



CITY PLAN COMMISSION DOCKET

Wednesday July 2, 2025 at 9:00 am

Published Friday June 27, 2025 at 11:20 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-2025-00073 - Stayright Studios on Ambassador - A request to approve a project plan in District B4-3 to allow for the construction of a hotel on about 3 acres generally located at N. Ambassador Drive and N. Polo Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Skyler Ford

C2 Case No CD-CPC-2025-00071 - Springhill Suites at Bally's - A request to approve an MPD Final Plan to allow for a lodging establishment (hotel) in District MPD (Master Planned Development) on about 28.54 acres generally located at E. Front Street and Interstate 29. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: David Eickman

C3 Case No CLD-FnPlat-2024-00021 - 19th and Locust Townhomes - A request to approve a final plat in district M1-5 on about 0.47 acres generally located at the southeast corner of E 19th Street and Locust Street creating 13 lots and 3 tracts for a residential townhome development. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Adam DeGonia - McClure

C4 Case No CLD-FnPlat-2025-00016 - Berkley Riverfront Third Plat - A request to approve a Final Plat in District MPD (Master Planned Development) on about 4 acres generally located at the northeast corner of Berkley Plaza and Berkley Parkway allowing for the creation of two (2) lots and one (1) tract for a mixed use development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Hunt - Taliaferro & Browne, Inc

C5 Case No CLD-FnPlat-2025-00014 - Orchard Estates - A request to approve a Final Plat in District R-7.5 (Residential) on about 41 acres generally located on the west side of Lee's Summit Road approximately 590 feet south of Ess Road, to allow for the creation of 4 residential lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robert Parks - Weiskirch and Parks Engineers, Inc

C6 Case No CLD-FnPlat-2025-00008 - 9640 North Indiana Avenue Plat - A request to approve a Final Plat in District R-80 (Residential) on about 10 acres generally located at 9640 North Indiana Avenue creating two residential lots. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jake Young - J & J Survey

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.

1.1 Case No CD-CPC-2025-00068 - Each One Teach One Learning Center Rezoning - A request to approve an area plan amendment to the Swope Area Plan from Residential Low Density to Mixed Use Neighborhood on about 1.61 acres generally located at the southeast corner of East 81st Terrace and Paseo. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Kameelah KAMEELAH JUNAID - EACH ONE TEACH ONE LEARNING CENTER LLC

1.2 Case No CD-CPC-2025-00067 - Each One Teach One Learning Center Rezoning - A request to approve a rezoning without plan from district R-6/PO to district B1-2/PO on about 1.61 acres generally located at the southeast corner of East 81st Terrace and Paseo. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Kameelah KAMEELAH JUNAID - EACH ONE TEACH ONE LEARNING CENTER LLC

2.1 Case No CD-CPC-2025-00070 - Barry Road Club Carwash - A request to approve a rezoning from Districts AG-R (Agricultural) and B3-3 (Commercial) to B303 (Commercial) on about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29, allowing for the creation of a car wash. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Toby Williams - Cochran Engineering

2.2 Case No CD-CPC-2025-00066 - Barry Road Club Carwash - A request to approve a Major Amendment to an existing Development Plan in District B3-3 (Commercial) on about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29, allowing for the creation of a car wash. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Toby Williams - Cochran Engineering

3 Case No CD-CPC-2025-00086 - A request to approve amendments to Chapter 88, the Zoning and Development Code, through amendments to Section 88-445 regarding digital signs in non-residential zoning districts. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

4 Case No CD-CPC-2025-00085 - Chapter 88, Text Amendment - A request to approve amendments to Chapter 88, the Zoning and Development Code, by amending Section 88-420-16 regarding Alternative Compliance Parking Plans (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

5 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: CONTINUANCE WITHOUT FEE TO JUL 19, 2025

Applicant: Robert Pendleton - White Cat Holdings LLC

6 Case No CD-SUP-2025-00019 - 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:

Applicant: Andrew Schopen - ACI Boland Architecture