



City Plan Commission Minutes

Hearing Date: 8/5/2026

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item	C1
CLD-FnPlat-2025-00027 A request to approve a final plat in district M3-5 (Manufacturing), creating one lot on about 38 acres generally located at the northwest corner of Highway 210 and North Arlington Avenue.	
Applicant	Russell Bishop of Anderson Survey Company
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	C2
CLD-FnPlat-2026-00008 A request to approve a Final Plat in District R-5 (Residential) on about 7.6 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue creating 30 lots and 3 tracts for a residential development.	
Applicant	Clint Loumaster of Atlas Land Consulting
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.	
Motion:	Recommend Approval with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Arkin; Crowl; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	1
CD-CPC-2026-00100 A request to approve a rezoning from districts UR, B4-5, and M1-5 and approving an associated development plan, also serving as a preliminary plat, for a ballpark district on about 90 acres generally located south of Pershing Road, west of Gillham Road, north of E 27th Street, and east of Main Street.	
Applicant	Jacob Hodson of Olsson
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. City Engineer, Jeff Bryan also spoke about the case. The applicants Brooke Sherman and Stacey Paine appeared and spoke about their requests. For public testimony in support appeared Ralph O., Duke D., Kyte S., George G., Joe R., and Damon M. In support with concerns appeared Brett C., Tomas M., and Ben L. In opposition appeared Benjamin A., David B., Kenneth, Avian B., Justin, Haiti C., Mitch S., Kimmy, and Miranda C. Sarah Dempster from the applicant team also provided testimony to give clarification. Commissioners discussed the merits of the case and approved it with conditions, amending conditions #38 adding equivalent to or greater than existing degree of separation that currently exists, amending #40 to ensure that residents have access to parking at all times in the same manner that currently exists, and adding a condition that if resident parking is not already sufficiently protected that parking is not reduced in space count from where it is currently today and a condition for the applicant to provide visual representation of both light and sound based on a noise study and lighting engineering study to be distributed publicly for transparency and understanding	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	2
CD-CPC-2026-00083 A request to approve a rezoning from District B4-2 (Commercial) to DX-5 (Downtown Mixed Use) on about 0.5 acres generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez.	
Applicant	Travis Willson of Veritas A+D
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions. The applicants Travis Wilson and Chad Wingate appeared and spoke about their requests. For public testimony appeared Austin B., Elizabeth A., Andrea W., Katrina V., and Chris S. whom all had concerns. Commissioners discussed the merits of the case and approved it without conditions.	
Motion:	Recommend Approval
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Enders; Forbes II; Hasek; Padilla
Voting Nay:	Crowl; Murrell
Abstaining:	None

Docket Item	4
CD-SUP-2026-00035 A request to approve a special use permit for the expansion of a religious assembly use in district R-5, R-1.5, and R-2.5 on about 3.8 acres generally located at the northeast and northwest corners Main Street, W 75th Street, and E 75th Street.	
Applicant	Brian dostal of aci boland
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicant Brian Dostal appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	6
CD-CPC-2026-00088 A request to detach approximately 0.63 acre right of way, generally located south of the municipal boundary between Hilcrest Road on the east and Hayworth Road on the west from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Independence, Missouri.	
Applicant	Nicolas Bosonetto
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval with conditions. The applicant Nicolas Bosonetto appeared and spoke about the requests. For public testimony, Sherry Honeycutt appeared in support and Kurt appeared with concerns. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	8
CD-SUP-2026-00020 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.	
Applicant	DANA BLAY of DBL ARCHITECTURE + INC
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case and re-established quorum; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant Dana Blay appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition #5 and amending condition #8 stating that the Special Use Permit shall be in effect for two years after the issuance of a TCO or COO, whichever comes first.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	9
CD-CPC-2026-00084 A request to approve a non-residential development plan to add a second building for an existing light equipment sales/rental (indoor) use located in a B2-2 district on about 2.452 acres generally located at 16020 E US 40 Hwy.	
Applicant	Daniel Finn of Phelps Engineering, Inc.
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant Daniel Finn appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	10
CD-CPC-2026-00074 A request to approve a Development Plan in District DC-15 (Downtown Core) on about 0.23 acres generally located at the northwest corner of 10th Street and Central Avenue allowing for the creation of a 384 ft structure which will contain ground floor retail and a data center.	
Applicant	Geoffrey Bird of Skidmore, Owings and Merrill, LLP
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Matthew Barnes and Luke Ranker presented the case and stated that the staff is recommending denial. The applicants Jeff Bird and Chris Miller appeared and spoke about their requests. For public testimony, Ethan Starr, Fionna Dugan, Amanda Torres, Margaret Glenn, Aiden, Ian Lack, Roanan Haddock, Rachael Shires, Brooke B., Jenny, Chris S., Charles Matthew Bloom, Kelly Shoemaker, Layla M., Megan H., Erin A., Karen W., Jenna P., Julius K., Hailey F., Yoni A., Eve S., Mitch S., Ray, Chad P., Daniel, Kenneth, Willow C., Alan, Amy R., Avian B., Bethany V., Elena L., Cassandra K., Victoria K., Jay P., Brianna V., Sydney M., Grace, Bria, Jaime K., Carolyn F., Charlie S., Samuel L., Katie S., Merritt Munoz, Tessa Lieber, Mary Braatz, Lukas Yanni, Christy Keeling, Kailee, Kimmy, Heidi Schultz, Trevor Collins, and Joseph Throneberry appeared in opposition. Commissioners discussed the merits of the case and denied it.	
Motion:	Recommend Denial
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	11
CD-SUP-2026-00033 A request to approve a Special Use Permit to allow an automotive dismantling business to operate in an M3-5 zoning district on about 0.726 acres generally located at 1012 Woodswether Rd.	
Applicant	Zachary Schlichting of Ozark Drift Parts
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony: No	
Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 2, 2026. No one appeared for public testimony. Commissioners approved to continue the case to September 2, 2026 without fee.	
Motion:	Continued Fee: NO
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	12
CD-CPC-2026-00057 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.	
Applicant	Lance Scott of Cook, Flatt & Strobel Engineers, P.A.
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony: No	
Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 19, 2026. No one appeared for public testimony. Commissioners approved to continue the case to August 19, 2026 without fee.	
Motion:	Continued Fee: NO
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	13
CD-SUP-2025-00039 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.	
Applicant	DANA BLAY of DBL ARCHITECTURE + INC
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony: No	
Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 19, 2026. No one appeared for public testimony. Commissioners approved to continue the case to August 19, 2026 without fee.	
Motion:	Continued Fee: NO
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	3A
CD-CPC-2026-00103 A request to approve an amendment to the Red Bridge Area Plan by changing the recommended land use from Residential Very Low Density to Residential High Density, on about 3.2 acres generally located at the northeast corner of E. 100th Terrace and Scott Road.	
Applicant	Moneica Landrum of Rosemere Mansion
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval without conditions. The applicant Moneica Landrum appeared and spoke about her requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.	
Motion:	Approved
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	3B
CD-CPC-2026-00090 A request to approve a rezoning from District R-7.5 to District R-1.5 on about 3.2 acres generally located at the northeast corner of E. 100th Terrace and Scott Road.	
Applicant	Moneica Landrum of Rosemere Mansion
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval without conditions. The applicant Moneica Landrum appeared and spoke about her requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.	
Motion:	Approval
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	3C
CD-CPC-2026-00113 A request to approve a development plan in lieu of a Special Use Permit pursuant to Section 88-517-09-D to allow for a 16-unit adult residential group home providing assisted living and memory care services, in district R-1.5, on about 3.2 acres generally located at the northeast corner of E. 100th Terrace and Scott Road.	
Applicant	Moneica Landrum of Rosemere Mansion
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval with conditions. The applicant Moneica Landrum appeared and spoke about her requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, adding condition #21.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	5A
CD-CPC-2026-00081 A request to approve an amendment to the Blue Ridge Area Plan from Commercial and Conservation to Light Industrial on about 26.33 acres generally located at 8200 E 63rd Trafficway.	
Applicant	Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending approval without conditions. The applicants Patricia Jensen and Tyler Weissong appeared and spoke about their requests. For public testimony Lester Massood appeared whom had concerns. Commissioners discussed the merits of the case and approved it without conditions.	
Motion:	Approval
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	5B
CD-CPC-2026-00080 A request to approve a rezoning from district B4-2 to district M1-3 on about 26.33 acres generally located at 8200 E 63rd Trafficway.	
Applicant	Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending approval without conditions. The applicants Patricia Jensen and Tyler Weissong appeared and spoke about their requests. For public testimony Lester Massood appeared whom had concerns. Commissioners discussed the merits of the case and approved it without conditions.	
Motion:	Approved
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	5C
CD-CPC-2026-00082 A request to approve a development plan for one industrial building in proposed district M1-3 on about 26.33 acres generally located at 8200 E 63rd Trafficway.	
Applicant	Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending approval with conditions. The applicants Patricia Jensen and Tyler Weissong appeared and spoke about their requests. For public testimony Lester Massood appeared whom had concerns. Commissioners discussed the merits of the case and approved it with conditions, adding a condition to require a major amendment to the plan should the use of a data center be added or desired.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None
Docket Item	7A
CD-CPC-2026-00096 A request to approve a rezoning from district R-80 to district AG-R on about 53 acres generally located at 13131 N US 169 HWY.	
Applicant	Tyler Burton of Evergy
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn Smith presented the case and stated that staff is recommending approval without conditions. The applicant Tyler Burton appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.	
Motion:	Approval
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None

Docket Item	7B
CD-CPC-2026-00097	A request to approve a development plan for an expansion of a utility (substation) in proposed district AG-R on about 53 acres generally located at 13131 N US 169 HWY.
Applicant	Tyler Burton of Evergy
Commissioners Present:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent:	Arkin; Lynch
Commissioners Recusing:	None
Testimony:	
Sara Copeland introduced the case; Genevieve Kohn Smith presented the case and stated that staff is recommending approval with conditions. The applicant Tyler Burton appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.	
Motion:	Approved with Conditions
Motioned by:	Enders
Seconded by:	Hasek
Voting Aye:	Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay:	None
Abstaining:	None