



City Plan Commission Minutes

Hearing Date: 6/3/2026

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

Docket Item C1

CD-CPC-2026-00040 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.

Applicant Kaitlin Raynor of Kimley Horn
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case and stated that this was a consent item and that 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: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 1.1

CD-CPC-2026-00019 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 Belleview Avenue and W 30th Street.

Applicant Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case; Genevieve Kohn-Smith and Luke Ranker presented the case and stated that staff is recommending approval without conditions. The applicants Chris Maddox and Mark Abbot appeared and spoke about their requests. For public testimony appeared Katie Claggett, Jake Jones, Anna Roseborough, Albert Ruiz, Rudy Ramirez, and Jonathan Torres whom were all in opposition of the rezoning and Rudy Moreno and Tom Stiller whom were in support. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell
Voting Nay: Padilla
Abstaining: None

Docket Item 1.2

CD-CPC-2026-00018 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.

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

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Commissioners Absent: Lynch

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Genevieve Kohn-Smith and Luke Ranker presented the case and stated that staff is recommending approval without conditions. The applicants Chris Maddox and Mark Abbot appeared and spoke about their requests. For public testimony appeared Katie Claggett, Jake Jones, Anna Roseborough, Albert Ruiz, Rudy Ramirez, and Jonathan Torres whom were all in opposition of the rezoning and Rudy Moreno and Tom Stiller whom were in support. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell

Voting Nay: Padilla

Abstaining: None

Docket Item 1.3

CD-SUP-2026-00014 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.

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

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Commissioners Absent: Lynch

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Genevieve Kohn-Smith and Luke Ranker presented the case and stated that staff is recommending approval with conditions. The applicants Chris Maddox and Mark Abbot appeared and spoke about their requests. For public testimony appeared Katie Claggett, Jake Jones, Anna Roseborough, Albert Ruiz, Rudy Ramirez, and Jonathan Torres whom were all in opposition of the rezoning and Rudy Moreno and Tom Stiller whom were in support. Commissioners discussed the merits of the case and denied it.

Motion: Denial

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: Crowl

Abstaining: None

Docket Item 2

CD-CPC-2026-00049 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.

Applicant Carlene Simmons

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Commissioners Absent: Lynch

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Matthew Barnes and Randy Greeves presented the case and stated that staff is recommending approval without conditions. The applicant did not appear. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approval

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 3

CD-CPC-2026-00016 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.

Applicant Timothy Longobardo of Bellicose Church

Commissioners Present: Enders; Forbes II; Hasek; Murrell; Padilla

Commissioners Absent: Lynch

Commissioners Recusing: Arkin; Crowl

Testimony:

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that staff is recommending approval without conditions. The applicant Tim Longobardo appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approval

Motioned by: Hasek

Seconded by: Forbes II

Voting Aye: Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 4.1

CD-CPC-2026-00041 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.

Applicant Thong Thai of B+A Architecture

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Commissioners Absent: Lynch

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that staff is recommending approval without conditions. The applicant Butch Dougherty appeared and spoke about his requests. For public testimony appeared Ana Roseborough, Gerard Roseborough, and Lisa Guerra all in opposition. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approval

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: Crowl

Abstaining: None

Docket Item 4.2

CD-CPC-2026-00039 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.

Applicant Thong Thai of B+A Architecture

Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Commissioners Absent: Lynch

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that staff is recommending approval without conditions. The applicant Butch Dougherty appeared and spoke about his requests. For public testimony appeared Ana Roseborough, Gerard Roseborough, and Lisa Guerra all in opposition. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: Crowl

Abstaining: None

Docket Item 5

CD-SUP-2026-00023 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.

Applicant Sarah Knight of MKEC Engineering
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Sarah Knight appeared and spoke about her requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Recommend Approval with Conditions
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 6

CD-SUP-2026-00026 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.

Applicant ROSS WRIGHT
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Stephani Saldari presented the case and stated that the staff is recommending approval with conditions. The applicant Ross Wright and his property manager appeared and spoke about their requests. 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: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 7

CD-SUP-2026-00024 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.

Applicant James Sullivan of Sullivan Palmer Architects
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant Amer Abbas's wife, Mace Helmi, appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, amending condition #7 to read that the Special Use Permit should expire after 2 years after the issuance of Temporary Certificate of Occupancy.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 8

CD-CPC-2026-00054 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.

Applicant John Mullen
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case; Alec Gustafson presented the case and stated that staff is recommending approval without conditions. The applicants John Mullen and Jeremy Franklin 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: Approval
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 9

CD-SUP-2025-00039 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.

Applicant DANA BLAY of DBL ARCHITECTURE + INC
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony: No
Sara Copeland introduced the case and stated staff is recommending continuance with fee to June 17, 2026. No one appeared for public testimony. Commissioners approved to continue the case to June 17, 2026 with fee.

Motion: Continued - With Fee Fee: YES
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 10.1

CD-CPC-2026-00059 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.

Applicant of SCOVELL REMODELING, INC.
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case; Justin Smith presented the case and stated that staff is recommending approval without conditions. The applicant Jim Scovell appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approval
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 10.2

CD-CPC-2026-00053 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.

Applicant of SCOVELL REMODELING, INC.
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case; Justin Smith presented the case and stated that staff is recommending approval without conditions. The applicant Jim Scovell appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approval
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 11

CD-ROW-2026-00004 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.

Applicant Lamin Nyang of TALIAFERRO & BROWNE, INC
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony: No
Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 17, 2026. No one appeared for public testimony. Commissioners approved to continue the case to June 17, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 12

CD-SUP-2026-00025 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.

Applicant Babette Macy of Macy Consulting Services, Inc.
Commissioners Present: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Commissioners Absent: Lynch
Commissioners Recusing: None

Testimony: No
Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 17, 2026. No one appeared for public testimony. Commissioners approved to continue the case to June 17, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None