



CITY PLAN COMMISSION DOCKET

Wednesday January 21, 2026 at 9:00 am

Published Friday January 16, 2026 at 10:27 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 CD-CPC-2025-00150 - Edgewood Farms Church MPD Final Plan - A request to approve a Final Plan in District MPD (Master Planned Development) on about 7 acres generally located 400 feet east of the southeast corner of Northwest Roanridge Road and Edgewood Farms Drive allowing for the creation of a religious assembly building. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Mason Olson - Olsson, Inc

C2 Case No CD-CPC-2025-00203 - Steeplechase MPD Final Plan Extension - A request to approve an extension of an MPD Final Plan in District MPD (Master Planned Development) on about 2.6 acres generally located at the southeast corner of Highway-169 and Northwest 96th Street allowing for the creation of 56 townhome units. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Cedar Jordan - Bach Homes

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-2025-00151 - Major Street Plan - A request to approve an amendment to the Major Street Plan for the purpose of updating the plan. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 18, 2026

Applicant: Bailey Waters - City of Kansas City, Missouri

2 Case No CD-CPC-2025-00170 - KCI 29 Logistics Park - A request to approve an amendment to the Major Street Plan to revise the alignment of Mexico City Avenue, from connecting to Highway 92 to connecting to North Bethel Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Jacob Hodson - Olsson

3 Case No CD-CPC-2025-00169 - KCI 29 Logistics Park - A request to approve a major amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, on about 2,500 acres generally located at generally located on the north side of I-29/ I-435 & Northwest 128th Street, specifically at the northwest corner of North Bethel Avenue and I-435. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

4 Case No CD-SUP-2025-00046 - New Mark Middle School Gymnasium Expansion - A request to approve a Special Use Permit in District R-7.5 (Residential) on about 57 acres generally located at the southeast corner of North Oak Trafficway and Northeast 106th Street allowing for the addition of a gymnasium facility and accessory parking. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Braden Taylor - MKEC Engineering, Inc.

5 Case No CD-SUP-2025-00045 - Besong Event Center - 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. (Justin Smith)

Staff Recommendation: CONTINUANCE WITH FEE TO FEB 04, 2026

Applicant: Philip-Thevenet Besong

6 Case No CD-CPC-2026-00001 - Amending Section 88-370 regarding temporary special event signage - A request to approve a on about generally located at (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

7 Case No CD-CPC-2025-00152 - - Amending Chapter 88, the Zoning and Development Code, by enacting a new section 88-559 – Major Street Plan to outline the process, procedure and establishing criteria for amending the major street plan. (Olofu Agbaji)

Staff Recommendation: DISMISSAL

Applicant: Olofu Agbaji - KCMO, DMD

8.1 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: CONTINUANCE WITHOUT FEE TO FEB 18, 2026

Applicant: Arrin Tieben - Kimley-Horn

8.2 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: CONTINUANCE WITHOUT FEE TO FEB 18, 2026

Applicant: Christopher McGuire

8.3 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: CONTINUANCE WITHOUT FEE TO FEB 18, 2026

Applicant: Adam Bendrick - Kimley-Horn