



CITY PLAN COMMISSION DOCKET

Wednesday February 18, 2026 at 9:00 am

Published Friday February 13, 2026 at 10:13 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 CLD-FnPlat-2025-00033 - Crash Champions KCMO Final Plat - A request to approve a Final Plat in District B3-2 (Commercial) on about 4.5 acres generally located at the northeast corner of Northwest 68th Street and Highway-169, creating one lot and one tract for a motor vehicle repair shop. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dalton Signer - Kimley-Horn

C2 Case No CLD-FnPlat-2025-00013 - Stone View - A request to approve a Final Plat in District R-1.5 (Residential) on about 6.14 acres generally located at 7800, 7802, and 7744 N Oak Trafficway, allowing for the creation of 2 lots and 3 tracts for a multi-family residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Malinowsky - SM Engineering

C3 Case No CLD-FnPlat-2025-00037 - Blue River Commerce Center Sixth Plat - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 14 acres generally located at 1800 E Bannister, creating one lot for an industrial site. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kevin White - NorthPoint

C4 Case No CD-CPC-2025-00199 - Lot 39 Hunt Midwest Business Park Final Plan - A request to approve a Project Plan in District UR (Urban Redevelopment) on about 31 acres generally located at the southeast corner of North Wallace Drive and Northeast 48th Street, creating one building for an industrial site. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Qiyamah Muhammad - 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-2026-00001 - Moratorium on Non-Municipal Detention Facilities - Declaring a moratorium on the issuance or approval of any new permits, plan reviews, special use permits, project plans, development plans, zoning changes, or other zoning applications for non-municipal detention facilities within Kansas City through January 15, 2031. (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

2 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: APPROVAL WITHOUT CONDITIONS

Applicant: Salina Zapata Bur - City of Kansas City, Public Works Department

3 Case No CD-SUP-2025-00042 - Hale Cook Elementary Expansion - A request to approve a special use permit for expansion of a school use in district R-6 on about 3.89 acres generally located at 7302 Pennsylvania. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrew Egbert - SK Design Group

4 Case No CD-SUP-2025-00047 - 7345 Troost Used Vehicle Sales - A request to approve a special use permit to allow a used vehicle sales dealership in a B3-2 zoning district on about 0.271 acres generally located at 7345 Troost Ave. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jason Higgs - ABCars LLC

5.1 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 WITH FEE TO MAR 04, 2026

Applicant: Arrin Tieben - Kimley-Horn

5.2 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 WITH FEE TO MAR 04, 2026

Applicant: Christopher McGuire

5.3 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 WITH FEE TO MAR 04, 2026

Applicant: Adam Bendrick - Kimley-Horn

6 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 MAR 04, 2026

Applicant: Philip-Thevenet Besong

7 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: CONTINUANCE WITHOUT FEE TO APR 01, 2026

Applicant: Sarah Knight - MKEC Engineering

8 Case No CD-MISC-2025-00004 - KCI Area Plan - A request to approve the KCI Area Plan generally located in the area bounded by City Limits of Kansas City, MO (north), City Limits to Amity and then along HWY 152 (south), Platte/Clay County boundary (east), City Limits of Kansas City, MO (west), and excluding the Village of Ferrelview (generally located north of NW Cookingham Drive, east of N Shannon Avenue, west of NW Skyview Avenue, and south of NW 128th Street). (Susan Cronander)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 18, 2026

Applicant:

Additional Discussion Item: Water Infrastructure Planning (Travis Kiefer)