



CITY PLAN COMMISSION DOCKET

Wednesday August 19, 2026 at 9:00 am

Published Thursday August 13, 2026 at 2:56 pm

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.

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-SUP-2026-00039 - American Red Cross Blood Center - A request to approve a Special Use Permit to site a blood/plasma center within an existing commercial strip mall on about 14.5 acres generally located at 8600 N Boardwalk Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Douglas Stone - LEWIS RICE

2 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: APPROVAL WITH CONDITIONS

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

3 Case No CD-CPC-2026-00104 - Abner Building Rezoning - A request to approve a rezoning from District M3-5 (Manufacturing) to District DX-10 (Downtown Mixed-Use) on about 0.25 acres generally located on West 11th Street, between Liberty Street and Hickory Street. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Samuel De Jong - De Jong Architecture Development

4 Case No CD-CPC-2026-00094 - Dillons Food Stores Twin Creeks - A request to approve a Major Amendment in District MPD (Master Planned Development) on about 14 acres generally located at the southwest corner of Tiffany Springs Road and North Platte Purchase Drive, allowing for the addition of a grocery store. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

5 Case No CD-ROW-2026-00006 - Black Box Theatre Vacation - A request to approve a vacation of public right-of-way in District M3-5 (manufacturing) on about 62,506 square feet generally located at the southwest corner of Forester Via and Union Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 02, 2026

Applicant: Dominic Baldin

6 Case No CD-CPC-2026-00098 - Kansas City Composting & Tree Recycling Facility Development Plan - A request to approve a non-residential development plan for a composting and tree recycling facility in an M3-5 zoning district on about 37.73 acres generally located at 9001 Troost Ave. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Zachary Person - SCS Engineers

7 Case No CD-CPC-2026-00093 - Belmont Apartments UR Rezoning - A request to approve a rezoning from UR to UR for the re-development of an existing 6-story apartment building on about 1.684 acres generally located at 911 E Linwood Blvd. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 02, 2026

Applicant: Jon Klocke - SWD Architects

8 Case No CD-CPC-2026-00121 - Children's Mercy Campus MPD Correction - A request to approve a rezoning from district MPD (Master Planned Development) to district R-0.5 on about 7.196 acres generally located at the northeast corner of 23rd and Locust St (2201 Gillham Rd), the northwest corner of 24th and Holmes St (2310 Holmes St), and the west side of Holmes St between 24th St and 25th St (685 E 24th St and 650 E 25th St). (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 02, 2026

Applicant:

9 Case No CD-CPC-2026-00057 - Uhaul Ubox - A request to approve a major amendment to a previously approved development plan in District B4-5 (Heavy Business/Commercial) to allow for the expansion of a self-storage facility on about 6.7 acres generally located at northwest corner of Northwest Prairie View Road and Northwest Donovan Drive. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 16, 2026

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