



City Plan Commission Minutes

Hearing Date: 5/20/2026

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

Docket Item C1

CD-CPC-2026-00052 A request to approve a Project Plan in District R-7.5 (Residential) on about 1 acre generally located at the southeast corner of North Mulberry Street and North Hickory Street, allowing for the landscaping of two private open space tracts

Applicant Jacob Hodson of Olsson

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Larisa Chambi introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 1

CD-CPC-2026-00048 A request to approve a rezoning from district M1-5 to district KCIA on about 587 acres generally located between Lou Holland Drive and N Broadway Freeway.

Applicant Mike Waller of Kansas City Aviation Department

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Larisa Chambi introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending approval without conditions. The applicant Mike Waller appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 2.1

CD-CPC-2026-00038 A request to approve a rezoning from District R-80 to District R-7.5 on about 87 acres generally located at southeast corner of Northeast Staley Road and Northeast Shoal Creek Parkway.

Applicant Lindsay Vogt of RL Buford

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Larisa Chambi introduced the case; Matthew Barnes presented the case and stated that staff is recommending approval without conditions. The applicant Michael Heitsman appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 2.2

CD-CPC-2026-00037 A request to approve a development plan, also serving as a preliminary plat, in District R-80 to allow for a residential development on about 87 acres generally located at southeast corner of Northeast Staley Road and Northeast Shoal Creek Parkway.

Applicant Lindsay Vogt of RL Buford

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Larisa Chambi introduced the case; Matthew Barnes presented the case and stated that staff is recommending approval with conditions. The applicant Michael Heitsman appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, adding condition that states "prior to recording the final plat, the developer shall secure approval of the project plan from City Plan Commission for each private open space tract."

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 3

CD-CPC-2026-00042 A request to approve a development plan acting as a preliminary plat to permit more than one primary structure on the same lot in an R-80 zoning district on about 19.7 acres generally located at 11611 Blue River road.

Applicant Lane Edson of NSPJ Architects

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Larisa Chambi introduced the case; Connor Tomlin presented the case on behalf of Stephanie Saldari and stated that staff is recommending approval with conditions. The applicant Lane Edson appeared and spoke about his 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: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 4

CD-ROW-2025-00039 A request to approve a vacation of right-of-way in District R-80 (Residential) on about 72,000 square feet generally located north of Bannister Road, between Noland Road and Valley Garden Drive.

Applicant Adam Murry of Engineering Solutions

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Larisa Chambi introduced the case and presented the case on behalf of Justin Smith and stated that staff is recommending approval without conditions. The applicant Adam Murry appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 5

CD-SUP-2026-00020 A request to approve a Special Use Permit for a Gasoline and Fuel Sales establishment in an M1-5 zoning district on about 0.314 acres generally located at 840 N Montgall Avenue.

Applicant DANA BLAY of DBL ARCHITECTURE + INC

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Larisa Chambi introduced the case; Alec Gustafson presented the case and stated that staff is recommending approval with conditions. The applicant Dana Blay appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and continued it to June 17, 2026, with the intention to address lighting spillover, the proximity between the new building and the existing building to the south and the alcoves created in the original design.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 6.1

CD-CPC-2026-00041 A request to approve an amendment to the Greater Downtown Area Plan from Residential Low Density to Residential High Density for a multi-unit residential building on about 0.147 acres generally located at 2922 Summit St.

Applicant Thong Thai of B+A Architecture

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance without fee to June 3, 2026. No one appeared for public testimony. Commissioners approved to continue the case to June 3, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 6.2

CD-CPC-2026-00039 A request to approve a rezoning without plan from R-6 to R-1.5 for a multi-unit residential building on about 0.147 generally located at 2922 Summit Street.

Applicant Thong Thai of B+A Architecture

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance without fee to June 3, 2026. No one appeared for public testimony. Commissioners approved to continue the case to June 3, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 7

CD-CPC-2026-00056 Amending Section 88-445-09 and Section 88-445-11 expanding eligibility regarding Council Approved Signage Plans.

Applicant Councilwoman Bough of Office of Councilwoman Bough

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance without fee to June 17, 2026. No one appeared for public testimony. Commissioners approved to continue the case to June 17, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 8.1

CD-CPC-2026-00029 A request to approve an amendment to the KCI Area Plan from Residential Low Density to Commercial on about 23 acres generally located at 12220 NW Skyview Avenue.

Applicant Sam Malinowsky of SM Engineering

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance with fee to July 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to July 15, 2026 with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 8.2

CD-CPC-2026-00028 A request to approve a rezoning from district AG-R to B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue.

Applicant Sam Malinowsky of SM Engineering

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance with fee to July 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to July 15, 2026 with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 8.3

CD-CPC-2026-00027 A request to approve a non-residential development plan to allow a variety of uses and multiple buildings on one lot in proposed district B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue.

Applicant Sam Malinowsky of SM Engineering

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance with fee to July 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to July 15, 2026 with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None