



City Plan Commission Minutes

Hearing Date: April 1, 2026

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

Docket Item: C1

CD-CPC-2026-00033 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.

Applicant: Andrea Lemken of Renaissance Infrastructure Consulting

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

Commissioners Absent: Crowl

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: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2026-00034 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.

Applicant: Andrea Lemken of Renaissance Infrastructure Consulting

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

Commissioners Absent: Crowl

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: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C3

CLD-FnPlat-2026-00004 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.

Applicant: Nelson Willoughby of Olsson

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

Commissioners Absent: Cowl

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: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-MISC-2026-00003 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.

Applicant: Samuel Fitzner

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

Commissioners Absent: Cowl

Commissioners Recusing: None

Sara Copeland introduced the case; Morgan Pemberton and Samuel Fitzner along with Councilwoman Patterson-Hasley 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 without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-MISC-2026-00002 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.

Applicant:

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

Commissioners Absent: Cowl

Commissioners Recusing: None

Sara Copeland introduced the case; Lauren Young and Brian Jackson presented the case and stated that staff is recommending approval without conditions. For public testimony appeared Diane Heshberger whom was in support. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2026-00025 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.

Applicant: of 706 Westport Road LLC

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

Commissioners Absent: Crowl; Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi and Luke Ranker presented the case and stated that the staff is recommending denial. The applicant Chris Franze appeared and spoke about his requests. For public testimony appeared Ethan Starr and Amelia McIntyre whom spoke about their concerns. Commissioners discussed the merits of the case and denied the case.

Motion: Denial

Motioned by: Arkin

Seconded by: Padilla

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

Voting Nay: Lynch

Abstaining: None

Docket Item: 4

CD-SUP-2025-00044 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.

Applicant: Sarah Knight of MKEC Engineering

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

Commissioners Absent: Crowl; 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 applicants Sarah Knight and Brian Hill appeared and spoke about their requests. For public testimony appeared Keith Towner, Kimberly McKenna, Amelia McDaniel, Courtney Cougar, Leslie Cougar, Chris Koch, and Margo Shepard whom all spoke about their concerns of car stacking and traffic on Locust St. Commissioners discussed the merits of the case and approved it with conditions, adding a condition that applicant add extra stripping to Locust and work with Public Works to do so.

Motion: Approved with Conditions

Motioned by: Arkin

Seconded by: Forbes II

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

Voting Nay: None

Abstaining: None

Docket Item: 5

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: Arkin; Enders; Forbes II; Lynch; Murrell; Padilla

Commissioners Absent: Enders; 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 applicant team Ryan Walters 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: Arkin

Seconded by: Padilla

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

Voting Nay: None

Abstaining: None

Docket Item: 6

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: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell

Commissioners Absent: Crowl; Padilla

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 Claude Peterson 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: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2026-00024 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.

Applicant: Amy Grant

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell

Commissioners Absent: Crowl; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that staff is recommending approval without conditions. The applicants Amy Grant and Ben S. appeared and spoke about their 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: Forbes II

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-SUP-2026-00012 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.

Applicant: Choudhry Sheeraz of Sheeraz LLC

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell

Commissioners Absent: Crowl; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Stephanie Saldari presented the case and stated that staff is recommending approval without conditions. The applicants Lana and Choudhry Sheeraz appeared and spoke about their 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; Enders; Forbes II; Hasek; Lynch; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2026-00011 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.

Applicant: James Baker

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell

Commissioners Absent: Crowl; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that staff is recommending approval without conditions. The applicant James Baker appeared and spoke about his requests. For public testimony appeared Father Daniel whom spoke about his concerns. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Recommend Approval

Motioned by: Hasek

Seconded by: Forbes II

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-CPC-2026-00035 Amending Section 88-610-05 regarding reconstruction of nonconforming detached houses after accidental damage or destruction

Applicant:

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

Commissioners Absent: Crowl

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 6, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 6, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-SUP-2025-00049 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.

Applicant: AJ Asmar

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

Commissioners Absent: Crowl

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: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-CPC-2026-00016 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.

Applicant: Timothy Longobardo of Bellicose Church

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

Commissioners Absent: Crowl

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to April 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 15, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-SUP-2026-00011 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.

Applicant: Luis Soto

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

Commissioners Absent: Crowl

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to April 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 15, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 14

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: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent: Crowl

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to April 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 15, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 15

CD-SUP-2026-00008 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.

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

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

Commissioners Absent: Crowl

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to April 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 15, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None
