



# CITY PLAN COMMISSION DOCKET

Wednesday March 19, 2025 at 9:00 am

Published Friday March 14, 2025 at 10:01 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](mailto: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](mailto: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-2025-00003 - Marketplace 152 Lot 4 Final Plat** - A request to approve a Final Plat in District B3-2 (Commercial) on about 1 acre generally located at the northwest corner North Indiana Avenue and Missouri State Route 152, allowing for the creation of one (1) lot for the purposes of a commercial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

**C2 Case No CLD-FnPlat-2024-00030 - State Line Station- Unit 4 Final Plat** - A request to approve a Final Plat in District M1-5 (Manufacturing) on about 8.6 acres generally located on the west side of Missouri Highway 150 approximately 450 feet south of W 138th Terrace allowing for the creation of one (1) lot and one (1) tract for the purposes of creating a commercial lot. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniela Molina

**C3 Case No CLD-FnPlat-2024-00028 - Skyview Residential First Plat** - A request to approve a Final Plat in District MPD (Master Planned Development) on about 25 acres generally located on the east side of Northwest Skyview Avenue approximately 800 feet north of Northwest 108th Street allowing for the creation of 102 residential lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Morgan Stahl - Kimley-Horn

**C4 Case No CLD-FnPlat-2023-00022 - Orchards at Shoal Creek** - A request to approve a final plat in Districts B2-2 and R-6 creating thirty two mixed residential lots and two (2) tracts for a total of 409 units (single family, duplexes, fourplexes and multiunit apartments). on about 25.5 acres generally located at the northeast corner of NE Shoal Creek Parkway and Hwy 169. (Matthew Barnes)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITHOUT FEE

Applicant: MATTHEW SCHLICHT - MIDWEST ENGINEERING SOLUTIONS

## 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-2024-00055 - 6000 E. Truman Rd - General Vehicle Repair** - A request to approve a special use permit for motor vehicle repair, general and light equipment sales/rentals outdoor, in District B3-2 on about .6 acres generally located at the northeast corner of E. Truman Road and White Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jimmy JIMMY CASTANON - JMEB GROUP LLC

**2 Case No CD-SUP-2025-00006 - Heartland Center for Behavioral Change** - A request to renew a previously approved special use permit for an existing for an existing halfway house and detention facility in an M1-5 zoning district on about 0.13 acres generally located at 1534 Campbell Street. (Stephanie Saldari)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Alex Reed - Lathrop GPM LLP

**3 Case No CD-CPC-2024-00178 - Brightspeed Rezoning** - A request to approve a rezoning from AG-R (Agriculture) and B3-3 (Community Business) to B3-3 in order for the zoning designation to reflect existing conditions on about 1.9 acres generally located at 9200 NW 119th Ter. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Emma Ludwig - Midwest Sign Company

**4 Case No CD-CPC-2025-00016 - RMC Brookside Emergency Care Hospital** - A request to approve a major amendment to a previously approved development plan to construct a new medical facility (hospital) on the subject site, zoned B3-2 (Community Business)/R-0.5 (Residential), on about 4.81 acres generally located at 6735 Holmes Rd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Wesley Blissard - Catalyst Design Group

**5.1 Case No CD-CPC-2025-00020 - Negro Leagues Baseball Museum & Hotel** - A request to approve a rezoning from district M1-5 to district DX-5 on about 1 acre generally located at the southwest corner of E 18th Street and The Paseo. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Matthew Ledbetter - Grayson Capital

**5.2 Case No CD-CPC-2025-00014 - Negro Leagues Baseball Museum & Hotel** - A request to approve a development plan, also serving as a preliminary plat, for museum and hotel in proposed district DX-5 on about 1 acre generally located at the southwest corner of E 18th Street and The Paseo. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matthew Ledbetter - Grayson Capital

**6.1 Case No CD-CPC-2024-00123 - Georgetown Estates Rezoning** - A request to approve an area plan amendment for the Heart of the City Area Plan from Residential Low Density to Residential Medium Density on about 1.8 acres generally located at the northeast corner of Brooklyn Ave and E 20th St. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: John DeBauche - Land Bank of Kansas City, MO

**6.2 Case No CD-CPC-2024-00104 - Georgetown Estates Rezoning** - A request to approve a rezoning from District UR (Urban Redevelopment) to R-2.5 (Residential) on about 1.8 acres generally located at the northeast corner of Brooklyn Ave and E 20th St. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: John DeBauche - Land Bank of Kansas City, MO

**7 Case No CD-CPC-2025-00013 - Lower Plaza Apartments** - A request to approve a residential development plan serving as a preliminary plat for approximately 278 units on about 1.98 acres generally located on the parcels encompassed by Broadway Boulevard on the West, West 45th Terrace on the North, Wornall Road on the East and West 46th Street on the South. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jeremy Tinkler - EPC Real Estate Group

**8.1 Case No CD-CPC-2025-00037 - Emmanuel Science and Technology Center** - A request to approve an area plan amendment of the Swope Area Plan from a future land use recommendation from residential medium-high density to mixed use community on about 1 acre generally located at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Kevin Wineinger - Focal Design Studio

**8.2 Case No CD-CPC-2025-00008 - Emmanuel Science and Technology Center** - A request to approve a rezoning from District R-2.5 (Residential) to District B1-1 (Neighborhood Business) to allow for a commercial development on about 1 acre generally located at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Kevin Wineinger - Focal Design Studio

**8.3 Case No CD-CPC-2025-00004 - Emmanuel Science and Technology Center** - A request to approve a development plan to allow for the expansion of an existing day care center campus in proposed district B1-1 and B3-2 on about 3 acres generally located at the northwest corner of the intersection of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kevin Wineinger - Focal Design Studio

**9.1 Case No CD-CPC-2025-00025 - Cookingham Development - Expansion** - A request to approve an area plan amendment to the KCIA Area Plan from Mixed Use Community to Commercial/Industrial on about 1 acre generally located at NW Cookingham Drive and Interstate 435. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

**9.2 Case No CD-CPC-2025-00024 - Cookingham Development - Expansion** - A request to approve a rezoning from district AG-R (Agricultural-Residential) to district M2-3 (Manufacturing) on about 1 acre generally located at NW Cookingham Drive and Interstate 435. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

**9.3 Case No CD-CPC-2025-00026 - Cookingham Development - Expansion** - A request to approve a non-residential development plan and preliminary plat to allow for Communications Service Establishments in districts in the proposed M2-3 zoning district on about 1 acre generally located at NW Cookingham Drive and Interstate 435. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**10 Case No CD-MISC-2025-00001** - A request to amend the Heart of the City area plan to include the Washington Wheatley community plan. The plan provides recommendations for fostering neighborhood improvements and increasing existing residents' quality of life. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

**11 Case No CD-SUP-2024-00048 - A&A Royal Auto Trim SUP** - A request to approve a Special Use Permit for Motor Vehicle Repair on the subject site on about .5 acres generally located at 3840 Warwick Blvd. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 16, 2025

Applicant: Jose Cordova - Royal Auto Trim

**12.1 Case No CD-CPC-2025-00001 - Genesis Companies Rezoning** - A request to approve a rezoning from R-1.5 (Residential) to B1-2 (Neighborhood Business) so the zoning designation reflects existing conditions on about .9 acres generally located at 4420 Madison Ave. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 02, 2025

Applicant: Omid Shahbazian - Constructify 360 LLC

**12.2 Case No CD-CPC-2025-00019 - Genesis Companies Rezoning** - A request to approve an amendment to the Midtown/Plaza Plan to change the future land use designation from Office/Residential to Mixed-Use Neighborhood on about .9 acres generally located at 4420 Madison Ave. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 02, 2025

Applicant: Omid Shahbazian - Constructify 360 LLC

**13 Case No CD-SUP-2025-00004 - Truman & Brooklyn Gas Station Expansion** - A request to approve a Special Use Permit to allow for the expansion of Gasoline and Fuel Sales establishment in District B4-5 (Commercial) on about .8 acres generally located at E. Truman Road and Brooklyn Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 02, 2025

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

**14 Case No CD-SUP-2025-00005 - Waldo Astoria** - A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a hotel on about .4 acres generally located at W 80th Terrace and Brookside Road. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 16, 2025

Applicant: George Ismert - Old Glory Development Co

**15 Case No CD-SUP-2025-00003 - Express Stop at 12th & Jackson** - A request to approve a Special Use Permit to allow for Gasoline and Fuel Sales in District M1-5 (Manufacturing) on about .7 acres generally located at E. 12th Street and Jackson Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 02, 2025

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

**16 Case No CD-CPC-2024-00193 - Costco Wholesale Major Amendment** - A request to approve a major amendment to a previously approved plan in district UR on about 13.41 acres generally located at 241 East Linwood Boulevard, between Costco and Home Depot. (Larisa Chambi)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITHOUT FEE

Applicant: Mason McGonagall - Barghausen

**17 Case No CD-CPC-2024-00179 - 9640 North Indiana Preliminary Plat** - A request to approve a preliminary plat, with deviations, in District R-80 (Residential) on about 10 acres generally located at 9640 N Indiana Avenue. (Justin Smith)

Staff Recommendation: DISMISSAL

Applicant: JOHN YOUNG - J & J SURVEY, LLC