



City Plan Commission Minutes

Hearing Date: July 2, 2025

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

Docket Item: C1

CD-CPC-2025-00073 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.

Applicant: Skyler Ford

Commissioners Present: Arkin; Beasley; Crawl; Enders

Commissioners Absent: Hasek; Lynch; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Arkin; Beasley; Crawl; Enders

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2025-00071 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.

Applicant: David Eickman

Commissioners Present: Arkin; Beasley; Crawl; Enders

Commissioners Absent: Hasek; Lynch; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Arkin; Beasley; Crawl; Enders

Voting Nay: None

Abstaining: None

Docket Item: C3
CLD-FnPlat-2024-00021 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.

Applicant: Adam DeGonia of McClure
Commissioners Present: Arkin; Beasley; Crowl; Enders
Commissioners Absent: Hasek; Lynch; Padilla
Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Due to lack of quorum, Commissioners approved to continue the case to July 16, 2025 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Arkin
Voting Aye: Arkin; Beasley; Enders
Voting Nay: Crowl
Abstaining: None

Docket Item: C4
CLD-FnPlat-2025-00016 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.

Applicant: Ryan Hunt of Taliaferro & Browne, Inc
Commissioners Present: Arkin; Beasley; Crowl; Enders
Commissioners Absent: Hasek; Lynch; Padilla
Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Beasley
Voting Aye: Arkin; Beasley; Crowl; Enders
Voting Nay: None
Abstaining: None

Docket Item: C5
CLD-FnPlat-2025-00014 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.

Applicant: Robert Parks of Weiskirch and Parks Engineers, Inc
Commissioners Present: Arkin; Beasley; Crowl; Enders
Commissioners Absent: Hasek; Lynch; Padilla
Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Beasley
Voting Aye: Arkin; Beasley; Crowl; Enders
Voting Nay: None
Abstaining: None

Docket Item: C6
CLD-FnPlat-2025-00008 A request to approve a Final Plat is District R-80 (Residential) on about 10 acres generally located at 9640 North Indiana Avenue creating two residential lots.

Applicant: Jake Young of J & J Survey
Commissioners Present: Arkin; Beasley; Crowl; Enders
Commissioners Absent: Hasek; Lynch; Padilla
Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Beasley
Voting Aye: Arkin; Beasley; Crowl; Enders
Voting Nay: None
Abstaining: None

Docket Item: 1.1
CD-CPC-2025-00068 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.

Applicant: Kameelah KAMEELAH JUNAID of EACH ONE TEACH ONE LEARNING CENTER LLC
Commissioners Present: Arkin; Beasley; Crowl; Enders
Commissioners Absent: Hasek; Lynch; Padilla
Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. The applicant Kameelah Junaid appeared and spoke about their requests. For public testimony appeared Diane Herschberger in support. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Enders
Seconded by: Beasley
Voting Aye: Arkin; Beasley; Crowl; Enders
Voting Nay: None
Abstaining: None

Docket Item: 1.2
CD-CPC-2025-00067 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.

Applicant: Kameelah KAMEELAH JUNAID of EACH ONE TEACH ONE LEARNING CENTER LLC
Commissioners Present: Arkin; Beasley; Crowl; Enders
Commissioners Absent: Hasek; Lynch; Padilla
Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. The applicant Kameelah Junaid appeared and spoke about their requests. For public testimony appeared Diane Herschberger in support. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Enders
Seconded by: Beasley
Voting Aye: Arkin; Beasley; Crowl; Enders
Voting Nay: None
Abstaining: None

Docket Item: 2.1

CD-CPC-2025-00070 A request to approve a rezoning from Districts AG-R (Agricultural) and B3-3 (Commerical) 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.

Applicant: Toby Williams of Cochran Engineering

Commissioners Present: Arkin; Beasley; Crawl; Enders

Commissioners Absent: Hasek; Lynch; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions. The applicant Eric K. appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Arkin; Beasley; Crawl; Enders

Voting Nay: None

Abstaining: None

Docket Item: 2.2

CD-CPC-2025-00066 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.

Applicant: Toby Williams of Cochran Engineering

Commissioners Present: Arkin; Beasley; Crawl; Enders

Commissioners Absent: Hasek; Lynch; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Eric K. appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions adding applicant address ponding issue.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Arkin; Beasley; Crawl; Enders

Voting Nay: None

Abstaining: None

Docket Item: 3

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.

Applicant:

Commissioners Present: Arkin; Beasley; Crawl; Enders

Commissioners Absent: Hasek; Lynch; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn-Smith and Andrew Clarke presented the case and stated that the staff is recommending approval without conditions. For public testimony appeared Patricia Jensen and Tiffany Moore spoke about their concerns. Commissioners discussed the merits of the case and approved it without conditions, noting that paragraph 3 remain unchanged and the edits move under paragraph 5; add digital menu sign definition.

Motion: Approved

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Arkin; Beasley; Crawl; Enders

Voting Nay: None

Abstaining: None

Docket Item: 4
CD-CPC-2025-00085 A request to approve amendments to Chapter 88, the Zoning and Development Code, by amending Section 88-420-16 regarding Alternative Compliance Parking Plans

Applicant:

Commissioners Present: Arkin; Beasley; Crowl; Enders
Commissioners Absent: Hasek; Lynch; Padilla
Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. For public testimony appeared Patricia Jensen and Tiffany Moore in support of the amendment. Commissioners discussed the merits of the case and approved it without conditions, amending paragraph 4 by separating it into two paragraphs after the first sentence.

Motion: Approved
Motioned by: Enders
Seconded by: Arkin
Voting Aye: Arkin; Beasley; Crowl; Enders
Voting Nay: None
Abstaining: None

Docket Item: 5
CD-SUP-2025-00018 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.

Applicant: Keith Mueller of Keith Mueller Architecture

Commissioners Present: Arkin; Beasley; Crowl; Enders
Commissioners Absent: Hasek; Lynch; Padilla
Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 20, 2025. No one appeared for public testimony. Commissioners approved to continue the case to August 20, 2025 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Beasley
Voting Aye: Arkin; Beasley; Crowl; Enders
Voting Nay: None
Abstaining: None

Docket Item: 6
CD-SUP-2025-00019 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.

Applicant: Andrew Schopen of ACI Boland Architecture

Commissioners Present: Arkin; Beasley; Crowl; Enders
Commissioners Absent: Hasek; Lynch; Padilla
Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to July 16, 2025. No one appeared for public testimony. Commissioners approved to continue the case to July 16, 2025 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Beasley
Voting Aye: Arkin; Beasley; Crowl; Enders
Voting Nay: None
Abstaining: None
