



CITY PLAN COMMISSION DOCKET

Wednesday May 21, 2025 at 9:00 am

Published Thursday May 15, 2025 at 4:43 pm

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.

Discussion Item: Elect Vice Chair

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-2025-00053 - Carwash- Marketplace 152 - A request to approve a Project Plan in District B3-2 (Commercial) on about 1 acre generally located at the southwest corner of North Indiana Avenue and Northeast Barry Road, allowing for the creation of a drive through car wash and associated vacuums. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

C2 Case No CLD-FnPlat-2025-00006 - Fareway Meat Market - A request to approve a Final Plat in District B1-1 (Commercial) on about 1.7 acres generally located at the southeast corner of West 79th Street and Ward Parkway, allowing for the creation of two lots for a commercial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Finn - Phelps Engineering, Inc.

C3 Case No CLD-FnPlat-2025-00010 - Envision Final Plat - A request to approve a Final Plat in Districts B3-2 (Commercial) and M2-1 (Industrial) on about 22 acres generally located at the southeast corner of Northwest Cookingham Drive and North Congress Avenue creating 3 lots and 1 tract for the purpose of a commercial and industrial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

C4 Case No CLD-FnPlat-2025-00005 - Northland Workforce Development Center - A request to approve a Final Plat in District MPD (Master Planned Development) on about 19 acres generally located at the northwest corner of Northwest 95th Street and North Platte Purchase Drive, allowing for the creation of one lot for the purposes of an educational facility. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matthew Kist - Kimley-Horn

C5 Case No CLD-FnPlat-2025-00009 - Bristol North Townhomes - A request to approve a Final Plat in District B2-2 (Commercial) on about 10 acres generally located at the southwest corner of Northwest Cookingham Drive and Highway 169 creating three lots and one tract for a residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C6 Case No CD-CPC-2025-00043 - 27th & Troost - Cardinal Crest Apartments - A request to approve a project plan for a 33-unit apartment building on about .3 acres generally located at 2700 Forest Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nicki Chestnut - Taliaferro & Browne, Inc.

C7 Case No CD-CPC-2023-00043 - Redwood Shoal Creek - A request to approve an extension of the approval time period for an MPD Final Plan, in district MPD, by one year on about 18 acres generally located at 7700 N Brighton Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Adam DeGonia - McClure

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-SUP-2025-00004 - Truman & Brooklyn Gas Station Expansion - A request to approve a Special Use Permit to allow for the expansion of Gasoline and Fuel Sales establishment in District B4-5 (Commercial) on about .8 acres generally located at E. Truman Road and Brooklyn Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

2 Case No CD-SUP-2025-00013 - Express Stop Gas Station at 5900 Dr. MLK Jr. Blvd - A request to approve a Special Use Permit to allow for the construction of a Gasoline and Fuel Sales establishment in districts B3-2 and R-7.5 on about 1 acre generally located at Dr. Martin Luther King Jr. Boulevard and Bellaire Avenue. (Alec Gustafson)

Staff Recommendation: DENIAL

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

3 Case No CD-SUP-2025-00003 - Express Stop at 12th & Jackson - A request to approve a Special Use Permit to allow for Gasoline and Fuel Sales in District M1-5 (Manufacturing) on about .7 acres generally located at E. 12th Street and Jackson Avenue. (Andrew Clarke)

Staff Recommendation: DENIAL

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

4 Case No CD-SUP-2025-00016 - The Daniel Academy - A request to approve a special use permit for the expansion of The Daniel Academy in an R-7.5 zoning district on about 18.33 acres generally located at 310 W 106th Street. (Stephanie Saldari)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dalton Signer - Kimley-Horn

5 Case No CD-SUP-2025-00015 - R&R Pallet, Inc. General Manufacturing - A request to approve a special use permit for general manufacturing in M1-5 on about 13.39 acres generally located south of the Missouri River and Riverfront Park, located at 4950 Stillwell Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsey Leiker - R & R Pallet, Inc.

6 Case No CD-CPC-2025-00017 - KCI29 Signage Plan - A request to approve a Council Approved Signage Plan in District MPD (Master Planned Development) on about 2,143 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Qiyamah Muhammad - Olsson

7 Case No CD-CPC-2025-00047 - Midway Ford Major Amendment - A request to approve a Major Amendment to a Development Plan in Districts M1-5 (Manufacturing and US (Underground Space) on about 23 acres generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

8 Case No CD-CPC-2025-00042 - 27th & Troost - Cardinal Crest Apartments - A request to approve a major amendment to a previously approved Development Plan for apartment complexes on the subject site on about 1 acre generally located at 2702 & 2701 Troost Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nicki Chestnut - Taliaferro & Browne, Inc.

9 Case No CD-SUP-2025-00005 - Waldo Astoria - A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a hotel on about .4 acres generally located at W 80th Terrace and Brookside Road. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 18, 2025

Applicant: George Ismert - Old Glory Development Co

10 Case No CD-ROW-2025-00007 - Monarch Townhomes Vacation - A request to approve a vacation of public right-of-way R-1.5/R-7.5 (Residential) on about 17,000 square feet generally located south of the intersection of Northeast Barry Road and North Cleveland Avenue. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 04, 2025

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

11 Case No CD-ROW-2025-00008 - Monarch Townhomes Vacation - A request to approve a vacation of public right-of-way in District R-7.5 (Residential) on about 31,000 square feet generally located east of the intersection of Northeast Barry Road and North Cleveland Avenue. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 04, 2025

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

12.1 Case No CD-CPC-2025-00050 - Phenom Basketball Facility - A request to approve a rezoning without plan from district O-2 to district B1-2 on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E 102nd Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 04, 2025

Applicant: Rick Cline - Baker Design Group P.A.

12.2 Case No CD-CPC-2025-00049 - Phenom Basketball Facility - A request to approve an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E 102nd Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 04, 2025

Applicant: Rick Cline - Baker Design Group P.A.

13 Case No CD-CPC-2025-00039 - Lineage Connect UR Redevelopment - A request to approve a rezoning from Districts B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment) with an associated plan on about 2.6 generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street, allowing for the redevelopment for warehousing/distribution. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 04, 2025

Applicant: Robert Wilson - Falk Architects

14 Case No CD-CPC-2025-00011 - Chapter 88 Amendment, Periodic Review - A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review. (Matthew Barnes)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: