



CITY PLAN COMMISSION DOCKET

Wednesday December 3, 2025 at 9:00 am

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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-2025-00171 - Holly Farms, 3rd Plat - A request to approve a project plan for Holly Farms, 3rd Plat in district R-7.5 on about 15 acres generally located at generally located south of North Holly Street and Northwest 106th Street. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Michele Romano - Schlagel & Associates, PA

C2 Case No CLD-FnPlat-2025-00018 - Tilden Station - A request to approve a Final Plat in Districts UR (Urban Redevelopment) and M3-5 (Manufacturing) on about 28 acres generally located at the southeast corner of East 135th Street and Wornall Road, allowing for the creation of 3 lots and 6 tracts for a residential and commercial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Snead - Wallace Design Collective

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-2025-00141 - Marijuana Dispensaries Hours of Operation - A request to approve amendments to Section 88-354 regarding hours of operation for dispensary facilities. (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

2 Case No CD-CPC-2025-00164 - Country Club Plaza MPD - A request to approve a rezoning from B4-5 (Heavy Business) to MPD (Master Planned Development), with associated Development Plan and amendment to the Plaza Bowl Overlay District, for the Country Club Plaza area on about 23.5 acres generally located at 4710 Jefferson St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 17, 2025

Applicant: James McClure - Polsinelli, P.C.

3 Case No CD-CPC-2025-00172 - Twin Creeks Development Plan Major Amendment - A request to approve a major amendment to a development plan to expand the allowed uses to those allowed in the B3-2 zoning district and acting as a special use permit for Lot 6 to allow for Motor Vehicle Repair, General on about 13.2 acres generally located at 8601 N Madison Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: MATTHEW SCHLICHT - MIDWEST ENGINEERING SOLUTIONS

4.1 Case No CD-CPC-2025-00180 - 63rd and Troost Rezoning - A request to approve a rezoning from District UR to B4-5 (commercial) on about 1.5 acres generally located at the northeast corner of East 63rd Street and Troost Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

4.2 Case No CD-CPC-2025-00182 - 63rd and Troost Development Plan - A request to approve a Development Plan in proposed District B4-5 (commercial) on about 1.5 acres generally located at the northeast corner of East 63rd Street and Troost Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

5.1 Case No CD-CPC-2025-00181 - Troost and Emanuel Cleaver II Rezoning - A request to approve a rezoning from District UR to District B4-5 (commercial) on about 1.2 acres generally located at the northwest corner of Troost Avenue and Emanuel Cleaver II Boulevard. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

5.2 Case No CD-CPC-2025-00183 - Troost and Emanuel Cleaver II Development Plan - A request to approve a Development Plan in proposed District B4-5 (commercial) on about 1.2 acres generally located at the northwest corner of Troost Avenue and Emanuel Cleaver II Boulevard. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

6.1 Case No CD-CPC-2025-00154 - Shoal Creek Community Master Plan Update - A request to amend the Shoal Creek Community Master Plan booklet and text in accordance with 88-255-09-B to update the review and approval process and to revise the alignment of a collector street on about 1,756 acres generally located between NE 96th Street/ NE Shoal Creek Parkway on the north, NE 76th Street on the south, N. Flintlock Road on the east and Shoal Creek Parkway and I-435 on the west. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Brett Haugland - CONTINENTAL CONSULTING ENGINEERS, INC

6.2 Case No CD-CPC-2025-00153 - Shoal Creek Community Master Plan Update - A request to amend the Shoal Creek Community Master Plan booklet and text in accordance with 88-255-09-B to update the review and approval process and to revise the alignment of a collector street on about 1,756 acres generally located between NE 96th Street/ NE Shoal Creek Parkway on the north, NE 76th Street on the south, N. Flintlock Road on the east and Shoal Creek Parkway and I-435 on the west. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Brett Haugland - CONTINENTAL CONSULTING ENGINEERS, INC

7 Case No CD-CPC-2025-00160 - Harmony Properties Rezoning - A request to approve a rezoning from District UR (Urban Development) to District B2-2 (Neighborhood Business) on about 0.2 acres generally located at the southeast corner of Troost and East 5th Street. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Matt Nichols - Harmony Property Holdings

8 Case No CD-CPC-2025-00165 - 3319 Red Bud Dr Rezoning - A request to approve a rezoning from R-7.5 (Residential) to R-1.5 (Residential) to abate issues related to work done without building plans/permits on about .4 acres generally located at 3319 Red Bud Dr. (Ahnna Nanoski)

Staff Recommendation: DENIAL

Applicant: Luis Soto

9 Case No CD-ROW-2025-00035 - Knightsbridge Business Center Condo Plat Vacation - A request to approve a vacation of a condominium plat in District B1-1 (commercial) on about 2.5 acres generally located at 5300 Longview Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Bob Howard

10 Case No CD-ROW-2025-00038 - 41st Street Condo Plat Vacation - A request to approve a vacation of a condominium plat in District R-2.5 (residential) on about 0.45 acres generally located at the northwest corner of East 41st Street and Locust Street. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

11.1 Case No CD-CPC-2025-00174 - Culver's on State Line Rd - A request to approve an amendment to the Country Club/Waldo Area Plan from Office/Residential to Mixed Use Community on about 1.3 acres generally located at 7953 State Line Road. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 21, 2026

Applicant: Arrin Tieben - Kimley-Horn

11.2 Case No CD-CPC-2025-00167 - Culver's on State Line Rd - A request to approve a rezoning from districts B1-1, B3-2, and R-0.5 to district B2-2 on about 1.3 acres generally located at 7953 State Line Road. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 21, 2026

Applicant: Christopher McGuire

11.3 Case No CD-SUP-2025-00040 - Culver's on State Line Rd - A request to approve a special use permit for the expansion of a drive-through facility adjacent to an established parkway in proposed district B2-2 on about 1.3 acres generally located at 7953 State Line Road. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 21, 2026

Applicant: Adam Bendrick - Kimley-Horn

12 Case No CD-ROW-2025-00036 - North Olive Street Vacation - A request to approve to vacate a portion of public right-of-way of about 35,000 square feet generally located on North Olive Street between Rochester Avenue and Nicholson Avenue. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 21, 2026

Applicant: Sarah Burger - Husch Blackwell, LLP