



## City Plan Commission Minutes

Hearing Date: October 1, 2025

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

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**Docket Item:** C1

**CLD-FnPlat-2023-00033** 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.

**Applicant:** Shawn Duke of Snyder & Associates, Inc.

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**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 testimony. Commissioners approved the case with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CLD-FnPlat-2025-00001** 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.

**Applicant:** David Laurence of SK Design Group

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**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 testimony. Commissioners approved the case with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C3  
**CD-CPC-2025-00087** 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.

**Applicant:** Daniel Finn of Phelps Engineering, Inc.  
**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla  
**Commissioners Absent:** Hasek; Lynch  
**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 testimony. Commissioners approved the case with conditions.

**Motion:** Approved with Conditions  
**Motioned by:** Forbes II  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** C4  
**CD-CPC-2025-00125** 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.

**Applicant:** Logan Green of Kimley-Horn and Associates, Inc.  
**Commissioners Present:** Beasley; Crawl; Enders; Forbes II; Padilla  
**Commissioners Absent:** Hasek; Lynch  
**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 testimony. Commissioners approved the case with conditions.

**Motion:** Approved with Conditions  
**Motioned by:** Enders  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 1  
**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.

**Applicant:**  
**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla  
**Commissioners Absent:** Hasek; Lynch  
**Commissioners Recusing:** None

Testimony: Yes  
  
Sara Copeland introduced the case; Jennifer Reinhardt and Brian Jackson presented the case and stated that the staff is recommending approval without conditions. For public testimony, Eric Schmidt from Hunt Midwest and Jim McClure, an Attorney appeared to discuss concerns for potential businesses and clients. Commissioners discussed the merits of the case and continued the case to November 5, 2025.

**Motion:** Continued                      Fee: NO  
**Motioned by:** Enders  
**Seconded by:** Beasley  
**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 2

**CD-SUP-2025-00029** 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.

**Applicant:** Mark Murdick of Sullivan Palmer Architects

**Commissioners Present:** Arkin; Beasley; Cowl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case. Alec Gustafson presented the case. The applicants, Eddie Muslette and Mark Murdick, attended to discuss the updated project plans and requests. New plans included additional landscaping, moving the trash dumpster, adjust construction within property lines, and window transparency. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Padilla

**Voting Aye:** Arkin; Beasley; Cowl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-ROW-2025-00023** 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.

**Applicant:** Brian Adriano

**Commissioners Present:** Arkin; Beasley; Cowl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated that the applicant is requesting continuance to 11-5-25, and staff is recommending continuance with fee. No one appeared for testimony. Commissioners approved to continue the case to 11-5-25 with fee.

**Motion:** Continued - With Fee Fee: YES

**Motioned by:** Enders

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Cowl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-CPC-2025-00133** 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.

**Applicant:** Jacob Schweikert of GBA

**Commissioners Present:** Beasley; Cowl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant, Jacob Schweikert from GBA, appeared and spoke about their request for an amendment for outdoor storage. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Beasley

**Voting Aye:** Arkin; Beasley; Cowl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-SUP-2025-00023** 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.

**Applicant:** Megan Duma of MD KC, LLC

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending denial. The applicant, Megan Duma, spoke about their requests to change the property from residential to commercial to allow for a wedding venue. For public testimony, Chris Johnson appeared in favor, while no one appeared in opposition. Commissioners went into closed session, then returned to discuss the merits of the case further and approved it with conditions, removing conditions 3,4,6,8, and 12-17.

**Motion:** Approved with Conditions

**Motioned by:** Crawl

**Seconded by:** Enders

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6.1

**CD-CPC-2025-00130** 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.

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

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated that the applicant is requesting continuance to 10/15/25, and staff is recommending continuance without fee. No one appeared for testimony. Commissioners approved to continue the case to 10/15/25 with no fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6.2

**CD-CPC-2025-00129** 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.

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

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated that the applicant is requesting continuance to 10/15/25, and staff is recommending continuance without fee. No one appeared for testimony. Commissioners approved to continue the case to 10/15/25 with no fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**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.

**Applicant:** Brian Terry

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 15, 2025. No one appeared for public testimony. Commissioners approved to continue the case to October 15, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-CPC-2025-00111** 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.

**Applicant:** Anthony Belcher

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 15, 2025. No one appeared for public testimony. Commissioners approved to continue the case to October 15, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9

**CD-CPC-2025-00141** A request to approve amendments to Section 88-354 regarding hours of operation for dispensary facilities.

**Applicant:**

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Commissioners Absent:** Hasek; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 15, 2025. No one appeared for public testimony. Commissioners approved to continue the case to October 15, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes II; Padilla

**Voting Nay:** None

**Abstaining:** None

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