



CITY PLAN COMMISSION DOCKET

Wednesday April 1, 2026 at 9:00 am

Published Friday March 27, 2026 at 11:05 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-2026-00033 - Viewpoint at Brookwood Dog Park - A request to approve a Project Plan in District SC (Shoal Creek) on about 0.25 acres generally located at 7600 NE Shoal Creek Parkway, allowing for the landscaping of a Private Open Space Tract for a Dog Park. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrea Lemken - Renaissance Infrastructure Consulting

C2 Case No CD-CPC-2026-00034 - Viewpoint at Brookwood Pool - A request to approve a Project Plan in District SC (Shoal Creek) on about 0.75 acres generally located at 7600 NE Shoal Creek Parkway, allowing for the landscaping and construction of a pool house in a Private Open Space Tract for a swimming pool and associated pool house. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrea Lemken - Renaissance Infrastructure Consulting

C3 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-MISC-2026-00003 - South Round Top Neighborhood Plan - A request to approve an amendment to the Heart of the City Area Plan to include the South Roundtop Neighborhood Plan generally bounded by Indiana Avenue on the west, East Linwood Boulevard on the south, East 27th Street on the north, and Jackson Avenue and along I-70 on the east to connect to Jackson Avenue. (Samuel Fitzner)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Samuel Fitzner

2 Case No CD-MISC-2026-00002 - Prospect Hickman Mills Corridor Plan - A request to approve the Prospect Hickman Mills Corridor Plan, generally bounded by 75th Street to the north. Bruce R Watkins Drive to the east, 87th Street/Blue River Boulevard to the south, and The Paseo to the west. (Lauren Young)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

3 Case No CD-CPC-2026-00025 - Westport Overlay District Amendment - A request to approve an amendment to the Westport Overlay District to allow Drive-Through Facilities with a Special Use Permit and adding standards for Drive-Through Facilities within the overlay on about 62 acres located along Westport Road starting at Southwest Trafficway to the boundary of the MCO district and along Pennsylvania Avenue from 39th Street to 43rd Street. (Larisa Chambi)

Staff Recommendation: DENIAL

Applicant: - 706 Westport Road LLC

4 Case No CD-SUP-2025-00044 - Notre Dame De Sion Major Amendment - A request to approve a major amendment to a special use permit for additional parking and building addition for a school on about 4.86 acres generally located at the northeast corner of Locust Street and Harrison Parkway. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sarah Knight - MKEC Engineering

5 Case No CD-SUP-2026-00004 - Park Hill School District Mod Classrooms - 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. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Walters - Hollis + Miller Architects

6 Case No CD-CPC-2025-00175 - Onyx Event Venue - 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. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Thomas Eatman - Builders By Design, LLC

7 Case No CD-CPC-2026-00024 - Suzanne Place Rezoning - A request to approve a rezoning from District B1-1 (Neighborhood Business 1) to B2-1 (Neighborhood Business 2) on about 3.5 acres generally located at the southeast corner of North Broadway and Northwest Barry Road. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Amy Grant

8 Case No CD-SUP-2026-00012 - 4250 St John Avenue Repair Shop - A request to approve a special use permit to allow for a general motor vehicle repair use in a B3-1 zoning district on about 0.11 acres generally located at 4250 St. John Avenue. (Stephanie Saldari)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Choudhry Sheeraz - Sheeraz LLC

9 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: APPROVAL WITHOUT CONDITIONS

Applicant: James Baker

10 Case No CD-CPC-2026-00035 - Amending Section 88-610-05 regarding reconstruction of nonconforming detached houses - Amending Section 88-610-05 regarding reconstruction of nonconforming detached houses after accidental damage or destruction (Sara Copeland)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 06, 2026

Applicant:

11 Case No CD-SUP-2025-00049 - Quick Move Rentals SUP - A request to approve a Special Use Permit for outdoor light equipment sales/rental (U-Haul moving truck rental) and general motor vehicle repair within a B3-2 (Community Business) zoning district on about .46 acres generally located at 8221 N Oak Trfy. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 15, 2026

Applicant: AJ Asmar

12 Case No CD-CPC-2026-00016 - Bellicose Church Rezoning - A request to approve a rezoning for a parcel that is split-zoned between R-1.5 and B3-2 to an overall B3-2 zoning district, on about 10.9 acres generally located at 5100 Ararat Drive. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 15, 2026

Applicant: Timothy Longobardo - Bellicose Church

13 Case No CD-SUP-2026-00011 - Red Bud Dr Multi-Unit House - A request to approve a special use permit to allow a 3-unit home to exist on the subject site on about 0.4 acres generally located at 3319 Red Bud Dr. (Connor Tomlin)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 15, 2026

Applicant: Luis Soto

14 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 15, 2026

Applicant: Jacob Hodson - Olsson

15 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 15, 2026

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