



CITY PLAN COMMISSION DOCKET

Wednesday October 15, 2025 at 9:00 am

Published Friday October 10, 2025 at 11:13 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 CD-CPC-2025-00142 - Monarch Townhomes - A request to approve a Project Plan in District R-1.5 (Residential) on about 17 acres generally located at the southeast corner of Northeast Barry Road and North Cleveland Avenue, allowing for the landscaping of Private Open Space Tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C2 Case No CD-CPC-2025-00138 - Hill Creek Commons - A request to approve a project plan for 283 residential units on about 56 acres generally located at the southwest corner of N Line Creek Parkway and NW Old Stagecoach Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

C3 Case No CLD-FnPlat-2025-00022 - Parade Park First Plat - A request to approve a Final Plat in District MPD (Master Planned Development) on about 12 acres generally located at the northeast corner of Woodland Avenue and East 18th Street, creating 4 lots for a multi-family development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Hunt - Taliaferro & Browne, Inc

C4 Case No CD-CPC-2025-00097 - Woodhaven Amenity Tract - A request to approve an MPD final plan for Woodhaven amenity tract in district MPD on about 1.82 generally located at the northeast corner of N Robinhood Ave and NW 97th St. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ashley Serr - Kimley-Horn

C5 Case No CD-CPC-2025-00139 - Weatherby Meadows - A request to approve a Project Plan in District R-5 (Residential) on about 12.5 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue, allowing for the landscaping of Private Open Space Tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

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-CPC-2025-00146 - 7825 N Platte Purchase Dr Rezoning - A request to approve a rezoning from District R-80 (Residential) to District R-7.5 (Residential) on about 1.8 acres generally located at 150 feet north of the intersection of North Platte Purchase Road and Northwest 78th Street. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tobin Kennedy

2.1 Case No CD-CPC-2025-00130 - Retreat at Woodhaven - A request to approve an amendment to the KCIA Area Plan from Commercial, Residential Low Density, Open Space/Buffer, and Mixed Use Community to Residential Medium Density on about 107 acres generally located at the southwest corner of NW 100th Street and N Platte Purchase Drive. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

2.2 Case No CD-CPC-2025-00129 - Retreat at Woodhaven - A request to approve a rezoning from districts B3-3, R-7.5, and MPD to district MPD and approving ad development plan, also serving as a preliminary plat, for a mixed residential development on about 107 acres generally located at the southwest corner of NW 100th Street and N Platte Purchase Drive. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

3 Case No CD-SUP-2025-00033 - CMH Parking Garage - A request to approve a Special Use Permit, within a R-0.5 (residential) zoning district, in order to construct a parking garage (accessory parking) on the subject site on about 1.8 acres generally located at 414 E 22nd St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Paul Osborne - McClure

4 Case No CD-SUP-2025-00018 - 4843 Woodland Neighborhood Serving Retail - A request to approve a Special Use Permit in District R-6 (Residential) on about 0.125 acres generally located at 4843 Woodland to allow for Neighborhood Serving Retail in an existing building. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robert Pendleton

5.1 Case No CD-CPC-2025-00131 - Warehouse on Broadway - A request to approve a rezoning from UR (Urban Redevelopment) to B3-2 (Commercial) on about 1 acre generally located at the northeast corner of Broadway Boulevard and West 40th Street. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Martin Arling - Kaw Valley Engineering, Inc.

5.2 Case No CD-SUP-2025-00031 - Warehouse on Broadway - A request to approve a special use permit in district B3-2 (Commercial) to allow for an entertainment venue (500+ capacity) on about 1 acres generally located at 150 feet north of the Broadway Boulevard and West 40th Street. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Martin Arling - Kaw Valley Engineering, Inc.

6 Case No CD-MISC-2025-00003 - Place Types Update for Area Planning - (Sara Copeland)

Staff Recommendation: NO RECOMMENDATION

Applicant:

7 Case No CD-CPC-2025-00149 - Municipal Farms Master Planned Development Major Amendment - A request to approve a Major Amendment to an existing Master Planned Development in District MPD on about 441 acres generally located at the south west corner of Eastern Avenue and Raytown Road, allowing for expanded uses, including Non-Accessory Parking. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 05, 2025

Applicant: Angela Eley - City of Kansas City, MO

8 Case No CD-CPC-2025-00111 - Hosanna Evangelical Lutheran Deannexation - A request to approve a deannexation (detachment) of approximately 4.5 acres generally located at the northwest corner of NE 104th Street and N. Church Road from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Liberty, Missouri. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 05, 2025

Applicant: Anthony Belcher

9 Case No CD-SUP-2025-00022 - All Storage KC Special Use Permit - A request to approve a special use permit for outdoor warehousing storage for commercial vehicle, equipment parking, and material storage in districts M1-5 and M3-5 on about 4.17 acres generally located at the terminus of E 78th Street west of the Union Pacific Railroad, specifically located at 3901 E 78th Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 05, 2025

Applicant: Brian Terry

10 Case No CD-CPC-2025-00135 - 96th Street Church - A request to approve a development plan serving in place of a special use permit to allow a religious assembly development in district R-10 on about 43 acres generally located at 9600 NE Reinking Road. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 05, 2025

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

11 Case No CD-CPC-2025-00143 - Updated Section 88-420, Parking - A request to approve zoning text amendments to Section 88-420, Parking and Loading. (Sara Copeland)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 05, 2025

Applicant:

12 Case No CD-CPC-2025-00141 - Marijuana Dispensaries Hours of Operation - A request to approve amendments to Section 88-354 regarding hours of operation for dispensary facilities. (Sara Copeland)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITHOUT FEE

Applicant: