



City Plan Commission Minutes

Hearing Date: March 18, 2026

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: C1

CLD-FnPlat-2026-00004 A request to approve a Final Plat for Cadence Fifth Plat in District R-7.5 (Residential) on about 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, allowing for the creation of 58 lots and 2 tracts for the purposes of a residential development.

Applicant: Nelson Willoughby of Olsson

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated this was a consent item and staff is recommending continuance without fee to April 1, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 1, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Arkin
Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell
Voting Nay: None
Abstaining: None

Docket Item: 1

CD-CPC-2025-00111 A request to approve a deannexation (detachment) of approximately 4.5 acres, zoned R-80, generally located at the northwest corner of NE 104th Street and N. Church Road from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Liberty, Missouri.

Applicant: Anthony Belcher

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval without conditions. The applicants Anthony Belcher and Pastor Mike Kern appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell
Voting Nay: None
Abstaining: None

Docket Item: 2

CD-CPC-2021-00242 A request to approve an extension of the approval time period for a development plan, by one year on about 4 acres generally located at the southeast corner of northeast 42nd Street and north Antioch.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval without conditions. The applicant Patricia Jensen appeared and spoke about her requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 3.1

CD-CPC-2025-00174 A request to approve an amendment to the Country Club/Waldo Area Plan from Office/Residential to Mixed Use Community on about 1.3 acres generally located at 7953 State Line Road.

Applicant: Adam Bendrick of Kimley-Horn

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval without conditions. The applicants Patricia Jensen, Paul Clause and Arrin Tieben appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 3.2

CD-CPC-2025-00167 A request to approve a rezoning from districts B1-1, B3-2, and R-0.5 to district B2-2 on about 1.3 acres generally located at 7953 State Line Road.

Applicant: Adam Bendrick of Kimley-Horn

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval without conditions. The applicants Patricia Jensen, Paul Clause and Arrin Tieben appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 3.3

CD-SUP-2025-00040 A request to approve a special use permit for the expansion of a drive-through facility adjacent to an established parkway in proposed district B2-2 on about 1.3 acres generally located at 7953 State Line Road.

Applicant: Adam Bendrick of Kimley-Horn

Commissioners Present: Arkin; Crawl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicants Patricia Jensen, Paul Clause and Arrin Tieben appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crawl; Enders; Hasek; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2026-00013 A request to approve a development plan for commercial space and residential units in district DC-15 on about 0.44 acres generally located at 1044 Main Street and 1031 Baltimore Avenue.

Applicant: Annie Rouse

Commissioners Present: Arkin; Crawl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicants Annie Rouse and Tyler Asby appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crawl; Enders; Hasek; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-SUP-2026-00003 A request to approve a Special Use Permit for a transfer station in M3-1 (Manufacturing 3-1) on about 7.8 acres generally located at 6611 E US 40 Highway.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Arkin; Crawl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced and presented the case and stated that the staff is recommending approval with conditions. The applicants Adam Carlson, Kevin Delany, and John McConnell appeared and spoke about their requests. For public testimony appeared David Haul who spoke about his traffic concerns. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crawl; Enders; Hasek; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-CPC-2026-00005 A request to approve a rezoning from District R-6 (Residential) to B1-1 (Commercial) on about 1 acre generally located at the northwest corner of North Cleveland Avenue and Northeast Winn Road.

Applicant: Ary Hama-Amin

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced and presented the case on behalf of Matthew Barnes and stated that the staff is recommending approval. The applicants Alina and Ary Hama-Amin appeared and spoke about their requests. For public testimony appeared Jaz Hayes who was in support. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-MISC-2025-00004 A request to approve the KCI Area Plan generally located in the area bounded by City Limits of Kansas City, MO (north), City Limits to Amity and then along HWY 152 (south), Platte/Clay County boundary (east), City Limits of Kansas City, MO (west), and excluding the Village of Ferrelview (generally located north of NW Cookingham Drive, east of N Shannon Avenue, west of NW Skyview Avenue, and south of NW 128th Street).

Applicant:

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance without fee to April 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 15, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2026-00009 A request to approve a major amendment to Antioch Crossing to change permitted uses in district UR on about 42 acres generally located at the northwest corner of NE Vivion Road and N Chouteau Trafficway.

Applicant: Jacob Hodson of Olsson

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance without fee to April 1, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 1, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-SUP-2026-00008 A request to approve a special use permit for Parking, Accessory on about 1.86 acres generally located on W 43rd Street immediately west of Mill Creek Park and Broadway Boulevard, specifically located at 220 W 43rd Street at the Embassy Suites location.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance without fee to April 1, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 1, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell
Voting Nay: None
Abstaining: None

Docket Item: 10

CD-CPC-2026-00011 A request to approve a rezoning from District R-1.5 (Residential) to District R-0.5 (Residential) on about 0.15 acres generally located at 3112 Flora Ave.

Applicant: James Baker

Commissioners Present: Arkin; Crowl; Enders; Hasek; Murrell

Commissioners Absent: Forbes II; Lynch; Padilla

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance without fee to April 1, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 1, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Hasek; Murrell
Voting Nay: None
Abstaining: None
