



CITY PLAN COMMISSION DOCKET

Wednesday March 4, 2026 at 9:00 am

Published Friday February 27, 2026 at 9:33 am

How to Participate

1. The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details can be found at <https://kcmo.gov/cpc>
2. Any person desiring reasonable accommodation to participate in this hearing may contact the 311 Action Center at 311 or 816-513-1313 or for TTY 816-513-1889 or by email at actioncenter@kcmo.org
3. Additional case information is provided by clicking the case no. link below.
4. Individuals wishing to testify may testify in writing by emailing publicengagement@kcmo.org at least 24 hours prior to the start of the hearing or testify orally either virtually via Zoom or in-person in the Council Chamber. Those providing oral testimony will be limited to 2 minutes unless speaking for an organization in which case you will be limited to 5 minutes. In either case, you must state your name, address, and organization (if representing one) for the record prior to beginning testimony.

Other Matters

1. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
2. There may be general discussion regarding current City Plan Commission issues.
3. The City Plan Commission will hold a morning session beginning at 9:00am, and if necessary, an afternoon session beginning at 1:00pm. The commission will take one fifteen-minute recess per session.
4. The City Plan Commission will recess for lunch between the morning and afternoon sessions if, and only if, an afternoon session is required to complete the docket. The Chair will announce no later than 11am whether an afternoon session will be necessary, and the Commission will recess following the conclusion of the last case that begins prior to 12:00pm or 12:30pm, whichever occurs first. In all cases, the afternoon session will begin at 1pm unless a different time is announced by the Chair prior to recessing for lunch.

Consent Docket

Items on the consent docket may be acted upon with one motion and vote unless an item is removed from the docket. Such items will be acted upon with a separate action and vote. The City Plan Commission's vote on consent docket items is final (no further action is required).

C1 Case No CLD-FnPlat-2026-00002 - Northland Christian Education System Final Plat - A request to approve a Final Plat in District R-7.5 (Residential) on about 33 acres generally located at the southeast corner of Northwest 107th Street and North Trailblazer Drive, creating one lot for the purpose of a school. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Shawn Duke - Snyder & Associates, Inc.

C2 Case No CLD-FnPlat-2026-00001 - Cadence - Fourth Plat - A request to approve a Final Plat in District R-7.5 (Residential) on about 20 acres generally located at the northeast corner of Northwest 104th Street and North Liberty Street, creating 54 lots and 4 tracts for the purposes of a residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - Olsson

Regular Docket

Items on the regular docket may reflect companion cases (i.e. multiple cases for one project). In this scenario, the item number will be followed by a decimal and another number (i.e. 1.1, 1.2 and so on). The commission may act upon companion cases with one motion and one vote or do so separately. A public hearing will be offered for each item on regular docket.

1 Case No CD-CPC-2026-00003 - Leonard Smith Hall Historic Overlay - A request to approve a Historic Overlay designation for Leonard Smith Hall to the Kansas City Register of Historic Places (H/O Overlay) on about 0.16 acres immediately adjacent to Independence Boulevard between The Paseo and Maple Boulevard. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Jonathan Cokely

2 Case No CD-CPC-2026-00002 - Dillons 155 - A request to approve a rezoning from a lapsed district MPD and B2-2 to district MPD with preliminary development plan, also serving as a preliminary plat, to allow the construction of a grocery store (food and beverage retail sales) and gasoline and fuel sales on about 12 acres generally located at the northeast corner of N Oak Trafficway and NE Shoal Creek Parkway. (Genevieve Kohn-Smith)

Staff Recommendation: DENIAL

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

3 Case No CD-CPC-2025-00204 - Brighton Creek Crossing Major Amendment - A request to approve a major amendment to a previously approved development plan to allow for a multi-unit building in district B3-2 on about 4 acres generally located at the northwest corner of Northeast 80th Terrace and North Denver Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lance Scott - Cook, Flatt & Strobel Engineers, P.A.

4 Case No CD-CPC-2026-00008 - ABC/Anderson Apartments - A request to approve a mixed use development plan on about 0.44 acres generally located 140 feet south of W Linwood Boulevard on the west side of Main Street, specifically located at 3244 Main Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tyler Asby - Exact Architects

5 Case No CD-CPC-2026-00006 - Tilden Station Major Amendment - A request to approve a major amendment to a previously approved UR plan for Lot 2 on about 2.42 acres generally located at the southeast corner of E 135th Street and Wornall Road. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Alexandra Bojarski-Stauffer - Emerald Hive Design

6 Case No CD-SUP-2025-00042 - Hale Cook Elementary Expansion - A request to approve a special use permit for expansion of a school use in district R-6 on about 3.89 acres generally located at 7302 Pennsylvania. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrew Egbert - SK Design Group

7 Case No CD-SUP-2026-00006 - Outdoor Storage - Metro North Crossing - A request to approve a special use permit to allow temporary outdoor storage in district UR on about 0.95 acres generally located at 8721 N Summit Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

8 Case No CD-SUP-2026-00002 - Meetinghouse on N Woodland - A request to approve a Special Use Permit acting as a Preliminary Plat for a religious assembly and community center in an R-80 zoning district on about 10.34 acres generally located at 12181 N Woodland Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Mark Henrichs - Continental Consulting Engineers

9 Case No CD-CPC-2026-00012 - Amending Section 88-370 regarding temporary special event signage - Amending Section 88-370 regarding Special Event building signage and projected image signs and amending Section 88-810 to add a new definition for Projected Image Sign. (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

10 Case No CD-CPC-2025-00194 - Gary Crossley Ford Parking Expansion - A request to approve a major amendment to a previously approved development plan to expand an auto dealership use in district B4-1 on about 5.28 acres generally located at 9131 NE 81st Street. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 18, 2026

Applicant: Joseph Buchheit - Kimley Horn

11 Case No CD-CPC-2026-00009 - Antioch Crossing Major Amendment - 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. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 18, 2026

Applicant: Jacob Hodson - Olsson

12 Case No CD-SUP-2026-00004 - Park Hill School District Mod Classrooms - A request to approve a renewal of a special use permit to allow the continued temporary use of two modular buildings in district R-6 and R-80 on about 94 acres generally located at the southwest corner of NW Barry Road and N Congress Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 01, 2026

Applicant: Ryan Walters - Hollis + Miller Architects

13.1 Case No CD-CPC-2025-00174 - Culver's on State Line Rd - 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. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 18, 2026

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

13.2 Case No CD-CPC-2025-00167 - Culver's on State Line Rd - 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. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 18, 2026

Applicant: Christopher McGuire

13.3 Case No CD-SUP-2025-00040 - Culver's on State Line Rd - 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. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 18, 2026

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

14 Case No CD-CPC-2025-00175 - Onyx Event Venue - A request to approve a major amendment in District UR (Urban Redevelopment) to allow for an event space on about 9 acres generally located on the northeast corner of East 63rd Street and Bushman Drive. (Justin Smith)

Staff Recommendation: CONTINUANCE WITH FEE TO MAY 06, 2026

Applicant: Thomas Eatman - Builders By Design, LLC

15 Case No CD-SUP-2025-00039 - Quick Stop Motors - A request to approve a special use permit to allow for Used Vehicular Sales in district B3-2 on about 0.6 acres generally located at southeast corner of East Bannister Road and Holmes Road. (Justin Smith)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

16 Case No CD-SUP-2026-00003 - Mark II Transfer Station Special Use Permit - 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. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 18, 2026

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

17 Case No CD-CPC-2026-00005 - Winn Road Rezoning - 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. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 18, 2026

Applicant: Ary Hama-Amin

18 Case No CD-SUP-2025-00045 - Besong Event Center - A request to approve a special use permit in an Urban Transit Corridor within the Prospect Corridor Overlay to allow for an event center on about 0.7 acres generally located at the southeast corner of Euclid Avenue and East 12th Street. (Justin Smith)

Staff Recommendation: DISMISSAL

Applicant: Philip-Thevenet Besong