



CITY PLAN COMMISSION DOCKET

Wednesday May 20, 2026 at 9:00 am

Published Thursday May 14, 2026 at 3:31 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.

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-2026-00052 - Cadence - Fifth Plat - A request to approve a Project Plan in District R-7.5 (Residential) on about 1 acre generally located at the southeast corner of North Mulberry Street and North Hickory Street, allowing for the landscaping of two private open space tracts (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

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-2026-00048 - Downtown Airport Rezoning - A request to approve a rezoning from district M1-5 to district KCIA on about 587 acres generally located between Lou Holland Drive and N Broadway Freeway. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Mike Waller - Kansas City Aviation Department

2.1 Case No CD-CPC-2026-00038 - Pure Staley - A request to approve a rezoning from District R-80 to District R-7.5 on about 87 acres generally located at southeast corner of Northeast Staley Road and Northeast Shoal Creek Parkway. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Michael Heitsman - Pure Development

2.2 Case No CD-CPC-2026-00037 - Pure Staley - A request to approve a development plan, also serving as a preliminary plat, in District R-80 to allow for a residential development on about 87 acres generally located at southeast corner of Northeast Staley Road and Northeast Shoal Creek Parkway. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Michael Heitsman - Pure Development

3 Case No CD-CPC-2026-00042 - Hohl Farm - A request to approve a development plan acting as a preliminary plat to permit more than one primary structure on the same lot in an R-80 zoning district on about 19.7 acres generally located at 11611 Blue River road. (Stephanie Saldari)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lane Edson - NSPJ Architects

4 Case No CD-ROW-2025-00039 - Unity Ridge & Gardens Vacation - A request to approve a vacation of right-of-way in District R-80 (Residential) on about 72,000 square feet generally located north of Bannister Road, between Noland Road and Valley Garden Drive. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Adam Murry - Engineering Solutions

5 Case No CD-SUP-2026-00020 - N Montgall Gasoline & Convenience Store - A request to approve a Special Use Permit for a Gasoline and Fuel Sales establishment in an M1-5 zoning district on about 0.314 acres generally located at 840 N Montgall Avenue. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

6.1 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: CONTINUANCE WITHOUT FEE TO JUN 03, 2026

Applicant: Thong Thai - B+A Architecture

6.2 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: CONTINUANCE WITHOUT FEE TO JUN 03, 2026

Applicant: Thong Thai - B+A Architecture

7 Case No CD-CPC-2026-00056 - Amendment to 88-445, Council Approved Signage Plan - Amending Section 88-445-09 and Section 88-445-11 expanding eligibility regarding Council Approved Signage Plans. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 03, 2026

Applicant: Councilwoman Bough - Office of Councilwoman Bough

8.1 Case No CD-CPC-2026-00029 - The Hub - A request to approve an amendment to the KCI Area Plan from Residential Low Density to Commercial on about 23 acres generally located at 12220 NW Skyview Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 03, 2026

Applicant: Sam Malinowsky - SM Engineering

Required Quorum: Arkin, Crowl, Enders, Forbes II, Hasek, Murrell, Padilla on 4/15/2026

8.2 Case No CD-CPC-2026-00028 - The Hub - A request to approve a rezoning from district AG-R to B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 03, 2026

Applicant: Sam Malinowsky - SM Engineering

Required Quorum: Arkin, Crowl, Enders, Forbes II, Hasek, Murrell, Padilla on 4/15/2026

8.3 Case No CD-CPC-2026-00027 - The Hub - A request to approve a non-residential development plan to allow a variety of uses and multiple buildings on one lot in proposed district B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 03, 2026

Applicant: Sam Malinowsky - SM Engineering

Required Quorum: Arkin, Crowl, Enders, Forbes II, Hasek, Murrell, Padilla on 4/15/2026