Docket Item #9

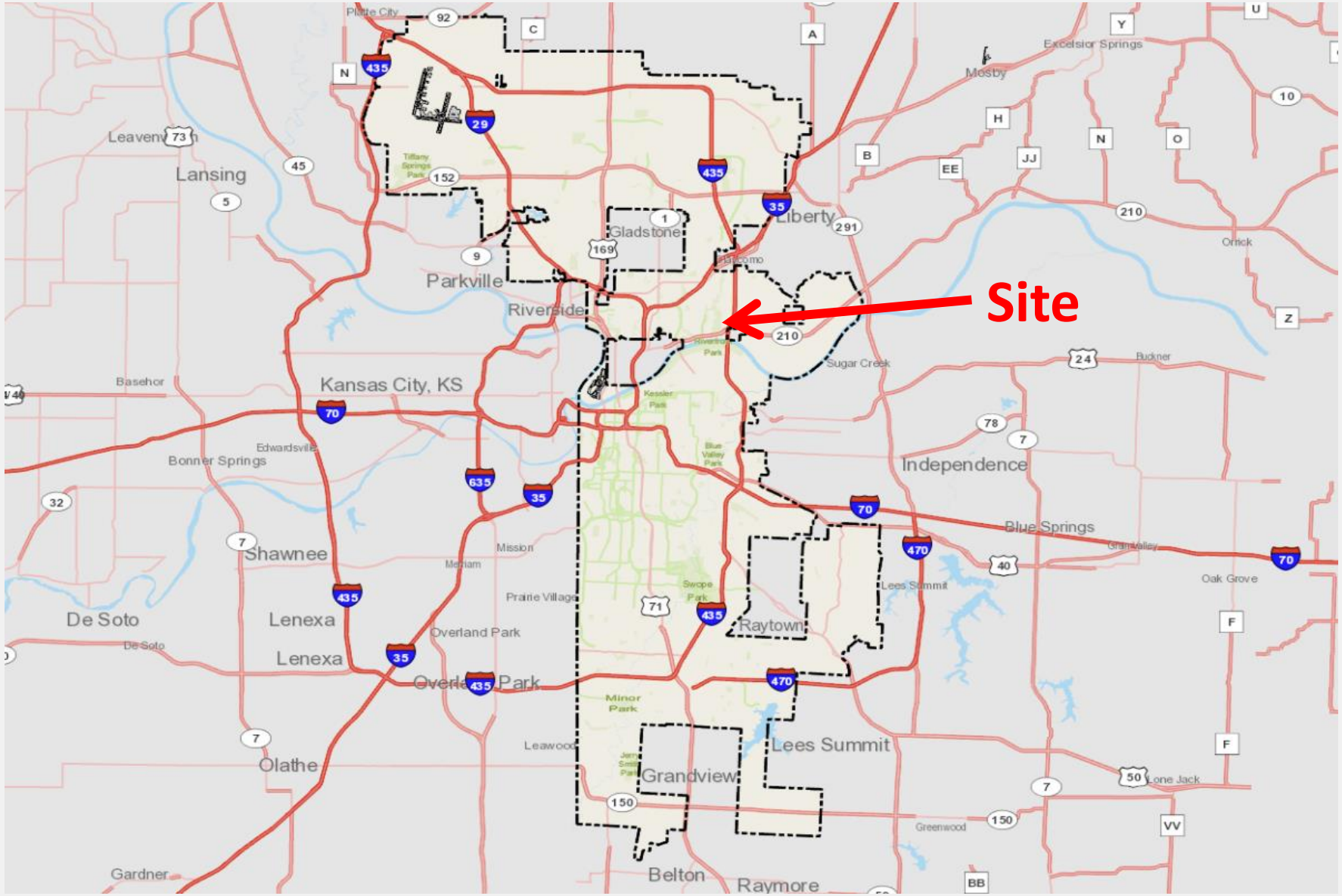
Rezoning to UR: Lineage Data Solutions

CD-CPC-2025-00039

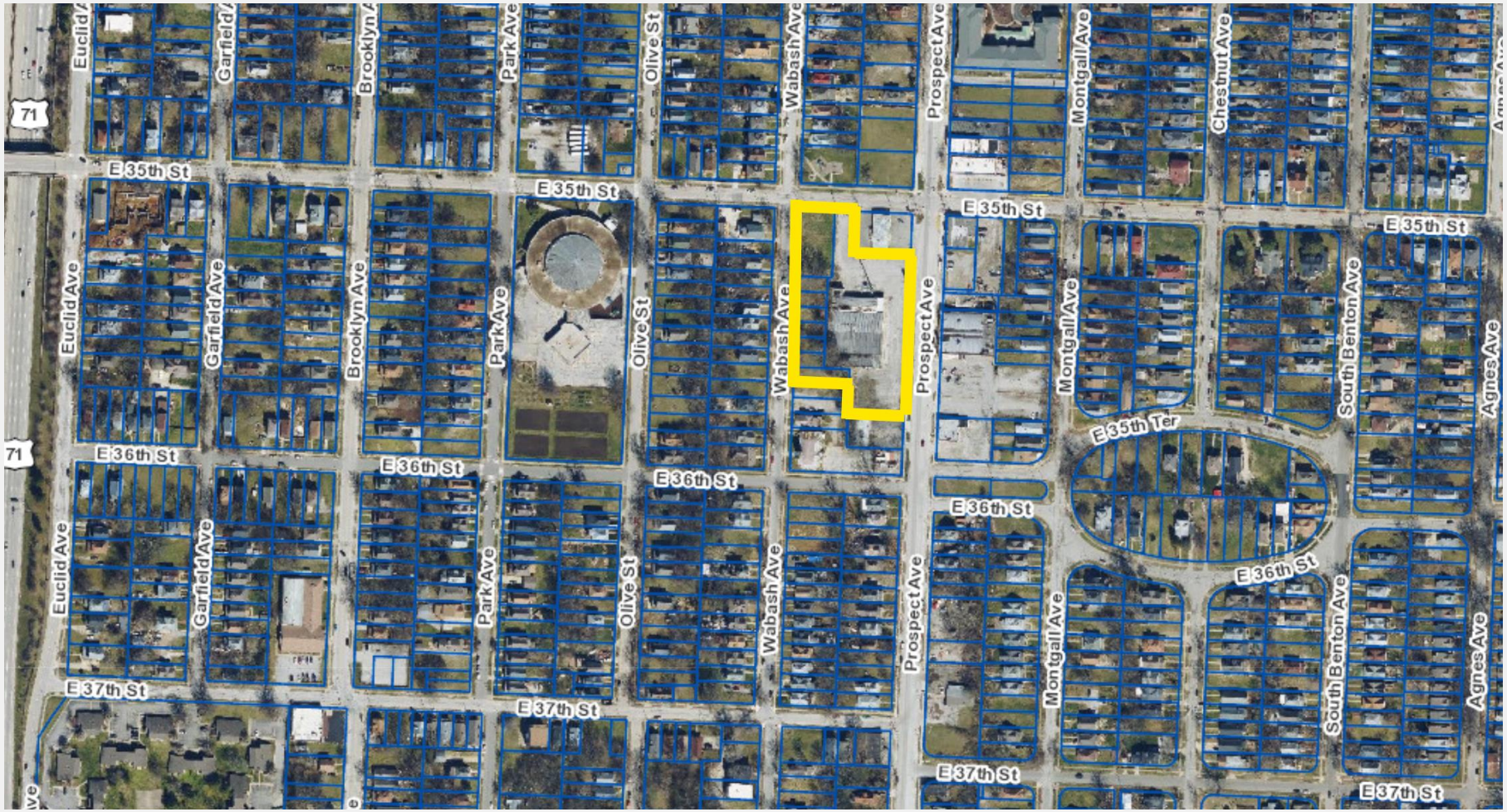
June 4, 2025

City Plan Commission

Location

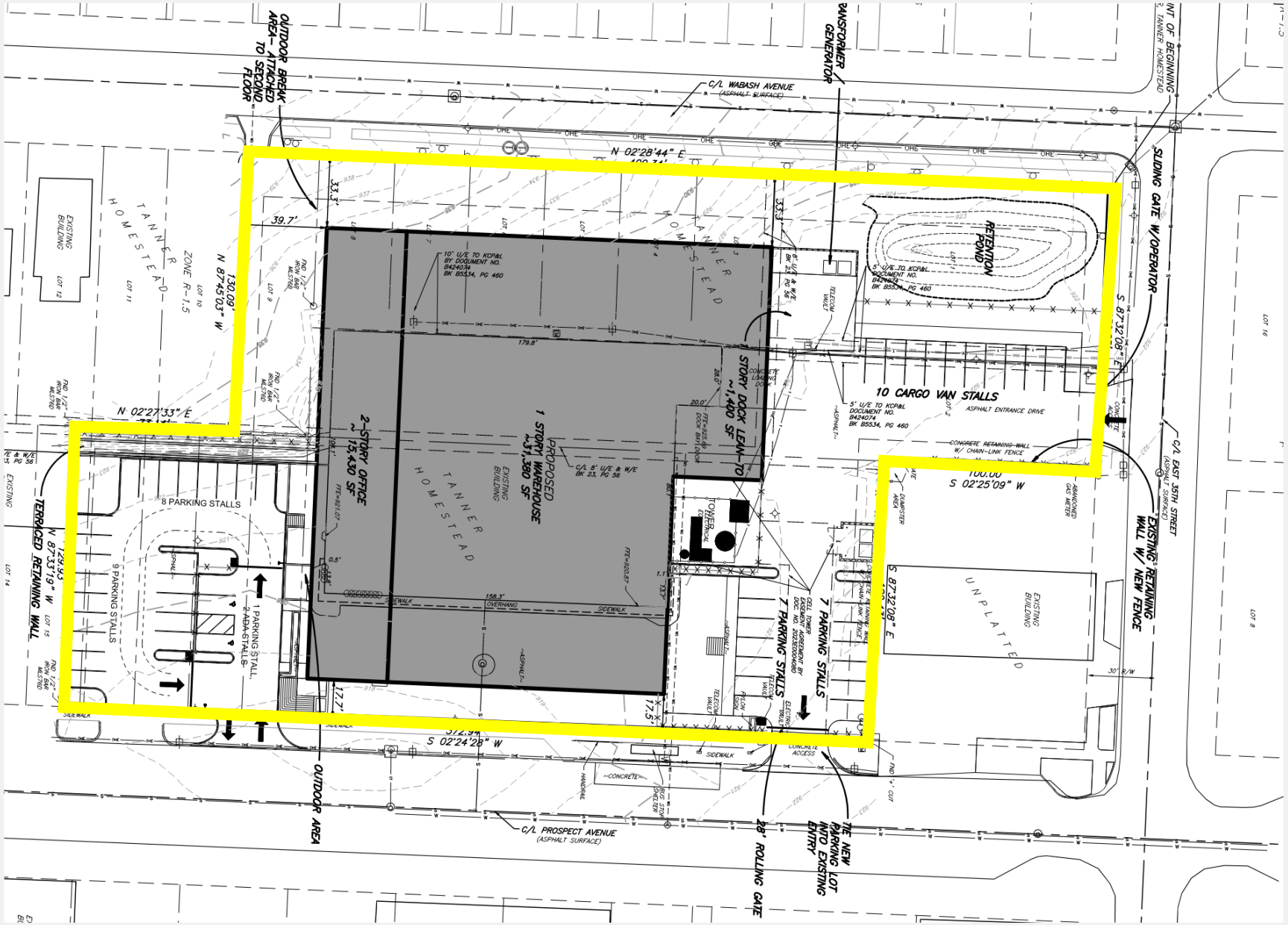

Site
Kansas City, KS
Parkville
Riverside
Gladstone
Liberty
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Belton
Raymore
Overland Park
Lenexa
Olathe
Shawnee
De Soto
Bonner Springs
Basehor
Lansing
Leavenworth
Platte City
Excelsior Springs
Mosby
Orrick
Sugar Creek
Buckner
Oak Grove
Lone Jack
Greenwood
Leawood
Prairie Village
Mission
Merriam
Edwardsville
Gardner

Location


71
E 35th St
E 36th St
E 37th St
Euclid Ave
Garfield Ave
Brooklyn Ave
Park Ave
Olive St
Wabash Ave
Prospect Ave
Montgall Ave
Chestnut Ave
South Benton Ave
Agnes Ave
E 35th Ter

Site Plan

N


C/L WABASH AVENUE
(ASPHALT SURFACE)
OUTDOOR BREAK AREA - ATTACHED TO SECOND FLOOR
TRANSFORMER GENERATOR
N 02°28'44" E
SLIDING GATE W/OPERATOR
RETENTION POND
10 CARGO VAN STALLS
ASPHALT ENTRANCE DRIVE
CONCRETE RETAINING WALL W/ CHAIN-LINK FENCE
S 87°32'08" E
S 02°25'09" W
EXISTING RETAINING WALL W/ NEW FENCE
C/L EAST 35TH STREET
(ASPHALT SURFACE)
PROPOSED 1 STORY WAREHOUSE ~31,380 SF
1 STORY DOCK LEAN-TO ~1,400 SF
2 STORY OFFICE ~15,430 SF
EXISTING BUILDING
TANNER HOMESTEAD
ZONE R-1.5
N 87°45'03" W
130.09'
N 02°27'33" E
8 PARKING STALLS
9 PARKING STALLS
1 PARKING STALL
2 ADA STALLS
7 PARKING STALLS
UNPLATTED
TERRACED RETAINING WALL
N 87°33'19" W
S 02°24'28" W
OUTDOOR AREA
C/L PROSPECT AVENUE
(ASPHALT SURFACE)
28' ROLLING GATE
THE NEW PARKING LOT INTO EXISTING ENTRY

Site Data

- Rezoning from B3-2 and R-1.5 to District UR (Urban Redevelopment)
- Proposed warehouse and distribution center
- Demolition of existing structure (Former Safeway Grocery Store)
- 31,380 SF Building Proposed
- Materials include architectural precast panels, include decorative metal panels, Glass and spandrel panels
- 49 Parking Spaces provided on site

Prospect Overlay

- Application submitted prior to adoption of Prospect Overlay
  - Overlay requirements are not applicable- proposed structure would not be in compliance with overlay
  - Any major amendment to UR Plan would necessitate compliance with overlay

- Site identified as an Urban Neighborhood Node
- Node encourages neighborhood serving commercial uses such as retail, small office, and institutional uses, including artisanal manufacturing.

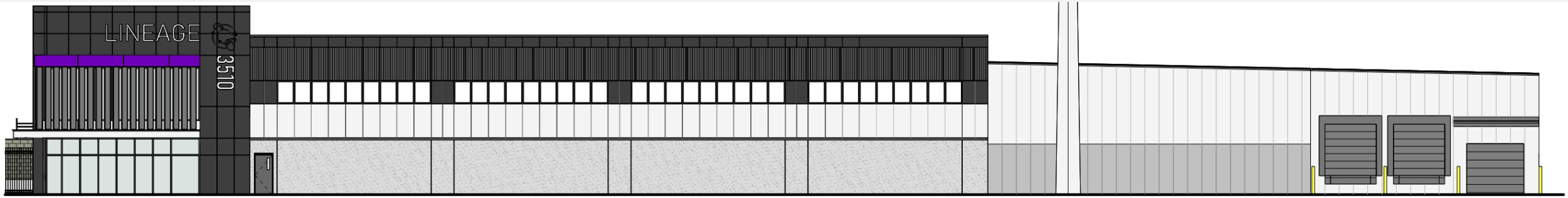
Staff Requests Addressed

- Additional landscaping provided along street frontages
- Direct path from Prospect to front door provided
  - ADA ramp is located from parking lot
- Gate along Prospect provides screening of loading docks
  - Mostly solid with minimal transparency

Staff Requests Not Addressed

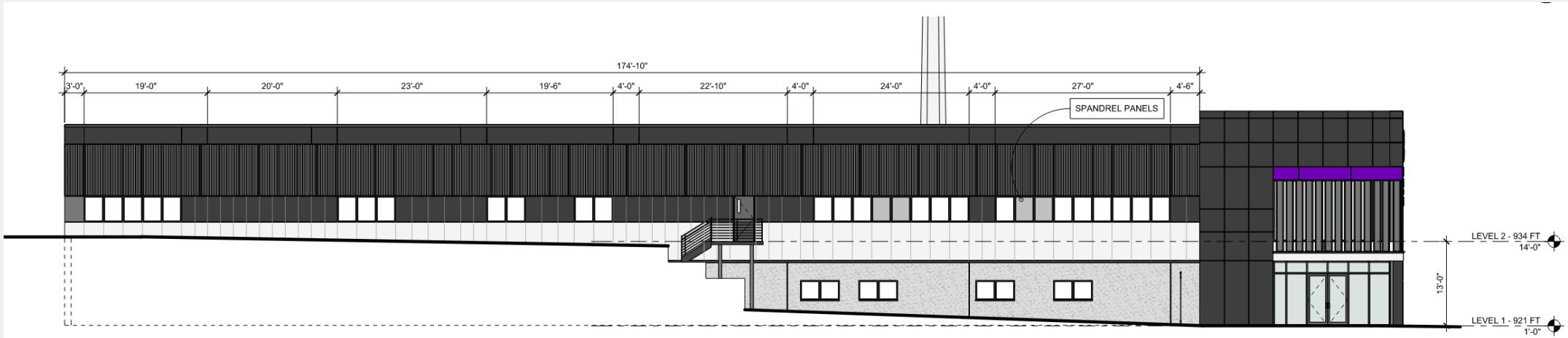
- Break up the articulation of the façade with art and ground floor windows- additional second story buildings were provided
- Front Door turned to face Prospect Avenue
- Reduction of Parking Due to Prospect MAX location adjacent to property
- Compatibility of materials with adjacent buildings proposed and under construction- brick, transparency, and material colors

Elevations



Facing Prospect

EAST ELEVATION
1" = 10'-0"
A

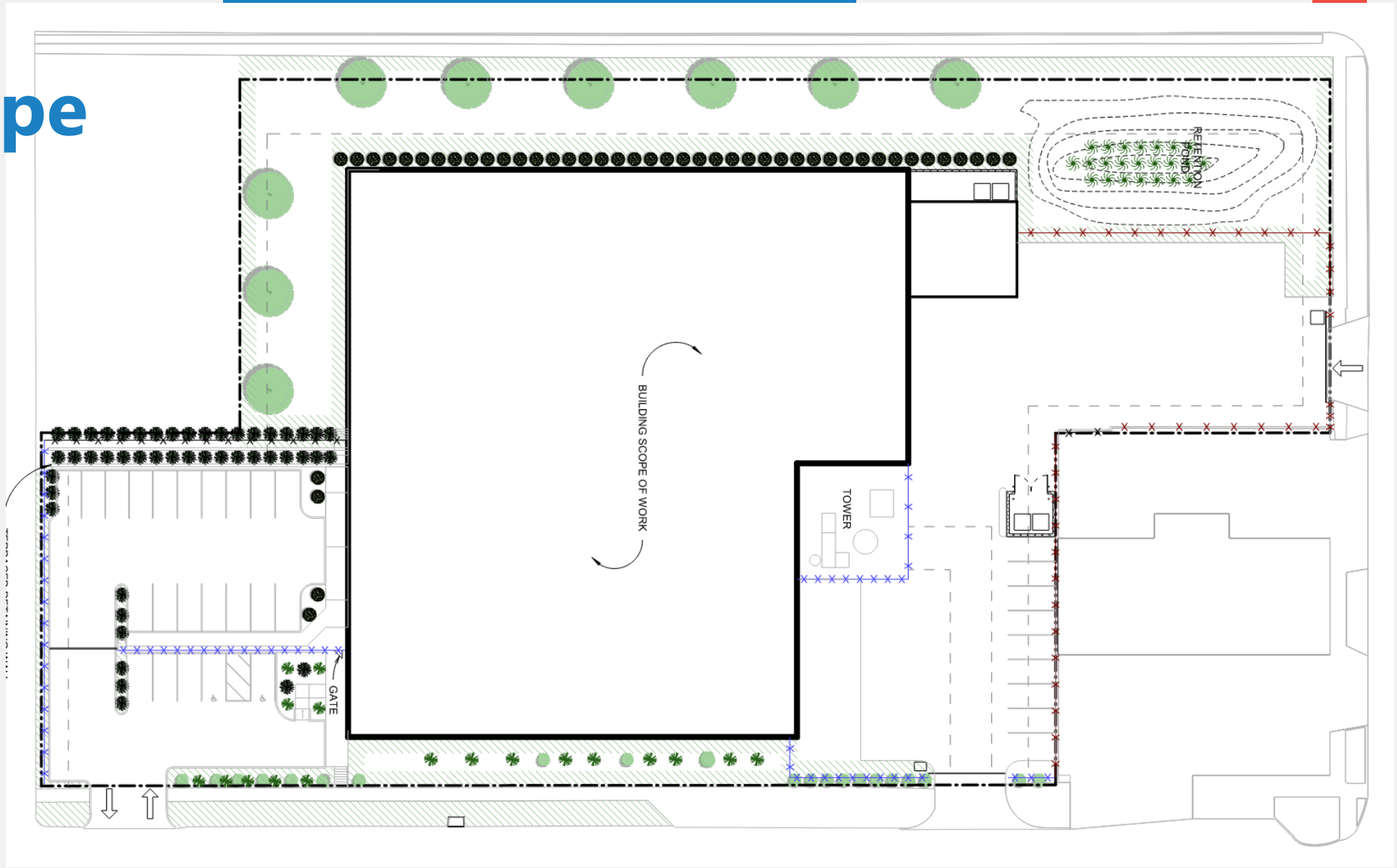


SOUTH ELEVATION
1" = 10'-0"
B

Elevations

Landscape Plan

N



Elevations

Staff Recommendation Docket Item #9

Case No. CD-CPC-2025-00039

Approval with Conditions

Rezoning to UR with Plan: Lineage Data Solutions