

# CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00015

Immanuel Evangelical Lutheran Church Rezoning

May 6, 2026

## Docket #5

### Request

Rezoning without Plan

### Applicant

William Moore  
Rouse Frets White Goss Gentile Rhodes,  
P.C.

### Owner

Immanuel Evangelical Lutheran Church  
Association

### Site Information

Location 1700 Westport Rd  
Area 0.9 Acres  
Zoning R-5/B3-2  
Council District 4th  
County Jackson  
School District Kansas City 33

### Surrounding Land Uses

North: Residential, R-5  
South: Commercial, B3-2  
East: Residential, B3-2/R-5  
West: Residential, B3-2/R-5

### KC Spirit Playbook Alignment

CD-CPC-2026-00015: Medium

### Land Use Plan

The Midtown/Plaza Area Plan recommends Mixed Use Neighborhood for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

### Major Street Plan

Westport Road is identified as an Urban Mixed Use in this location.

## Approval Process



### Overview

The applicant seeks approval of a rezoning from District R-5 (Residential) to District B3-2 (Community Business) on about 0.3 acres of an approximately 0.9 acre campus to allow for the expansion of an existing day care facility generally located at the northwest corner of Westport Road and Bell Street.

### Existing Conditions

The subject site is currently 3 unplatted parcels with an existing church, daycare facility across 2 buildings and a playground. There are two points of vehicular access on Bell Street and Genessee Street. There are pedestrian access points on all street facing sides of the lot, Bell Street, Westport Road and Genessee Street.

### Neighborhood(s)

This site is located within the Volker Neighborhood Association and Midtown KC Now.

### Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on April 22, 2026. A meeting summary is attached; see Attachment #1.

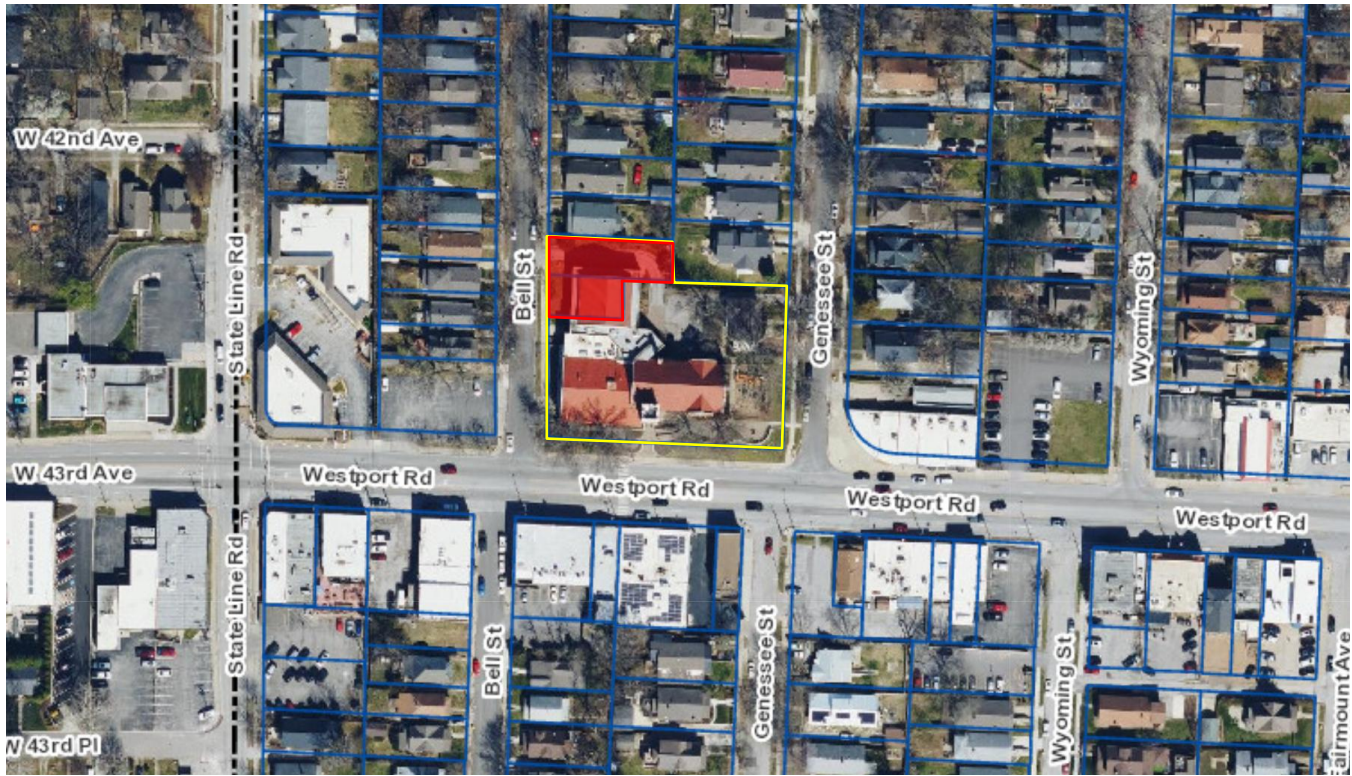
### Project Timeline

The application was filed on February 16, 2026. Scheduling deviations have occurred due to rescheduling of the public engagement meeting.

### Professional Staff Recommendation

Docket #5 Approval

## VICINITY MAP



**Yellow** - Site Boundary

**Red** - Rezoning Boundary

## PLAN REVIEW

The applicant is requesting to rezone approximately 0.3 acres from District R-5 to District B3-2. The subject site is made up of three unplatted parcels. As part of the rezoning request, staff required a lot consolidation for all three lots, which has been completed and recorded with the county. This rezoning request does not require an accompanying development plan, special use permit, or area plan amendment. Approval of the rezoning would allow the applicant to expand on the existing use of a day care center. The subject site already has a day care center but would like to expand to exceed the allowed number in a R-1.5 Zoning District. A B3-2 Zoning District would allow for Day Care Center with 21+ enrollees.

## SPECIFIC REVIEW CRITERIA

### Rezonings, 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 Midtown/Plaza Area Plan recommends Mixed Use Neighborhood land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

“This rezoning brings the entirety of the Immanuel Evangelical Lutheran under one zoning. Though the applicant did not provide a plan, they have stated their intent to operate a day care along with the church, which would be in line with the Midtown/Plaza Area Plan’s future land use neighborhood-serving mixed-use. A circulation plan demonstrating pick-up/drop-off for the daycare would help analyze mobility impacts but is not necessary for a rezoning without a plan.” – Luke Ranker, 4<sup>th</sup> District Planner, Community Planning Division

**B. Zoning and use of nearby property.**

Nearby properties to the east, west, and north are split zoned with R-5 and B3-2. Properties abutting Westport Road, to the south are zoned B3-2. Everything north of the abutting properties are zoned R-5.

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

Properties to east, west, north of the subject site, and north of properties abutting Westport Road, consist almost exclusively of single-family housing with the exception of duplexes. Properties along Westport Road consist of light commercial uses and institutional uses.

**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 property 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 subject site has currently been operating as a day care facility and would like to expand operations. Under the R-5 Zoning District, the property owner cannot exceed 21 enrollees. With the large amount of residential surrounding the area, it could serve the citizens looking for childcare. The property owner will need to ensure that it does not disturb the surrounding residential properties in terms of hours of operations, drop-off, pick-up, and noise.

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

The subject site is currently operating as a day care facility and church.

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

The rezoning is not expected to detrimentally affect nearby properties as this site is currently operating as a day care and church. The applicant will need to ensure that the expansion includes operating characteristics that 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 not allow for the expansion of the day care facility and the applicant would be subject to keep the number of enrollees to less than 21.


**ATTACHMENTS**

1. Public Engagement Materials
2. KC Spirit Alignment

**PROFESSIONAL STAFF RECOMMENDATION**

**City staff recommends APPROVAL.**

Respectfully submitted,



Justin Smith

Planner



# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

# Meeting Sign-In Sheet

Project Name and Address

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Name	Address	Phone	Email
Caroline	Bell Street		

KC Spirit Playbook Alignment: **Not Applicable for Rezoning Without a Plan**

Midtown/Plaza Area Plan Alignment: **Medium**

Staff Comments:

This rezoning brings the entirety of the Immanuel Evangelical Lutheran under one zoning. Though the applicant did not provide a plan, they have stated their intent to operate a daycare along with the church, which would be in line with the Midtown/Plaza Area Plan's future land use neighborhood-serving mixed-use. A circulation plan demonstrating pick-up/drop-off for the daycare would help analyze mobility impacts but is not necessary for a rezoning without a plan.