



CITY PLAN COMMISSION DOCKET

Wednesday September 3, 2025 at 9:00 am

Published Friday August 29, 2025 at 1:44 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-2025-00126 - Staley Corners West 4th Plat Pool and Clubhouse - A request to approve a Project Plan in District R-1.5 (Residential) on about 0.7 acres generally located at the southwest corner of Northeast 87th Street and North Indiana Avenue, allowing for the creation of a pool and clubhouse. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matthew Raveill - Milburn Civil Engineering, LLC

C2 Case No CD-CPC-2025-00117 - Bristol North Townhomes - A request to approve a Project Plan in districts B2-2 and R-6 for private open space, on about 14 acres generally located at N. Jefferson Street and NW Cookingham Drive. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

C3 Case No CD-CPC-2025-00087 - Popeye's at 97 N Oak - A request to approve an MPD final plan for a drive-through restaurant in district MPD on about 1.37 acres generally located at 9820 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Finn - Phelps Engineering, Inc.

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-2025-00091 - Evergy Substation Rezoning - A request to approve a rezoning from R-2.5 (Residential) to B1-1 (Neighborhood Business) to expand fencing regulations applied to the subject site on about 10.98 acres generally located at 8625 Troost Ave B. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Tyler Burton - Evergy

2 Case No CD-CPC-2025-00109 - Hedgepath Rezoning - A request to approve a rezoning from District R-6 (Residential) to District R-1.5 (Residential) on about 0.15 acres generally located at 150 feet north of the intersection of West 36th Street and Baltimore Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Greg Franzen

3 Case No CD-ROW-2025-00021 - Crossroads Cantina Vacation - A request to approve a vacation of public right-of-way in District DX-15 (Downtown Mixed-Use) of about 1,168 square feet generally located at the northeast corner of Baltimore Avenue and West 20th Street. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Zachary Marten - Rockhill Grille, The

4 Case No CD-CPC-2025-00113 - 3947 Broadway Rezoning - A request to approve a rezoning from UR (Urban Redevelopment) to B3-2 (Commercial) on about 0.2 acres generally located 200 feet south of the intersection of West 39th Terrace and Broadway Boulevard. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Nathan Prather - OPES Property Management

5.1 Case No CD-CPC-2025-00095 - Cuda Ridge Residential - A request to approve a rezoning from District R-7.5 to R-80 on about 21 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Jacob Dobbs - Kaw Valley Engineering

Required Quorum: Arkin, Beasley, Crowl, Hasek, Lynch, Padilla on 8/20/2025

5.2 Case No CD-SUP-2025-00027 - Cuda Ridge Residential - A request to approve a Special Use Permits in proposed District R-80 (residential) on about 20 acres generally located on the south side of Northeast 108th Street appropriately 1000 feet east of Northeast Shoal Creek Parkway allowing for creation of a sports field. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Dobbs - Kaw Valley Engineering

5.3 Case No CD-CPC-2025-00096 - Cuda Ridge Residential - A request to approve a Project Plan which serves as a Preliminary Plat in current District R-7.5 (residential) and proposed district R-80 (Residential) on about 116 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway, allowing for the creation of 41 residential lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Dobbs - Kaw Valley Engineering

6 Case No CD-CPC-2025-00099 - BB N Oak Major Amendment - A request to approve a major amendment to a previously approved MPD for Lots 3 and 4 in district MPD on about 2.8 acres generally located at 9790 and 9806 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 17, 2025

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

7.1 Case No CD-CPC-2025-00119 - 4250 St. John Ave Rezoning - A request to amend the Truman Plaza Area Plan from residential urban low density to neighborhood mixed-use for the purpose of permitting a motor vehicle repair shop on about 0.11 acres generally located at 4250 St. John Avenue. (Stephanie Saldari)

Staff Recommendation: DENIAL

Applicant: Choudhry Sheeraz - Sheeraz LLC

7.2 Case No CD-CPC-2025-00118 - 4250 St. John Ave Rezoning - A request to approve a rezoning from an R-2.5 zoning district to a B3-1 zoning district, to permit a motor vehicle repair shop on about 0.11 acres generally located at 4250 St John Avenue. (Stephanie Saldari)

Staff Recommendation: DENIAL

Applicant: Choudhry Sheeraz - Sheeraz LLC

8 Case No CD-CPC-2025-00103 - - A request to approve text amendments to Chapter 88, Zoning and Development Code, in Section 88-354 regarding Marijuana Hospitality Businesses. (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

9 Case No CD-CPC-2025-00120 - Stateline Station Major Amendment - A request to approve a major amendment to a previously approved development plan to change permitted uses in district B3-2 on about 24 acres generally located at on the north and south sides of Washington Street at the intersection of W 135th St and Washington Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Avery Nichols - Confluence

10 Case No CD-CPC-2025-00078 - - Amendments to Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, 88-140, adding Section 88-353 to establish standards for Large Format uses and adding Section 88-339 to establish applicable standards for Data Centers, and amending Section 88-800 to establish definitions for the proposed amendments to the Zoning and Development Code. (Jennifer Reinhardt)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 01, 2025

Applicant:

11 Case No CD-SUP-2025-00018 - 4843 Woodland Neighborhood Serving Retail - A request to approve a Special Use Permit in District R-6 (Residential) on about 0.125 acres generally located at 4843 Woodland to allow for Neighborhood Serving Retail in an existing building. (Matthew Barnes)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITHOUT FEE

Applicant: Robert Pendleton

12 Case No CD-CPC-2025-00111 - Hosanna Evangelical Lutheran Deannexation - A request to approve a deannexation (detachment) of approximately 4.5 acres generally located at the northwest corner of NE 104th Street and N. Church Road from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Liberty, Missouri. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 17, 2025

Applicant: Hosanna! Treasurer

13 Case No CD-CPC-2025-00101 - Metro North MOB - A request to approve a rezoning from District MPD to District O, on about 12 acres, generally located at the northwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITH FEE TO SEP 17, 2025

Applicant: Dan Horn

14 Case No CD-CPC-2025-00125 - 115th and Holmes Master Planned Development - A request to approve an MPD Final Plan to allow for a residential development with 39 buildings and a total of 174 units on about 17.24 acres generally located at the southeast corner of Holmes Road and East 115th Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITH FEE TO SEP 17, 2025

Applicant: Logan Green - Kimley-Horn and Associates, Inc.