



CITY PLAN COMMISSION DOCKET

Wednesday March 18, 2026 at 9:00 am

Published Friday March 13, 2026 at 10:30 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 CLD-FnPlat-2026-00004 - Cadence - Fifth Plat - A request to approve a Final Plat for Cadence Fifth Plat in District R-7.5 (Residential) on about 15 acres generally located at the southeast corner of Northwest 104th Street and North Liberty Street, allowing for the creation of 58 lots and 2 tracts for the purposes of a residential development. (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-2025-00111 - Hosanna Evangelical Lutheran Deannexation - A request to approve a deannexation (detachment) of approximately 4.5 acres, zoned R-80, 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: APPROVAL WITHOUT CONDITIONS

Applicant: Anthony Belcher

2 Case No CD-CPC-2021-00242 - Antioch Manor - A request to approve an extension of the approval time period for a development plan, by one year on about 4 acres generally located at the southeast corner of northeast 42nd Street and north Antioch. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

3.1 Case No CD-CPC-2025-00174 - Culver's on State Line Rd - A request to approve an amendment to the Country Club/Waldo Area Plan from Office/Residential to Mixed Use Community on about 1.3 acres generally located at 7953 State Line Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

3.2 Case No CD-CPC-2025-00167 - Culver's on State Line Rd - A request to approve a rezoning from districts B1-1, B3-2, and R-0.5 to district B2-2 on about 1.3 acres generally located at 7953 State Line Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Christopher McGuire

3.3 Case No CD-SUP-2025-00040 - Culver's on State Line Rd - A request to approve a special use permit for the expansion of a drive-through facility adjacent to an established parkway in proposed district B2-2 on about 1.3 acres generally located at 7953 State Line Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

4 Case No CD-CPC-2026-00013 - George B. Peck Dry Goods Building Historic Reuse - A request to approve a development plan for commercial space and residential units in district DC-15 on about 0.44 acres generally located at 1044 Main Street and 1031 Baltimore Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tyler Asby - Exact Architects

5 Case No CD-SUP-2026-00003 - Mark II Transfer Station Special Use Permit - A request to approve a Special Use Permit for a transfer station in M3-1 (Manufacturing 3-1) on about 7.8 acres generally located at 6611 E US 40 Highway. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

6 Case No CD-CPC-2026-00005 - Winn Road Rezoning - A request to approve a rezoning from District R-6 (Residential) to B1-1 (Commercial) on about 1 acre generally located at the northwest corner of North Cleveland Avenue and Northeast Winn Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Ary Hama-Amin

7 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: CONTINUANCE WITHOUT FEE TO APR 15, 2026

Applicant:

8 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: CONTINUANCE WITHOUT FEE TO APR 01, 2026

Applicant: Jacob Hodson - Olsson

9 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: CONTINUANCE WITHOUT FEE TO APR 01, 2026

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

10 Case No CD-CPC-2026-00011 - 3112 Flora Ave Rezoning - A request to approve a rezoning from District R-1.5 (Residential) to District R-0.5 (Residential) on about 0.15 acres generally located at 3112 Flora Ave. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 01, 2026

Applicant: James Baker