

CITY PLAN COMMISSION DOCKET

Wednesday June 17, 2026, at 9:00 am

Published Friday June 12, 2026, at 8:40 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

The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.

There may be general discussion regarding current City Plan Commission issues.

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.

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 CD-CPC-2026-00051 - Parade Park MPD Final Plan - Lot 1 Phase 1 - (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lauren Baker - Flaherty and Collins

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-2026-00056 - Amendment to 88-445, Council Approved Signage Plan - Amending Section 88-445-09 and Section 88-445-11 expanding eligibility regarding Council Approved Signage Plans. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Councilwoman Bough - Office of Councilwoman Bough

2 Case No CD-SUP-2026-00030 - KC Zoo Education Building Expansion - A request to approve a special use permit for a building expansion in district R-2.5 on about 235.82 acres generally located at 6800 Zoo Drive. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andy Short - INTERNATIONAL ARCHITECTS ATELIER INC

3 Case No CD-SUP-2026-00027 - UMusic Hotel - A request to approve a special use permit in District DC-15 (Downtown Core) for the reuse of an officially designated historic landmark as a hotel on about 0.3 acres generally located at the northwest corner of Grand Boulevard and East 9th Street. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brian Crawford - Hoefer Welker

4 Case No CD-CPC-2026-00066 - Tractor Supply - A request to approve a development plan to allow multiple principal uses, including retail and light equipment sales/rental, on one lot in district B3-2 on about 4.5 acres generally located at 2201 NW Barry Rd. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brett Greene

5.1 Case No CD-CPC-2026-00046 - 4901 Main St Development - A request to approve an amendment to the Midtown/Plaza Area Plan from Mixed Use Neighborhood to Mixed Use Community on about 2.25 acres generally located south of E 49th Street between Main Street and Walnut Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Charles Renner - Husch Blackwell

5.2 Case No CD-CPC-2026-00045 - 4901 Main St Development - A request to approve a rezoning from district R-1.5 to district B4-5 on about 2.25 acres generally located south of E 49th Street between Main Street and Walnut Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Charles Renner - Husch Blackwell

5.3 Case No CD-CPC-2026-00044 - 4901 Main St Development - A request to approve a development plan for an entertainment venue in district B4-5 on about 2.2 acres generally located south of E 49th Street between Main Street and Walnut Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Charles Renner - Husch Blackwell

6 Case No CD-CPC-2026-00065 - Staley Corners West Rezoning - A request to approve a rezoning from District R-1.5 (Residential) to District B2-2 (Commercial) on about 0.3 acres generally located at 8699 N Bellefontaine Ave to rezone the tract to be consistent in zoning with the lot to the south. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Andrew Danner - Windfield Real Estate

7 Case No CD-CPC-2026-00064 - 11530 NW Prairie View Road Development Plan - A request to approve a non-residential development plan in district M1-2 on about 10.75 acres located at 11530 NW Prairie View Road. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

8 Case No CD-SUP-2026-00025 - St. Teresa's Academy SUP Extension - A request to approve an extension to a previously approved special use permit for a parking lot expansion (CD-SUP-2024-00015) for St. Teresa's Academy on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Babette Macy - Macy Consulting Services, Inc.

9 Case No CD-SUP-2026-00022 - 7718 N Oak Car Sales - A request to approve a special use permit to permit outdoor used vehicle sales in an B3-2 zoning district on about 1.35 acres generally located at 7730 N Oak trafficway. (Stephanie Saldari)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

10 Case No CD-ROW-2026-00004 - Parade Park Right-Of-Way Vacation Phase 1 - A request to approve a vacation of right-of-way for approximately 60,500 square feet of Michigan Avenue, 17th Street, Euclid Avenue within the Parade Park MPD generally located north of E 18th Street between Woodland Avenue and Brooklyn Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

11 Case No CD-CPC-2026-00071 - Amendments to 88-585-02, Emergency Repairs - Amending Chapter 88, the Zoning and Development Code by amending Section 88-585-02, Emergency Repairs to add a new Section 88-585-02-C for the purpose of amending the review process for orders to repair pursuant to Chapters 48 or 56 to encourage the stabilization of historic structures. (Brad Wolf)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

12 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 WITH FEE TO JUL 15, 2026

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

13 Case No CD-SUP-2026-00020 - N Montgall Gasoline & Convenience Store - 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. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUL 15, 2026

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

Required Quorum: Arkin, Crowl, Enders, Forbes II, Hasek, Lynch, Murrell, Padilla on 5/20/2026

14 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 JUL 15, 2026

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