CITY PLAN COMMISSION DOCKET

November 4, 2026 at 9:00 am

Published Friday, October 30, 2026 at 10:19 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.orgat 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 may take breaks during the meeting, including a mid-morning, lunch, and mid-afternoon break as needed. All breaks, including their duration, will be announced by the chair.

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-2026-00136 - Linwood & Troost MPD Residential** - (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

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-2026-00155 - Kelly-Reppert Motor Company Building Rezoning** - A request to approve a rezoning from UR to DC-15 in order to increase the marketability of the subject site on about .71 acres generally located at 422 Admiral Blvd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Claire Burns

2 **Case No CD-CPC-2026-00151 - 2033 Vine Street Rezoning** - A request to approve a rezoning from District UR (Urban Redevelopment) to DR-1 (Downtown Residential) on about 0.3 acres generally located at the northeast corner of Vine Street and East 21st Street. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: William Trakas - Trakas and Trakas

3	**Case No CD-CPC-2026-00112 - Brookside Council Approved Signage Plan** - A request to approve a Council Approved Signage Plan for the Brookside shops in district B1-1/PO on about 10 acres generally located to the north of W 63rd Street, east of Wornall Road and Brookside Boulevard, south of W 62nd Street, east of Main Street, and the extent of the Trolley Trail from W 63rd street to 59th Street. (Genevieve Kohn-Smith) Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Ulrike Malekyar - Lathrop GPM LLP
4.1	**Case No CD-CPC-2026-00146 - Dillons Food Stores Cookingham** - A request to approve an Area Plan Amendment in proposed District B2-2 (Neighborhood Business) on about 7.43 acres generally located at the southeast corner of Northeast Cookingham Drive and Northeast 104th Street updating the Future Land Use from Residential Low Density to Mixed Use Neighborhood. (Matthew Barnes) Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.
4.2	**Case No CD-CPC-2026-00145 - Dillons Food Stores Cookingham** - A request to approve a Rezoning from R-7.5 (Residential) to B2-2 (Neighborhood Commercial) on about 7.43 acres generally located at the southeast corner of Northeast Cookingham Drive and Northeast 104th Street. (Matthew Barnes) Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.
4.3	**Case No CD-CPC-2026-00147 - Dillons Food Stores Cookingham** - A request to approve a Major Amendment to a previously approved Development Plan in District B2-2 (Neighborhood Commercial) on about 23 acres generally located at the southeast corner of Northeast Cookingham Drive and Northeast 104th Street, allowing for the creation of a grocery store, fuel center, and pad lots. (Matthew Barnes) Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.
5	**Case No CD-SUP-2026-00042 - 4523 Jarboe St Temporary Mobile Medical Unit** - A request to approve a Special Use Permit to allow for a Mobile MRI Medical Diagnostic Imaging Service trailer, in an R-1.5 zoning district on about 0.291acres generally located at 4523 Jarboe St. (Alec Gustafson) Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Michael Jasinski - MedMedical Solutions KC, LLC
6	**Case No CD-SUP-2026-00056 - Pipefitters Temporary Parking Lot** - A request to approve a special use permit in District UR (Urban Redevelopment) for a temporary parking lot on about 11 acres generally located south of the intersection of Hickman Mills Drive and Marion Park Drive. (Justin Smith) Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Chris McGhee - Pipefitters LU 533 Training and Education Fund
7.1	**Case No CD-CPC-2026-00162 - 43rd & McGee Rezoning** - A request to amend the Plaza/Midtown Area Plan from Residential Low Density to Residential High Density on about 0.35 acres generally located at 4300 McGee Street and 4306 McGee Street. (Stephanie Saldari) Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Patrick Joyce
7.2	**Case No CD-CPC-2026-00157 - 43rd & McGee Rezoning** - A request to approve a rezoning from an R-5 (Residential) to R-1.5 (Residential) zoning district on about 0.35 acres generally located at 4300 McGee Street and 4306 McGee Street. (Stephanie Saldari) Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Patrick Joyce
8	**Case No CD-ROW-2026-00006 - Black Box Theatre Vacation** - A request to approve a vacation of public right-of-way in District M3-5 (manufacturing) on about 62,506 square feet generally located at the southwest corner of Forester Via and Union Avenue. (Matthew Barnes) Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE Applicant: Dominic Baldin

9	**Case No CD-SUP-2026-00055 - Teddy Bears and Rainbow Daycare** - A request to approve a special use permit to allow a group daycare within an R-7.5 zoning district on about 1.12 acres generally located at 2420 E Blue Ridge Blvd. (Liz Collins) Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 18, 2026 Applicant: Linda Bey
10	**Case No CD-SUP-2026-00051 - Warehouse on Broadway** - A request to renew a special use permit in district B3-2 (Commercial) to allow for an entertainment venue (500+ capacity) on about 0.6 acre generally located at 150 feet north of the intersection of Broadway Boulevard and West 40th Street. (Justin Smith) Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 18, 2026 Applicant: Neill Smith - Warehouse on Broadway LLC

Commission-Related Item

1. Urban Agriculture Text Amendment (Ahnna Nanoski)
2. KC Spirit Playbook Update: Place Types - Neighborhoods (Jennifer Reinhardt & Cindy Trivisonno)