



CITY PLAN COMMISSION DOCKET

Wednesday July 15, 2026 at 9:00 am

Published Friday July 10, 2026 at 12:23 pm

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.
5. Docket Item #12 CD-CPC-2026-00069 will not be heard before 11:30 AM.

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-2024-00017 - Congress Industrial Park Final Plat - A request to approve a Final Plat in District M2-3 (Manufacturing) on about 60 acres generally located at 10951 N Congress Avenue allowing for the creation of two (2) lots and one (1) tract. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Finn - Phelps Engineering, Inc.

C2 Case No CLD-FnPlat-2026-00013 - Woodland Avenue Church Subdivision Final Plat - A request to approve a Final Plat in District R-80 (Residential) on about 10 acres generally located at the northeast corner of Interstate 435 and North Woodland Avenue, creating one lot and one tract to facilitate the construction of a religious assembly. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Edward Dannewitz - Continental Consulting Engineers Inc

C3 Case No CLD-FnPlat-2026-00017 - Historic Northeast Loft Campus - A request to approve a final plat in District UR creating one (1) mixed-use lot (9 units/ parcels with 489 residential units) and two (2) tracts, on about 22 acres generally located at the southeast corner of Independence Avenue and Hardesty Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Hunt - 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.

1.1 Case No CD-CPC-2026-00029 - The Hub - A request to approve an amendment to the KCI Area Plan from Residential Low Density to Commercial on about 23 acres generally located at 12220 NW Skyview Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: DENIAL

Applicant: Sam Malinowsky - SM Engineering

1.2 Case No CD-CPC-2026-00028 - The Hub - A request to approve a rezoning from district AG-R to B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: DENIAL

Applicant: Sam Malinowsky - SM Engineering

1.3 Case No CD-CPC-2026-00027 - The Hub - A request to approve a non-residential development plan to allow a variety of uses and multiple buildings on one lot in proposed district B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: DENIAL

Applicant: Sam Malinowsky - SM Engineering

2 Case No CD-CPC-2026-00067 - Highland Plaza West Lot 2 - A request to approve a development plan to allow multiple buildings on one lot in district B2-2 on about 2.64 acres generally located at 9840 N Cedar Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

3 Case No CD-CPC-2026-00085 - A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

4 Case No CD-CPC-2026-00068 - Kemper Arena UR Plan Amendment - A request to approve a major amendment to a previously approved UR Plan to amend the uses allowed within the plan area on about 10.08 acres generally located at the intersection of State Line Road and American Way Drive, specifically located at the Hyvee Arena. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Steve Foutch - Foutch Brothers, LLC

5 Case No CD-ROW-2026-00013 - Charlotte Street Vacation - A request to approve a vacation of public right-of-way in District B1-1 (Commercial) and B4-1 (Commercial) on about 13,000 SF generally located along Charlotte Street, north of East 134th Street. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kylee Jennings, AICP-C - PEC

6 Case No CD-CPC-2026-00060 - Midwest Recovery Center Expansion - A request to approve a Development Plan in District B3-2 (commercial) on about 1.7 acres generally located at the northeast corner of East 137th Street and Holmes Road, allowing for a third principle structure to be built on site of the existing recovery center. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kyle Kippes - Kaw Valley Engineering, Inc

7 Case No 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. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 05, 2026

Applicant: Nicolas Bosonetto

8 Case No CD-SUP-2026-00029 - Spire Laydown Yard - A request to approve a special use permit in District R-6 to allow for a temporary laydown yard on about 3 acres generally located approximately 300 feet from the northeast corner of North Lister Avenue and Northeast Vivion Road. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: DeAnna Brantley - Spire Missouri

9 Case No CD-SUP-2026-00032 - 1308 W 11th St West Bottoms Parking - A request to approve a Special Use Permit for a temporary surface parking lot in a UR zoning district on about 0.795 acres generally located at 1308 W 11th St. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: David Laurence - SK Design Group

10 Case No CD-CPC-2026-00058 - Marketplace 152 - A request to approve a Major Amendment to a previously approved Development Plan in District B3-2 (Commercial) on about 24 acres generally located at the southwest corner of Northeast Barry Road and North Indiana Avenue allowing for the addition of a tire center which will serve in lieu of a Special Use Permit. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

11 Case No CD-CPC-2026-00070 - N Oak Townhomes - A request to approve a Major Amendment to a previously approved Development Plan in District B3-4 (Commercial) on about 8 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street to allow for 24 dwelling units in 6 multiunit buildings. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rachel Barth - NorthPoint Development

12 Case No CD-CPC-2026-00069 - Costco UR Major Amendment - A request to approve a major amendment to a previously approved UR Plan to add Outdoor Storage as an allowed use on about 13.63 acres generally located at the southwest corner of E Linwood Blvd. and Gillham Plaza. (Larisa Chambi) **WILL NOT BE HEARD BEFORE 11:30**

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dan Koziatsek - CEC, Inc.

13 Case No CD-CPC-2026-00057 - Uhaul Ubox - 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. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 05, 2026

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

14 Case No CD-SUP-2026-00033 - Ozark Drift Parts SUP - 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. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 05, 2026

Applicant: Zachary Schlichting - Ozark Drift Parts

15 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 AUG 05, 2026

Applicant: DANA BLAY - DBL ARCHITECTURE + INC