



## CITY PLAN COMMISSION DOCKET

Wednesday October 1, 2025 at 9:00 am

Published Friday September 26, 2025 at 1:40 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](mailto: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](mailto: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.

### Additional Discussion-

1. Docket item number 5 will be heard no earlier than 11:00 am.
2. 2026 Calendar

### 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 CLD-FnPlat-2023-00033 - Creekside 2nd Plat](#) - A request to approve a Final Plat in District R-7.5 (Residential) on about 9 acres generally located at the northwest corner of NE 104th St and N Hawthorne Ave within the Creekside Development, allowing for the creation of 28 residential lots and 2 tracts. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Shawn Duke - Snyder & Associates, Inc.

**C2** [Case No CLD-FnPlat-2025-00001 - West Bottoms Redevelopment UR Final Plat](#) - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located within the West Bottoms and more specifically on the blocks bound by Union Ave, Santa Fe St, St Louis Ave, Union Pacific Rail Road Right of Way, and Mulberry St allowing for the creation of 4 lots for a mixed use community. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: David Laurence - SK Design Group

**C3**      [Case No CD-CPC-2025-00087 - Popeye's at 97 N Oak](#) - A request to approve an MPD final plan for a drive-through restaurant in district MPD on about 1.37 acres generally located at 9820 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Finn - Phelps Engineering, Inc.

**C4**      [Case No CD-CPC-2025-00125 - 115th and Holmes Master Planned Development](#) - A request to approve an MPD Final Plan to allow for a residential development with 39 buildings and a total of 174 units on about 17.24 acres generally located at the southeast corner of Holmes Road and East 115th Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Logan Green - Kimley-Horn and Associates, Inc.

## 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-2025-00078 -](#) - Amendments to Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, 88-140, adding Section 88-353 to establish standards for Large Format uses and adding Section 88-339 to establish applicable standards for Data Centers, and amending Section 88-800 to establish definitions for the proposed amendments to the Zoning and Development Code. (Jennifer Reinhardt)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

**2**      [Case No CD-SUP-2025-00029 - Express Stop at 6401 E US 40 Hwy](#) - A request to approve a Special Use Permit for an Express Stop Gas Station, in an M1-5 zoning district on about 1.633 generally located at 6401 E US 40 Hwy. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Mark Murdick - Sullivan Palmer Architects

**3**      [Case No CD-ROW-2025-00023 - Pratt's Addition and Gates and Kendall's Second Addition Alley Vacation](#) - A request to approve a vacation of an alley in District R-0.5/B1-1/M1-5 (Residential, Commercial, Manufacturing) of about 6,000 square feet generally located 150 feet east of Lydia Avenue, between East 10th Street and East 11th Street. (Justin Smith)

Staff Recommendation: DENIAL

Applicant: TARA GREEN

**4**      [Case No CD-CPC-2025-00133 - Executive Park Lot 6 Major Amendment](#) - A request to approve a major amendment to an approved UR plan to allow for outdoor storage on about 10.857 acres generally located on Corporate Drive, just north of the intersection with N Cambridge Avenue at 6830 Corporate Drive. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Schweikert - GBA

**5**      [Case No CD-SUP-2025-00023 - 511 Gladstone Lodging House + Micro-Event Space](#) - A request to approve a Special Use Permit to reuse a historic structure as a lodging house (STR) and micro-event space on about .4 acres generally located at 511 Gladstone. (Ahnna Nanoski)

Staff Recommendation: DENIAL

Applicant: Megan Duma - MD KC, LLC

**6.1**      [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: CONTINUANCE WITHOUT FEE TO OCT 15, 2025

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

**6.2**      [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: CONTINUANCE WITHOUT FEE TO OCT 15, 2025

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

**7**      [Case No CD-SUP-2025-00022 -](#) - 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 OCT 15, 2025

Applicant: Brian Terry

**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 OCT 19, 2025

Applicant: Anthony Belcher

**9**      [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. on about generally located at (Sara Copeland)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 15, 2025

Applicant: