



## City Plan Commission Minutes

Hearing Date: February 18, 2026

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

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**Docket Item:** C1

**CLD-FnPlat-2025-00033** 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.

**Applicant:** Dalton Signer of Kimley-Horn

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

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Larisa Chambi 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; Murrell

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CLD-FnPlat-2025-00013** 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.

**Applicant:** Sam Malinowsky of SM Engineering

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

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Larisa Chambi 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; Murrell

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C3

**CLD-FnPlat-2025-00037** 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.

**Applicant:** Kevin White of NorthPoint

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

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Larisa Chambi 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; Murrell

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C4

**CD-CPC-2025-00199** 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.

**Applicant:** Qiyamah Muhammad of Olsson

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

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Larisa Chambi 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; Murrell

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1

**CD-MISC-2026-00001** 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.

**Applicant:**

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

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Larisa Chambi introduced the case; Sara Copeland presented the case and stated that the staff is recommending approval without conditions. Erin Kurl appeared for public testimony whom spoke about her concerns. Commissioners discussed the merits of the case and approved it without conditions.

**Motion:** Recommend Approval

**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:** 2

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

**Applicant:** Regan Tokos

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

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Larisa Chambi introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval without conditions. The applicants Salina Zapata Bur, Regan Tokos, and Angela Ely appeared and spoke about their requests. For public testimony appeared Jim McClure, Fred Lorentz, Erin Kurl, and Rosen Koch whom all spoke about their concerns. 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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-SUP-2025-00042** 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.

**Applicant:** Andrew Egbert of SK Design Group

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

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

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

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

**Motioned by:** Hasek

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-SUP-2025-00047** 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.

**Applicant:** jason higgs of ABCars LLC

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

**Commissioners Absent:** Enders; Padilla

**Commissioners Recusing:** None

Larisa Chambi introduced the case and presented the case on behalf of Alec Gustafson and stated that the staff is recommending approval with conditions. The applicant Jason Higgs appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions, adding a condition that the applicant submit a notarized owner consent form prior to BZA meeting.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5.1

**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; Murrell

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

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

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

**Motioned by:** Lynch

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5.2

**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; Murrell

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

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

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

**Motioned by:** Hasek

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5.3

**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; Murrell

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

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

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

**Motioned by:** Hasek

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**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; Murrell

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

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

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

**Motioned by:** Hasek

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**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; Crowl; Forbes II; Hasek; Murrell

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated staff is recommending continuance without fee to April 1, 2026. No one appeared for public testimony. Commissioners approved to continue the case to April 1, 2026 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Lynch

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-MISC-2025-00004** 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).

**Applicant:**

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

**Commissioners Absent:** Enders; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

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

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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