



City Plan Commission Minutes

Hearing Date: March 4, 2026

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

Docket Item: C1

CLD-FnPlat-2026-00002 A request to approve a Final Plat in District R-7.5 (Residential) on about 33 acres generally located at the southeast corner of Northwest 107th Street and North Trailblazer Drive, creating one lot for the purpose of a school.

Applicant: Shawn Duke of Snyder & Associates, Inc.

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

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: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2026-00001 A request to approve a Final Plat in District R-7.5 (Residential) on about 20 acres generally located at the northeast corner of Northwest 104th Street and North Liberty Street, creating 54 lots and 4 tracts for the purposes of a residential development.

Applicant: Nelson Willoughby of Olsson

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. Matthew Barnes presented the case and stated that condition number 22 should be removed because it is not applicable to this plat. No one appeared for public testimony. Commissioners approved the case with conditions, with removal of condition 22.

Motion: Recommend Approval with Conditions

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2026-00003 A request to approve a Historic Overlay designation for Leonard Smith Hall to the Kansas City Register of Historic Places (H/O Overlay) on about 0.16 acres immediately adjacent to Independence Boulevard between The Paseo and Maple Boulevard.

Applicant: Jan Bentley of Kansas City Bungalow Club

Commissioners Present: Enders; Forbes II; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Hasek

Commissioners Recusing: Crowl

Sara Copeland introduced the case; Brad Wolf presented the case and stated that the staff is recommending approval without conditions. The applicant team John Bordeaux, Patricia Carter, Dina Bellamagana, and Virginia Betancourt appeared and spoke about their requests on behalf of Pendleton Heights. Jim Bowers, Liz Ponder, and Matt Haase appeared and spoke about their requests on behalf of Kansas City University. For public testimony appeared Joshua Carter, Christy Maddox, Diane Volver, Cindy Kim, Maria G., Charlie, Melissa M., Eric R., Kent V., Amelia McDaniel, and Stacie K whom all spoke about their concerns. Commissioners discussed the merits of the case and denied it.

Motion: Denied

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Enders; Lynch; Murrell; Padilla

Voting Nay: Forbes II

Abstaining: None

Docket Item: 2

CD-CPC-2026-00002 A request to approve a rezoning from a lapsed district MPD and B2-2 to district MPD with preliminary development plan, also serving as a preliminary plat, to allow the construction of a grocery store (food and beverage retail sales) and gasoline and fuel sales on about 12 acres generally located at the northeast corner of N Oak Trafficway and NE Shoal Creek Parkway.

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

Commissioners Present: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn Smith and Jonathan Feverston presented the case and stated that the staff is recommending approval with conditions. The applicants Patricia Jensen, Tim Goyet, and Marvin Brown appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition number 7 and 35 and revising condition 2.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2025-00204 A request to approve a major amendment to a previously approved development plan to allow for a multi-unit building in district B3-2 on about 4 acres generally located at the northwest corner of Northeast 80th Terrace and North Denver Avenue.

Applicant: Lance Scott of Cook, Flatt & Strobel Engineers, P.A.

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicant Lance Scott and Mark Morberly appeared and spoke about their request to remove condition 27. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition 27.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2026-00008 A request to approve a mixed use development plan on about 0.44 acres generally located 140 feet south of W Linwood Boulevard on the west side of Main Street, specifically located at 3244 Main Street.

Applicant: Annie Rouse

Commissioners Present: Crowl; Enders; Forbes II; Murrell; Padilla

Commissioners Absent: Arkin; Hasek; Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant Tyler Asby 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: Padilla

Voting Aye: Crowl; Enders; Forbes II; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-CPC-2026-00006 A request to approve a major amendment to a previously approved UR plan for Lot 2 on about 2.42 acres generally located at the southeast corner of E 135th Street and Wornall Road.

Applicant: Alexandra Bojarski-Stauffer of Emerald Hive Design

Commissioners Present: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant Danny Baker 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: Forbes II

Voting Aye: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2025-00042 A request to approve a special use permit for expansion of a school use in district R-6 on about 3.89 acres generally located at 7302 Pennsylvania.

Applicant: Andrew Egbert of SK Design Group

Commissioners Present: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicants Shannon Jax, Shelly Omer and Ishita Banerjee appeared and spoke about their requests. For public testimony appeared Tiffany Moore, Sara Jackaway, and Sarah Textor whom all spoke about their support. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2026-00006 A request to approve a special use permit to allow temporary outdoor storage in district UR on about 0.95 acres generally located at 8721 N Summit Street.

Applicant: Jacob Hodson of Olsson

Commissioners Present: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicants Jacob Hodson and Dan Horne appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, amending condition 1 to change from 3 years to 5 years.

Motion: Approved with Conditions

Motioned by: Crowl

Seconded by: Murrell

Voting Aye: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-SUP-2026-00002 A request to approve a Special Use Permit acting as a Preliminary Plat for a religious assembly and community center in an R-80 zoning district on about 10.34 acres generally located at 12181 N Woodland Avenue.

Applicant: Mark Henrichs of Continental Consulting Engineers

Commissioners Present: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant David F. 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: Padilla

Voting Aye: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2026-00012 Amending Section 88-370 regarding Special Event building signage and projected image signs and amending Section 88-810 to add a new definition for Projected Image Sign.

Applicant:

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Sara Copeland introduced and presented the case and stated that staff is recommending approval without conditions. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it, adding a condition to ask staff to consider and discuss revisions to geographical area with consideration for the airport and Truman Sports Complex and to consider expanding the definition of Special Events which defines when this use is allowed.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-CPC-2025-00194 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.

Applicant: Joseph Buchheit of Kimley Horn

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated that the staff is recommending continuance off docket with fee. No one appeared for public testimony. Commissioners approved to continue the case off docket with fee.

Motion: Continued - Off Docket Fee: YES

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-CPC-2026-00009 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.

Applicant: Jacob Hodson of Olsson

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 18, 2026. No one appeared for public testimony. Commissioners approved to continue the case to March 18, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-SUP-2026-00004 A request to approve a renewal of a special use permit to allow the continued temporary use of two modular buildings in district R-6 and R-80 on about 94 acres generally located at the southwest corner of NW Barry Road and N Congress Avenue.

Applicant: Ryan Walters of Hollis + Miller Architects

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to April 1, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 1, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 13.1

CD-CPC-2025-00174 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.

Applicant: Adam Bendrick of Kimley-Horn

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 18, 2026. No one appeared for public testimony. Commissioners approved to continue the case to March 18, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 13.2

CD-CPC-2025-00167 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.

Applicant: Adam Bendrick of Kimley-Horn

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 18, 2026. No one appeared for public testimony. Commissioners approved to continue the case to March 18, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 13.3

CD-SUP-2025-00040 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.

Applicant: Adam Bendrick of Kimley-Horn

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 18, 2026. No one appeared for public testimony. Commissioners approved to continue the case to March 18, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 14

CD-CPC-2025-00175 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.

Applicant: Thomas Eatman of Builders By Design, LLC

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to April 1, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 1, 2026 with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 15

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; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance off docket with fee. No one appeared for public testimony. Commissioners approved to continue the case off docket with fee.

Motion: Continued - Off Docket Fee: YES

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-SUP-2026-00003 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.

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

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 18, 2026. No one appeared for public testimony. Commissioners approved to continue the case to March 18, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 17

CD-CPC-2026-00005 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.

Applicant: Ary Hama-Amin

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 18, 2026. No one appeared for public testimony. Commissioners approved to continue the case to March 18, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-SUP-2025-00045 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.

Applicant: Philip-Thevenet Besong

Commissioners Present: Crowl; Enders; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Forbes II; Hasek

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff recommended dismissal. No one appeared for testimony. Commissioners dismissed the case.

Motion: Dismissed

Motioned by: Enders

Seconded by: Padilla

Voting Aye: Crowl; Enders; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None
