



## City Plan Commission Minutes

Hearing Date: September 3, 2025

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

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**Docket Item:** C1

**CD-CPC-2025-00126** 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.

**Applicant:** Matthew Raveill of Milburn Civil Engineering, LLC

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated that this was a consent item and that the 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; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CD-CPC-2025-00117** 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.

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

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval without conditions. No one appeared for public testimony. Commissioners approved the case without conditions.

**Motion:** Approved

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C3

**CD-CPC-2025-00087** 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.

**Applicant:** Daniel Finn of Phelps Engineering, Inc.

**Commissioners Present:** Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to September 17, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 17, 2025 with fee.

**Motion:** Continued - With Fee Fee: YES

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1

**CD-CPC-2025-00091** 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.

**Applicant:** Tyler Burton of Evergy

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

**Commissioners Absent:**

**Commissioners Recusing:** Crawl

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval without conditions. Commissioner Coby Crawl recused himself. The applicant, Tyler Burton, appeared and spoke about the 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:** Beasley

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-CPC-2025-00109** 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.

**Applicant:** Greg Franzen

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case for Justin Smith and stated that the staff is recommending approval without conditions. The applicants, Greg Franzin and Dell Hedgepath, 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:** Approved

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-ROW-2025-00021** 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.

**Applicant:** Bret Springs of Rockhill Restaurant Group

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

**Commissioners Absent:**

**Commissioners Recusing:** Crawl

Sara Copeland introduced the case; Matthew Barnes presented the case for Justin Smith and stated that the staff is recommending approval without conditions. Nicolas Bosonetto, Public Works, appeared to discuss his support for allowing the small section go back. The applicants, Zachary Marten and Brett Springs, 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:** Hasek

**Seconded by:** Beasley

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-CPC-2025-00113** 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.

**Applicant:** Nathan Prather of OPES Property Management

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case for Justin Smith and stated that the staff is recommending approval without conditions. The applicant Nathan Prather and owner Joe Saida, 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:** Approved

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5.1

**CD-CPC-2025-00095** 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.

**Applicant:** Jacob Dobbs of Kaw Valley Engineering

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case for Matthew Barnes and stated that the staff is recommending approval without conditions. The applicant, Jacob Dobbs, appeared and spoke about the request, including an overview of those on 5.2 and 5.3 docket items. 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:** Beasley

**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5.2

**CD-SUP-2025-00027** 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.

**Applicant:** Jacob Dobbs of Kaw Valley Engineering

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case for Matthew Barnes and stated that the staff is recommending approval with conditions. The applicant, Jacob Dobbs, appeared and spoke about this request, including an overview of those on 5.1 and 5.3 docket items. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5.3

**CD-CPC-2025-00096** 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.

**Applicant:** Jacob Dobbs of Kaw Valley Engineering

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case for Matthew Barnes and stated that the staff is recommending approval with conditions. The applicant, Jacob Dobbs, appeared and spoke about this request, including an overview of those on 5.1 and 5.2 docket items. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-CPC-2025-00099** 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.

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

**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 17, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 17, 2025 without fee.

**Motion:** Continued

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7.1  
**CD-CPC-2025-00119** 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.

**Applicant:** Choudhry Sheeraz of Sheeraz LLC  
**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Sara Copeland introduced the case; Stephanie Saldari presented the case and stated that staff is recommending denial. The applicant team, Choudhry Sheereez and owners appeared and spoke about their requests on the rezoning. For public testimony, Andrew Manto appeared to discuss opposition, based on his the business owner's other properties and voiced wanting to ensure the property be cleaned up and appropriate to being in a neighborhood and across from his house. Jean Van Booven-Shook appeared to speak on her support as a neighbor. The Indian Mound Neighborhood Association submitted a letter of support for the continuing of the motor vehicle repair shop use with the new owners. Commissioners discussed the merits of the case and approved it based on community support.

**Motion:** Approved  
**Motioned by:** Enders  
**Seconded by:** Hasek  
**Voting Aye:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 7.2  
**CD-CPC-2025-00118** 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.

**Applicant:** Choudhry Sheeraz of Sheeraz LLC  
**Commissioners Present:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Sara Copeland introduced the case; Stephanie Saldari presented the case and stated that staff is recommending denial. The applicant team, Choudhry Sheereez and owners appeared and spoke about their requests on the rezoning. For public testimony, Andrew Manto appeared to discuss opposition, based on his the business owner's other properties and voiced wanting to ensure the property be cleaned up and appropriate to being in a neighborhood and across from his house. Jean Van Booven-Shook appeared to speak on her support as a neighbor. The Indian Mound Neighborhood Association submitted a letter of support for the continuing of the motor vehicle repair shop use with the new owners. Commissioners discussed the merits of the case and approved it based on community support.

**Motion:** Approved  
**Motioned by:** Enders  
**Seconded by:** Hasek  
**Voting Aye:** Arkin; Beasley; Crowl; Enders; Forbes; Hasek; Lynch; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 8  
**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.

**Applicant:**

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

Testimony: Yes

Sara Copeland introduced the case and text amendment and stated staff is recommending approval without conditions. Commissioners asked about particulars and it was determined this addresses the where not how in the amendment. No one appeared for public testimony. Commissioners discussed the merits of the case and continued it to the September 17th hearing.

**Motion:** Continued Fee: NO  
**Motioned by:** Enders  
**Seconded by:** Hasek  
**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 9  
**CD-CPC-2025-00120** 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.

**Applicant:** Avery Nichols of Confluence

**Commissioners Present:** Arkin; Beasley; Enders; Forbes; Hasek; Lynch; Padilla  
**Commissioners Absent:**  
**Commissioners Recusing:** Crawl

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. On behalf of the applicant, Avery Nichols and Gabe Tovar appeared and spoke about their requests for a major amendment to a previously approved development plan to include 1-5 units. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

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

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**Docket Item:** 10

**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.

**Applicant:**

**Commissioners Present:** Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 1, 2025. No one appeared for public testimony. Commissioners approved to continue the case to October 1, 2025 without fee.

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

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**Docket Item:** 11

**CD-SUP-2025-00018** 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.

**Applicant:** Keith Mueller of Keith Mueller Architecture

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

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

**Motion:** Continued - Off Docket  
**Motioned by:** Enders  
**Seconded by:** Hasek  
**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 12

**CD-CPC-2025-00111** 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.

**Applicant:** Hosanna! Treasurer

**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 17, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 17, 2025 without fee.

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

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**Docket Item:** 13  
**CD-CPC-2025-00101** 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.

**Applicant:** Dan Horn  
**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to September 17, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 17, 2025 with fee.

**Motion:** Continued - With Fee  
**Motioned by:** Enders  
**Seconded by:** Hasek  
**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 14  
**CD-CPC-2025-00125** 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.

**Applicant:** Logan Green of Kimley-Horn and Associates, Inc.  
**Commissioners Present:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to September 17, 2025 . No one appeared for public testimony. Commissioners approved to continue the case to September 17, 2025 with fee.

**Motion:** Continued - With Fee  
**Motioned by:** Enders  
**Seconded by:** Hasek  
**Voting Aye:** Arkin; Beasley; Crawl; Enders; Forbes; Hasek; Lynch; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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