



## City Plan Commission Minutes

Hearing Date: January 21, 2026

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

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**Docket Item:** C1

**CD-CPC-2025-00150** 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.

**Applicant:** Mason Olson of Olsson, Inc

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Padilla

**Commissioners Absent:** Enders; Lynch; Murrell

**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:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CD-CPC-2025-00203** 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.

**Applicant:** Derek Rindlisbacher of Bach Team LLC/Steeplechase Apartments LLC

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Padilla

**Commissioners Absent:** Enders; Lynch; Murrell

**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:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1

**CD-CPC-2025-00151** A request to approve an amendment to the Major Street Plan for the purpose of updating the plan.

**Applicant:** Bailey Waters of City of Kansas City, Missouri

**Commissioners Present:** Arkin; Crawl; Forbes II; Hasek; Padilla

**Commissioners Absent:** Enders; Lynch; Murrell

**Commissioners Recusing:** None

Testimony: No

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

**Motion:** Continued                      Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Crawl; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 2

**CD-CPC-2025-00170** 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.

**Applicant:** Jacob Hodson of Olsson

**Commissioners Present:** Arkin; Crawl; Forbes II; Hasek; Padilla

**Commissioners Absent:** Enders; Lynch; Murrell

**Commissioners Recusing:** None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval without conditions. The applicant Jacob Hodson appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

**Motion:** Approved  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Crawl; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 3

**CD-CPC-2025-00169** 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.

**Applicant:** Jacob Hodson of Olsson

**Commissioners Present:** Arkin; Crawl; Forbes II; Hasek; Padilla

**Commissioners Absent:** Enders; Lynch; Murrell

**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 Jacob Hodson appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing conditions 3, 4, 5, 7, & 10 and amending condition 9.

**Motion:** Approved with Conditions  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Crawl; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 4

**CD-SUP-2025-00046** 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.

**Applicant:** Braden Taylor of MKEC Engineering, Inc.

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Murrell; Padilla

**Commissioners Absent:** Enders; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant team Braden Taylor and Jennifer Berka 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 5.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**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:** Arkin; Crowl; Forbes II; Hasek; Padilla

**Commissioners Absent:** Enders; Lynch; Murrell

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to February 4, 2026. No one appeared for public testimony. Commissioners approved to continue the case to February 4, 2026 with fee.

**Motion:** Continued - With Fee Fee: YES

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-CPC-2026-00001** A request to amend Section 88-370 regarding temporary special event building signage

**Applicant:**

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Murrell; Padilla

**Commissioners Absent:** Enders; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced and presented the case stating that the staff is recommending approval without conditions. Kimiko Gilmore, Executive Director of Convention and Entertainment Facilities appeared and spoke about her requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

**Motion:** Approved

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7  
**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.

**Applicant:** Olofu Agbaji of KCMO, DMD

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Padilla  
**Commissioners Absent:** Enders; Lynch; Murrell  
**Commissioners Recusing:** None

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

**Motion:** Dismissed  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 8.1  
**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:** Arkin; Crowl; Forbes II; Hasek; Padilla  
**Commissioners Absent:** Enders; Lynch; Murrell  
**Commissioners Recusing:** None

Testimony: No

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

**Motion:** Continued                      Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 8.2  
**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:** Arkin; Crowl; Forbes II; Hasek; Padilla  
**Commissioners Absent:** Enders; Lynch; Murrell  
**Commissioners Recusing:** None

Testimony: No

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

**Motion:** Continued                      Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 8.3  
**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:** Arkin; Crowl; Forbes II; Hasek; Padilla  
**Commissioners Absent:** Enders; Lynch; Murrell  
**Commissioners Recusing:** None

Testimony: No

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

**Motion:** Continued Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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