



CITY PLAN COMMISSION DOCKET

Wednesday June 3, 2026 at 9:00 am

Published Friday May 29, 2026 at 11:00 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-2026-00040 - Retreat at Woodhaven Phase 2 - A request to approve an MPD final plan for phase 2 of Retreat at Woodhaven on about 24 acres generally located at the southwest corner of NW 100th Street and N Platte Purchase Drive. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlin Raynor - Kimley Horn

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-2026-00019 - Northtown Center Rezoning - A request to approve an amendment to the Greater Downtown Area Plan from Residential Low Density to Downtown Mixed Use on about 1.7 acres generally located at the northeast and northwest corners of Bellevue Avenue and W 30th Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

1.2 Case No CD-CPC-2026-00018 - Northtown Center Rezoning - A request to approve a rezoning from district R-2.5 to district DX-2 on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

1.3 Case No CD-SUP-2026-00014 - Northtown Center Special Use Permit - A request to approve a special use permit for indoor warehousing and limited manufacturing in proposed district DX-2 on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

2 Case No CD-CPC-2026-00049 - Dunford Place Historic Overlay - A request to approve the designation of Dunford Place at 10804 Grandview Road to the Kansas City Register of Historic Places (H/O Overlay) on about 8 acres generally located on the west side of Grandview Road approximately 115 feet south of east 107th Terrace. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Carlene Simmons

3 Case No CD-CPC-2026-00016 - Bellicose Church Rezoning - A request to approve a rezoning for a parcel that is split-zoned between R-1.5 and B3-2 to an overall B3-2 zoning district, on about 10.9 acres generally located at 5100 Ararat Drive. (Alec Gustafson)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Timothy Longobardo - Bellicose Church

Required Quorum: Enders, Forbes II, Hasek, Lynch, Murrell, Padilla on 5/6/2026

4.1 Case No CD-CPC-2026-00041 - 2922 Summit Sreet Area Plan Amendment - A request to approve an amendment to the Greater Downtown Area Plan from Residential Low Density to Residential High Density for a multi-unit residential building on about 0.147 acres generally located at 2922 Summit St. (Alec Gustafson)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Thong Thai - B+A Architecture

4.2 Case No CD-CPC-2026-00039 - 2922 Summit Street Rezoning - A request to approve a rezoning without plan from R-6 to R-1.5 for a multi-unit residential building on about 0.147 generally located at 2922 Summit Street. (Alec Gustafson)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Thong Thai - B+A Architecture

5 Case No CD-SUP-2026-00023 - International Academy Addition - A request to approve a Special Use Permit in District R-2.5 (Residential) on about 3.7 acres generally located at the southwest corner of Wallace Avenue and Wilson Avenue, allowing for an addition to an existing school. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brian Hochstein - MKEC Engineering, Inc.

6 Case No CD-SUP-2026-00026 - 426 Gladstone Bed & Breakfast - A request to renew a special use permit for an existing bed and breakfast on about 0.5 acres generally located at 426 Gladstone Boulevard. (Stephanie Saldari)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: ROSS WRIGHT

7 Case No CD-SUP-2026-00024 - KC Metro Auto Sales SUP - A request to approve a Special Use Permit to allow the expansion of a Used Vehicle Sales Business in an M1-5 zoning district on about 0.427 acres generally located at 1031-1035 N Kansas Ave. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James Sullivan - Sullivan Palmer Architects

8 Case No CD-CPC-2026-00054 - Franklin Mitsubishi Rezoning - A request to approve a rezoning from UR to a base zoning district of B3-2 on about 4.356 acres generally located at 6300 E 87th St. (Alec Gustafson)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: John Mullen

9 Case No CD-SUP-2025-00039 - Quick Stop Motors - A request to approve a special use permit to allow for Used Vehicular Sales in district B3-2 on about 0.6 acres generally located at southeast corner of East Bannister Road and Holmes Road. (Justin Smith)

Staff Recommendation: CONTINUANCE WITH FEE TO JUN 17, 2026

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

10.1 Case No CD-CPC-2026-00059 - Scovell Wolfe & Associates Rezoning - A request to approve an area plan amendment to the Country Club/Waldo Area Plan from Commercial/Residential Low Density to Mixed Use Neighborhood on about 0.8 acres generally located at northeast corner of Ward Parkway Plz and West 81st Street. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: - SCOVELL REMODELING, INC.

10.2 Case No CD-CPC-2026-00053 - Scovell Wolfe & Associates Rezoning - A request to approve a rezoning from R-6 (Residential) to B1-1 (Neighborhood Business) on about 0.8 acres generally located at northeast corner of Ward Parkway Plz and West 81st Street. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: - SCOVELL REMODELING, INC.

11 Case No CD-ROW-2026-00004 - Parade Park Right-Of-Way Vacation Phase 1 - A request to approve a vacation of right-of-way for approximately 60,500 square feet of Michigan Avenue, 17th Street, Euclid Avenue within the Parade Park MPD generally located north of E 18th Street between Woodland Avenue and Brooklyn Avenue. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 17, 2026

Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

12 Case No CD-SUP-2026-00025 - St. Teresa's Academy SUP Extension - A request to approve an extension to a previously approved special use permit for a parking lot expansion (CD-SUP-2024-00015) for St. Teresa's Academy on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 17, 2026

Applicant: Babette Macy - Macy Consulting Services, Inc.