary Public-State of Kansas
My Appt. Expires 10/09/29