



# CITY PLAN COMMISSION DOCKET

Wednesday April 15, 2026 at 9:00 am

Published Friday April 10, 2026 at 10:10 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-2026-00003 - FLEXCAVES Final Plat** - A request to approve a Final Plat in District MPD (Master Planned Development) on about 4 acres generally located on the north side of East 135th Street approximately 150 feet west of Oak Street, creating one lot for the purpose of a commercial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andy Gabbert - Renaissance Infrastructure Consulting

**C2 Case No CD-CPC-2026-00030 - Bungalows at Maple Woods Private Open Space Dedication** - A request to approve a project plan dedicating private open space tracts in the Bungalows at Maple Woods final plat in an R-1.5 district on about 1 acre generally located at the northwest corner of NE Barry Road and N Prospect Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**C3 Case No CD-CPC-2026-00014 - Retreat at Woodhaven Phase 1** - A request to approve an MPD final plan for phase 1 of Retreat at Woodhaven . on about 27 acres generally located at NW 100th Street and proposed N Line Creek Parkway. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: SHAWN WOODS

## 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-MISC-2025-00004 - KCI Area Plan** - A request to approve the KCI Area Plan generally located in the area bounded by City Limits of Kansas City, MO (north), City Limits to Amity and then along HWY 152 (south), Platte/Clay County boundary (east), City Limits of Kansas City, MO (west), and excluding the Village of Ferrelview (generally located north of NW Cookingham Drive, east of N Shannon Avenue, west of NW Skyview Avenue, and south of NW 128th Street). (Susan Cronander)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

**2 Case No CD-ROW-2025-00043 - Bungalows at Maple Woods Vacation** - A request to approve a vacation of public right-of-way in District R-1.5 of about 1.51 acres generally located at northwest corner of Northeast Barry Road and North Prospect Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**3 Case No CD-SUP-2026-00008 - Former Embassy Suites Parking Lot** - A request to approve a special use permit for Parking, Accessory on about 1.86 acres generally located on W 43rd Street immediately west of Mill Creek Park and Broadway Boulevard, specifically located at 220 W 43rd Street at the Embassy Suites location. (Larisa Chambi)

Staff Recommendation: DENIAL

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

**4 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: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

**5.1 Case No CD-CPC-2026-00020 - Mean Well Power Solutions** - A request to approve an amendment to the Swope Area Plan from open Space/Buffer to Commercial on about 2.5 acres generally located at 6655 Troost Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Steve Salzer - Helix Architecture + Design

**5.2 Case No CD-CPC-2026-00021 - Mean Well Power Solutions** - A request to approve a rezoning from district B4-2 and R-5 to district B4-3 on about 2.5 acres generally located at 6655 Troost Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Steve Salzer - Helix Architecture + Design

**5.3 Case No CD-CPC-2026-00022 - Mean Well Power Solutions** - A request to approve a development plan for two principal buildings on one lot and serving in-lieu of a special use permit for a limited manufacturing use in proposed district B4-3 on about 2.5 acres generally located at 6655 Troost Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Steve Salzer - Helix Architecture + Design

**6 Case No CD-SUP-2026-00013 - Park Hill High School** - A request to approve a Special Use Permit to allow for an addition on an existing Campus in District R-6/R-80, on about 95 acres generally located at the southwest corner of Northwest Barry Road and North Congress Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: DAVID WOOD - KAW VALLEY ENGINEERING, INC.

**7 Case No CD-CPC-2026-00017 - Plaza Apartments Garage Replacement** - A request to approve a Development Plan in District R-0.5 (Residential) on about 1.5 acres generally located at the southwest corner of West 46th Street and Pennsylvania Avenue, allowing for the construction of a parking garage. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Marian Soga - Multistudio

**8 Case No CD-CPC-2026-00023 - 5019 Raytown Road** - A request to approve a development plan for outdoor storage and warehousing in an M1-5 zoning district on about 9.7 acres generally located at 5019 Raytown Road. (Stephanie Saldari)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James Ratley - MKEC Engineering, Inc.

**9 Case No CD-CPC-2026-00016 - Bellicose Church Rezoning** - A request to approve a rezoning for a parcel that is split-zoned between R-1.5 and B3-2 to an overall B3-2 zoning district, on about 10.9 acres generally located at 5100 Ararat Drive. (Alec Gustafson)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Timothy Longobardo - Bellicose Church

**10 Case No CD-SUP-2026-00015 - Quick Snack Convenience Store SUP** - A request to approve a Special Use Permit to allow a Gasoline and Fuel Sales establishment in a B1-1 zoning district on about 0.517 acres generally located at 4621 NE Vivion Rd. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Steve Nuhn - Steve Nuhn Architect

**11.1 Case No CD-CPC-2026-00029 - The Hub** - 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. (Genevieve Kohn-Smith)

Staff Recommendation: DENIAL

Applicant: Sam Malinowsky - SM Engineering

**11.2 Case No CD-CPC-2026-00028 - The Hub** - A request to approve a rezoning from district AG-R to B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: DENIAL

Applicant: Sam Malinowsky - SM Engineering

**11.3 Case No CD-CPC-2026-00027 - The Hub** - 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. (Genevieve Kohn-Smith)

Staff Recommendation: DENIAL

Applicant: Sam Malinowsky - SM Engineering

**12 Case No CD-SUP-2026-00019 - In The Lowest Ferns Outdoor Event Venue SUP** - A request to approve a Special Use Permit to allow an Outdoor Entertainment Venue in a UR zoning district on about 0.396 acres generally located at 1105 Hickory St. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 06, 2026

Applicant: Jason Eubanks - Nomada

**13 Case No CD-SUP-2026-00011 - Red Bud Dr Multi-Unit House** - A request to approve a special use permit to allow a 3-unit home to exist on the subject site on about 0.4 acres generally located at 3319 Red Bud Dr. (Connor Tomlin)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: Luis Soto

**14.1 Case No CD-CPC-2026-00019 - Northtown Center Rezoning** - A request to approve an amendment to the Greater Downtown Area Plan from Residential Low Density to Downtown Mixed Use on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 06, 2026

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

**14.2 Case No CD-CPC-2026-00018 - Northtown Center Rezoning** - A request to approve a rezoning from district R-2.5 to district DX-2 on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 06, 2026

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

**14.3 Case No CD-SUP-2026-00014 - Northtown Center Special Use Permit** - A request to approve a special use permit for indoor warehousing and limited manufacturing in proposed district DX-2 on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 06, 2026

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

**15 Case No CD-CPC-2026-00026** - - A request to approve a rezoning from Districts R-0.5, DC, UR, and M1-5, to District MPD (Master Planned Development), and approval of a preliminary development plan for Public and Civic Uses (Hospital Campus) on about 55 acres generally bounded by E. 20th Street on the north, E. 25th Street on the south, Holmes Street (extending to the west, just north of E. 22nd Street) on the east, and Oak Street/ Locust Street/ Gillham Road on the west. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 06, 2026

Applicant: MICHAEL HAAKE - WALTER P MOORE & ASSOCIATES