



CITY PLAN COMMISSION DOCKET

Wednesday April 16, 2025 at 9:00 am

Published Thursday April 10, 2025 at 3:48 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.

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-2025-00036 - Barry Road Lot 2 Apartments - A request to approve a project plan in District B1-1 (Commercial) to approval a residential development on about .8 acres generally located at NW Barry Road and N. Green Hills Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C2 Case No CD-CPC-2025-00040 - I-49 Commerce Center Building 3 - A request to approve a project plan for the construction of Building 3 in the I-49 Commerce Center in district M2-5 on about 17 acres generally located at 15100 Hardesty Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kevin White - NorthPoint

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-SUP-2024-00048 - A&A Royal Auto Trim SUP - A request to approve a Special Use Permit for Motor Vehicle Repair on the subject site on about .5 acres generally located at 3840 Warwick Blvd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jose Cordova - Royal Auto Trim

Required Quorum: Arkin, Beasley, Crowl, Hasek, Padilla on 4/2/2025

2 Case No CD-SUP-2025-00010 - Amazon South - Warehouse Expansion - A request to approve a Special Use Permit to expand warehousing and distribution uses on about 21.4 acres generally located at 4001 E 149th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kate Lynch - Atlantic AE

3.1 Case No CD-CPC-2025-00019 - Genesis Companies Rezoning - A request to approve an amendment to the Midtown/Plaza Plan to change the future land use designation from Office/Residential to Mixed-Use Neighborhood on about .9 acres generally located at 4420 Madison Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Omid Shahbazian - Constructify 360 LLC

3.2 Case No CD-CPC-2025-00001 - Genesis Companies Rezoning - A request to approve a rezoning from R-1.5 (Residential) to B1-2 (Neighborhood Business) so the zoning designation reflects existing conditions on about .9 acres generally located at 4420 Madison Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Omid Shahbazian - Constructify 360 LLC

4.1 Case No CD-CPC-2025-00038 - Jadan Hills Residential Development - A request to approve an Area Plan Amendment from Residential Low Density to Residential Medium Density on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue allowing for the creation of 57 lots and 5 tracts for the purpose of a single unit home development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Qiyamah Muhammad - Olsson

4.2 Case No CD-CPC-2025-00034 - Jadan Hills Residential Development - A request to approve a rezoning from R-80 (Residential) to R-6 (Residential) on about 20 acres generally located at the southwest corner of Northeast 68th Street and North Madison Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Qiyamah Muhammad - Olsson

4.3 Case No CD-CPC-2025-00033 - Jadan Hills Residential Development - A request to approve a Development Plan in proposed District R-6 (Residential) on about 20 acres generally located at the southwest corner of Northwest 68th Street and North Madison Avenue allowing for the creation of 57 lots and 5 tracts for the purpose of a single unit home development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Qiyamah Muhammad - Olsson

5.1 Case No CD-CPC-2025-00028 - Gracehaven Subdivision - A request to approve a rezoning from district R-7.5 to district R-1.5 on about 6.14 acres generally located at 7800, 7802, and 7744 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Sam Malinowsky - SM Engineering

5.2 Case No CD-CPC-2025-00030 - Gracehaven Subdivision - A request to approve a development plan, also serving as a preliminary plat, to allow construction of multi-plex residential buildings in proposed district R-1.5 on about 6.14 acres generally located at 7800, 7802, and 7744 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Malinowsky - SM Engineering

6 Case No CD-ROW-2025-00004 - HALO Vacation- White Ave - A request to approve a vacation in District MPD (Master Planned Development) on about 1.25 acres generally located on White Avenue approximately 1250 feet north of East 56th Street. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 07, 2025

Applicant: Richard Shafer - BHC

7 Case No CD-ROW-2025-00005 - HALO Vacation- East 52nd Terrace - A request to approve a vacation in District R-7.5 (Residential) on about 0.14 acres generally located on East 52nd Terrace approximately 1050 feet west of Dr. Martin Luther King Jr Boulevard. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 07, 2025

Applicant: Richard Shafer - BHC

8 Case No CD-CPC-2025-00017 - KCI29 Signage Plan - A request to approve a Council Approved Signage Plan in District MPD (Master Planned Development) on about 2,143 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 07, 2025

Applicant: Qiyamah Muhammad - Olsson

9 Case No CD-CPC-2025-00035 - Linwood and Main Apartments - A request to approve a development plan allowing multiple six-unit residential buildings on about 1.97 acres generally located at 20 W Linwood Boulevard. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 07, 2025

Applicant: Doug Ubben - Phelps Engineering, Inc.

10 Case No CD-SUP-2025-00004 - Truman & Brooklyn Gas Station Expansion - A request to approve a Special Use Permit to allow for the expansion of Gasoline and Fuel Sales establishment in District B4-5 (Commercial) on about .8 acres generally located at E. Truman Road and Brooklyn Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 21, 2025

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

11 Case No CD-SUP-2025-00005 - Waldo Astoria - A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a hotel on about .4 acres generally located at W 80th Terrace and Brookside Road. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 21, 2025

Applicant: George Ismert - Old Glory Development Co

12 Case No CD-SUP-2025-00008 - Brookside Charter School South Campus - A request to approve a special use permit acting as a preliminary plat for a school located in districts R-0.5 and R-1.5 on about 13.31 acres generally located north of East Meyer Boulevard to the west of Research Medical hospital. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 07, 2025

Applicant: Hedi Heinz - Turner Construction

13 Case No CD-SUP-2025-00007 - Apostolic Church of Jesus Christ - Holmes Road - A request to approve a major amendment to a special use permit for an addition on about 7.91 acres generally located at the southwest corner of East 83rd Street and Holmes Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 07, 2025

Applicant: James Marshall - Jrma Architects Inc.