



## CITY PLAN COMMISSION

15th Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106

[kcmo.gov/planning](http://kcmo.gov/planning)

September 09, 2024

Jamie Lorenzo  
Harrah Law, LLC  
1903 Wyandotte St. Suite 100, Suite 100  
Kansas City, MO 66048

Re: **CD-CPC-2024-00078** - A request to approve a rezoning from district R-80 (residential) to district B2-2 (commercial) on about 3 acres generally located at E. US 40 Highway and Phelps Road.

Dear Jamie Lorenzo:

At its meeting on September 04, 2024, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is final. All *conditions imposed by the Commission*, if any, *are available on the following page(s)*.

**PLEASE READ CONDITIONS CAREFULLY** as some or all of the conditions imposed may require action on your part to proceed to the next step. If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to the next step. Conditions recommended by the Commission cannot be waived or modified by staff.

If you have any questions, please contact me at [Andrew.Clarke@kcmo.org](mailto:Andrew.Clarke@kcmo.org) or (816) 513-8821

Sincerely,

A handwritten signature in black ink that reads "Andrew Clarke". The signature is written in a cursive, flowing style.

Andrew Clarke  
Planner

City Plan Commission Disposition Letter  
CD-CPC-2024-00078  
September 09, 2024

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*Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.*

1. Prior to ordinance request the applicant shall provide a revised legal description which shows that the southern 75' of the parcel maintain the R-80 zoning district.