



CITY PLAN COMMISSION DOCKET

Wednesday May 6, 2026 at 9:00 am

Published Friday May 1, 2026 at 11:19 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

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-2026-00032 - Altec Service and Training Center - A request to approve a final project plan for Lot 1 of Envision for an industrial use in district M2-1 on about 12 acres generally located at the northeast corner of I-435 and N Congress Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

C2 Case No CD-CPC-2026-00047 - Cadence - Fourth Plat - A request to approve a Project Plan in District R-7.5 on about 2 acres generally located at the northeast corner of North Liberty Street and Northwest 104th Street, allowing for the landscaping of private open space tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

C3 Case No CLD-FnPlat-2026-00007 - Countryshire Third Plat - A request to approve a Final Plat in District R-7.5 (Residential) on about 2 acres generally located on the south side of Countryshire Lane approximately 200 feet east on Booth Avenue allowing for the creation of 7 lots and 1 tract for an existing residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: JOHN YOUNG - J & J SURVEY, LLC

C4 Case No CLD-FnPlat-2026-00010 - Central Bank Sporting Complex - A request to approve a Final Plat in District MPD (Master Planned Development) on about 77 acres generally located on the north side of Highway 152 in between N. Line Creek Parkway to the west and N. Platte Purchase Drive to the east, creating 1 lot. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - Olsson

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-2026-00050 - Berkley Riverfront Signage Plan - A request to approve a Council Approved Signage Plan in District MPD (Master Planned Development) on about 80 acres generally located within the Berkley Riverfront District. (Matthew Barnes)

Staff Recommendation: DENIAL

Applicant: Henry Klover - Klover Architects, Incorporated

2 Case No CD-CPC-2026-00031 - 114 W. Linwood Boulevard Urban Renewal Plan - A request to approve the 114 W. Linwood Boulevard Urban Renewal Plan, declaring the area blighted and in need of redevelopment, pursuant to LCRA approval on about .46 acres generally located at W. Linwood Boulevard and Wyandotte Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Robert Long - EDCKC

3 Case No CD-SUP-2026-00021 - Roy Blunt Luminary Park - A request to approve an outdoor venue (Entertainment Venue & Spectator Sports) for the Roy Blunt Luminary Park on about 6.82 acres generally located over I-670, between Wyandotte Street and Grand Boulevard. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Stacey Lowe - HNTB

4 Case No CD-CPC-2026-00036 - The Bancroft Apartments Historic Overlay Designation - A request to approve a Historic Overlay designation for the Bancroft Apartments to the Kansas City Register of Historic Places (H/O Overlay) on about 0.356 acres generally located at 4301 Troost Avenue. (Alec Gustafson)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Mason Martel - Heritage Consulting Group

5 Case No CD-CPC-2026-00015 - Immanuel Evangelical Lutheran Church Rezoning - A request to approve a rezoning from District R-5 (Residential) to District B3-2 (Community Business) on about 0.3 acres generally located at the northwest corner of Westport Road and Bell Street. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

6 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

7 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: APPROVAL WITH CONDITIONS

Applicant: MICHAEL HAAKE - WALTER P MOORE & ASSOCIATES

8 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: APPROVAL WITH CONDITIONS

Applicant: Jason Eubanks - Nomada

9 Case No CD-CPC-2026-00035 - Amending Section 88-610-05 regarding reconstruction of nonconforming detached houses - Amending Section 88-610-05 regarding reconstruction of nonconforming detached houses after accidental damage or destruction (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

10.1 Case No CD-CPC-2026-00041 - 2922 Summit Sreet Area Plan Amendment - 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. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 20, 2026

Applicant: Thong Thai - B+A Architecture

10.2 Case No CD-CPC-2026-00039 - 2922 Summit Street Rezoning - 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. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 20, 2026

Applicant: Thong Thai - B+A Architecture

11 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 MAY 20, 2026

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

12.1 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 JUN 03, 2026

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

12.2 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 JUN 03, 2026

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

12.3 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 JUN 03, 2026

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

13 Case No CD-CPC-2026-00038 - Pure Staley - 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. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 20, 2026

Applicant: Michael Heitsman - Pure Development

14 Case No CD-CPC-2026-00037 - Pure Staley - A request to approve a development plan, also serving as a preliminary plat, in District R-7.5 to allow for a residential development on about 87 acres generally located at southeast corner of Northeast Staley Road and Northeast Shoal Creek Parkway. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 20, 2026

Applicant: Michael Heitsman - Pure Development