



City Plan Commission Minutes

Hearing Date: December 3, 2025

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

Docket Item: C1

CD-CPC-2025-00171 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.

Applicant: Michele Romano of Schlagel & Associates, PA

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Padilla

Commissioners Absent: Beasley; Cowl

Commissioners Recusing: None

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: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2025-00018 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.

Applicant: Daniel Snead of Wallace Design Collective

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Padilla

Commissioners Absent: Beasley; Cowl

Commissioners Recusing: None

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: Recommend Approval with Conditions

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 1

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; Enders; Forbes II; Hasek; Lynch; Padilla

Commissioners Absent: Crawl

Commissioners Recusing: None

Sara Copeland introduced the case; Councilmember Rea and Sara Copeland presented the case and stated that the staff is recommending approval without conditions. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it, adding amendment to existing requirements to hours of operation table.

Motion: Approved

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-CPC-2025-00164 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.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla

Commissioners Absent: Crawl

Commissioners Recusing: None

Testimony: Yes

Sara Copeland introduced the case; The applicant requested a waiver for late sign posting and for permission to present today and the Commissioners approved. Ahnna Nanoski presented the case and stated that staff is recommending continuance to December 17, 2025. The applicant and team appeared and spoke about their requests. For public testimony appeared Dominick Davison, Amelia McIntyre, Kate Marshall, Vicky Noteis, Dan Ryan, Whitney Beauchene, Norman Feingold, Melina Smith, and Evelyn Otsuka-Davis whom all spoke about their concerns regarding height of buildings, traffic, character, etc. Commissioners discussed the merits of the case and continued the case to December 17, 2025.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2025-00172 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.

Applicant: MATTHEW SCHLICHT of MIDWEST ENGINEERING SOLUTIONS

Commissioners Present: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla

Commissioners Absent: Crawl

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 Patricia Jensen appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition number 5.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 4.1
CD-CPC-2025-00180 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.

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

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

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions. The applicants Patricia Jensen and Ed Reese 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: Recommend Approval
Motioned by: Hasek
Seconded by: Padilla
Voting Aye: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 4.2
CD-CPC-2025-00181 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.

Applicant:

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

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicants Patricia Jensen and Ed Reese 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: Recommend Approval with Conditions
Motioned by: Hasek
Seconded by: Padilla
Voting Aye: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 5.1
CD-CPC-2025-00181 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.

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

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

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval. The applicants Patricia Jensen and Ed Reese appeared and spoke about their requests. For public testimony appeared Chris Koch who spoke about his concerns regarding the fence and Sean Ackerson who spoke about the removal of the portico. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Recommend Approval
Motioned by: Hasek
Seconded by: Padilla
Voting Aye: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 5.2

CD-CPC-2025-00183 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.

Applicant:

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

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicants Patricia Jensen and Ed Reese appeared and spoke about their requests. For public testimony appeared Chris Koch who spoke about his concerns regarding the fence and Sean Ackerson who spoke about the removal of the portico. Commissioners discussed the merits of the case and approved it with conditions.

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

Docket Item: 6.1

CD-CPC-2025-00154 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.

Applicant: Brett Haugland of CONTINENTAL CONSULTING ENGINEERS, INC

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

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval without conditions. The applicant Brett Haugland 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: Approved
Motioned by: Hasek
Seconded by: Padilla
Voting Aye: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 6.2

CD-CPC-2025-00153 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.

Applicant: Brett Haugland of CONTINENTAL CONSULTING ENGINEERS, INC

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

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval without conditions. The applicant Brett Haugland 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: Approved
Motioned by: Hasek
Seconded by: Padilla
Voting Aye: Arkin; Beasley; Enders; Forbes II; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 7

CD-CPC-2025-00160 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.

Applicant: Matt Nichols of Harmony Property Holdings

Commissioners Present: Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

Commissioners Absent: Crowl; Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval without conditions. The applicant Matt Nichols appeared and spoke about his requests. For public testimony appeared Catherine Schnider, Jim Ferraro, Jean F., Margaret Valenti, Sean Hall, Mary Fasone, and Jessie Gittemeier who all talked about their concerns. Commissioners discussed the merits of the case and denied the case.

Motion: Denied

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2025-00165 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.

Applicant: Luis Soto

Commissioners Present: Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

Commissioners Absent: Crowl; Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending denial. The applicant Luis Soto appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with the amendment to change it from a rezoning of R 7.5 to R 2.5

Motion: Approved

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-ROW-2025-00035 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.

Applicant: Bob Howard

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Padilla

Commissioners Absent: Beasley; Crowl

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval. Adam Carlson appeared for public testimony stating he is the attorney and approves the item being added to the Consent Items. Commissioners approved the case.

Motion: Recommend Approval

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-ROW-2025-00038 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.

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

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Padilla

Commissioners Absent: Beasley; Cowl

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval. Adam Carlson appeared for public testimony stating he is the attorney and approves the item being added to the Consent Items. Commissioners approved the case.

Motion: Recommend Approval

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 11.1

CD-CPC-2025-00174 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.

Applicant: Adam Bendrick of Kimley-Horn

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Padilla

Commissioners Absent: Beasley; Cowl

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to January 21, 2026. No one appeared for public testimony. Commissioners approved to continue the case to January 21, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 11.2

CD-CPC-2025-00167 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.

Applicant: Adam Bendrick of Kimley-Horn

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Padilla

Commissioners Absent: Beasley; Cowl

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to January 21, 2026. No one appeared for public testimony. Commissioners approved to continue the case to January 21, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 11.3
CD-SUP-2025-00040 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.

Applicant: Adam Bendrick of Kimley-Horn
Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Padilla
Commissioners Absent: Beasley; Cowl
Commissioners Recusing: None

Testimony: No
Sara Copeland introduced the case and stated staff is recommending continuance without fee to January 21, 2026. No one appeared for public testimony. Commissioners approved to continue the case to January 21, 2026 without fee.

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

Docket Item: 12
CD-ROW-2025-00036 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.

Applicant: Sarah Burger of Husch Blackwell, LLP
Commissioners Present: Arkin; Enders; Forbes II; Hasek; Lynch; Padilla
Commissioners Absent: Beasley; Cowl
Commissioners Recusing: None

Testimony: No
Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 17, 2025. The owner appeared for public testimony for clarification on continued date. Commissioners approved to continue the case to December 17, 2025 without fee.

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