



# CITY PLAN COMMISSION DOCKET

**Wednesday February 4, 2026 at 9:00 am**

Published Thursday January 29, 2026 at 2:31 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](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 CD-CPC-2023-00043 - Redwood Shoal Creek** - A request to approve an extension of the approval time period for an MPD Final Plan, in district MPD, by one year on about 18 acres generally located at 7700 N Brighton Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Adam DeGonia - McClure

**C2 Case No CD-CPC-2025-00186 - South Village at Shoal Creek** - A request to approve a preliminary plat creating 72 lots in district SC (Shoal Creek) on about 40 acres generally located at the northwest corner of NE 76th Street and N Flintlock Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dustin Burton - Renaissance Infrastructure Consulting

**C3 Case No CD-CPC-2025-00185 - West Village at Shoal Creek** - A request to approve a preliminary plat creating 132 lots in district SC (Shoal Creek) on about 63 acres generally located at the southwest corner of NE 82nd Terrace and N Booth Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dustin Burton - Renaissance Infrastructure Consulting

**C4 Case No CLD-FnPlat-2025-00036 - Indiana Commons Final Plat** - A request to approve a Final Plat in District B2-2 (Commercial) on about 2 acres generally located at the northeast corner of Northeast 86th Terrace and North Indiana Avenue, creating 2 lots for the purposes of a commercial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matthew Raveill - Milburn Civil Engineering, LLC

**C5 Case No CLD-FnPlat-2024-00038 - Erika's Place 2nd Plat** - A request to approve a Final Plat in District MPD (Master Planned Development) on about 11 acres generally located at the northeast corner of Northwest 95th Terrace and North Line Creek Parkway creating 45 lots and 5 tracts to allow for a detached residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Toby Williams - Cochran Engineering

## 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-ROW-2025-00037 - Country Club Plaza Sidewalk Vacation** - A request to approve a vacation of all sidewalks in proposed district MPD (Master Planned Development) on about 40 acres generally located within the area known as the Country Club Plaza. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

Required Quorum: Arkin, Crowl, Enders, Forbes II, Murrell, Padilla on 1/7/2026

**2 Case No CD-ROW-2025-00042 - Darby Townhomes Vacation of Right-of-Way** - A request to approve a vacation of public right-of-way in District UR (Urban Redevelopment) on about 0.8 acres generally located at the southwest corner of Highway 9 and Northwest Briarcliff Parkway. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brian Farrell - Balboa Real Estate Partners

**3 Case No CD-CPC-2025-00190 - Shoal Creek Special Purpose District Text Amendment (88-255)** - A request to approve an amendment to Chapter 88, the Zoning and Development Code, by repealing Section 88-255, "SC, Shoal Creek District" and enacting in lieu thereof a new section of like number and subject matter for the purpose of providing consistency with the recently updated Shoal Creek Community Master Plan. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

**4 Case No CD-SUP-2025-00041 - Success Academies at Satchel Paige** - A request to approve a special use permit for the expansion of a school use in district R-5 and B1-1 on about 14 acres generally located at 3301 E 75th Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Cronenwett - SK DESIGN GROUP INC

**5 Case No CD-CPC-2025-00201 - 12727 NW Skyview Ave Rezoning** - A request to approve a rezoning for two parcels at the northeast corner of NW Skyview Ave and NW 126th Ter from AG-R to R-80 on about 99 Acres generally located at 12727 NW Skyview Ave. (Alec Gustafson)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

**6 Case No CD-CPC-2025-00111 - Hosanna Evangelical Lutheran Deannexation** - A request to approve a deannexation (detachment) of approximately 4.5 acres generally located at the northwest corner of NE 104th Street and N. Church Road from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Liberty, Missouri. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: Anthony Belcher

**7 Case No CD-CPC-2025-00175 - Onyx Event Venue** - A request to approve a major amendment in District UR (Urban Redevelopment) to allow for an event space on about 9 acres generally located on the northeast corner of East 63rd Street and Bushman Drive. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 18, 2026

Applicant: Thomas Eatman - Builders By Design, LLC

**8 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 northeast corner of East Bannister Road and Holmes Road. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 04, 2026

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

**9 Case No CD-SUP-2025-00045 - Besong Event Center** - A request to approve a special use permit in an Urban Transit Corridor within the Prospect Corridor Overlay to allow for an event center on about 0.7 acres generally located at the southeast corner of Euclid Avenue and East 12th Street. (Justin Smith)

Staff Recommendation: CONTINUANCE WITH FEE TO FEB 18, 2026

Applicant: Philip-Thevenet Besong

**10 Case No CD-CPC-2025-00194 - Gary Crossley Ford Parking Expansion** - A request to approve a major amendment to a previously approved development plan to expand an auto dealership use in district B4-1 on about 5.28 acres generally located at 9131 NE 81st Street. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 04, 2026

Applicant: Joseph Buchheit - Kimley Horn

**11 Case No CD-SUP-2025-00047 - 7345 Troost Used Vehicle Sales** - A request to approve a special use permit to allow a used vehicle sales dealership in a B3-2 zoning district on about 0.271 acres generally located at 7345 Troost Ave. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 18, 2026

Applicant: Jason Higgs - ABCars LLC