



# CITY PLAN COMMISSION DOCKET

Wednesday September 17, 2025 at 9:00 am

Published Friday September 12, 2025 at 2:25 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](mailto: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](mailto: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 CLD-FnPlat-2025-00026 - Hill Creek Commons** - A request to approve a Final Plat in District R-7.5 (Residential) on about 54 acres generally located at the southwest corner of North Line Creek Parkway and Northwest Old Stagecoach Road, creating 3 lots and 8 tracts for a multi-unit residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - 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-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:

Required Quorum: Arkin, Beasley, Crowl, Enders, Forbes, Hasek, Lynch, Padilla on 9/3/2025

**2.1 Case No CD-CPC-2025-00140 - Martin City Flexcaves MPD** - A request to approve an Area Plan Amendment to the Martin City Area Plan for the northern portion of the property on about 3.19 acres generally located approximately 130 feet north of E 135th Street, northwest corner of East 135th Street and Oak Street to a Future Land Use of Commercial. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Marie Rios - Renaissance Infrastructure Consulting

**2.2 Case No CD-CPC-2025-00124 - Martin City Flexcaves MPD** - A request to approve a rezoning with associated from District B2-2 (commercial) to District MPD (Master Planned Development) and approving an associated plan which serves as a preliminary plat on about 4 acres generally located at the northwest corner of East 135th Street and Oak Street to allow for a commercial and storage development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Marie Rios - Renaissance Infrastructure Consulting

**3 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: APPROVAL WITH CONDITIONS

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

**4 Case No CD-ROW-2025-00023 - Pratt's Addition and Gates and Kendall's Second Addition Alley Vacation** - A request to approve a vacation of an alley in District R-0.5/B1-1/M1-5 (Residential, Commercial, Manufacturing) of about 6,000 square feet generally located 150 feet east of Lydia Avenue, between East 10th Street and East 11th Street. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 01, 2025

Applicant: TARA GREEN

**5.1 Case No CD-CPC-2025-00121 - N Oak Apartments** - A request to approve a rezoning from District B3-2 (Commercial) to B3-4 (Commercial) on about 8.5 acres generally located on the east side of North Oak Trafficway at Northeast Hill Street to allow for a multi-unit residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Rachel Barth - NorthPoint Development

**5.2 Case No CD-CPC-2025-00122 - N Oak Apartments** - A request to approve a Development Plan which serves as a Preliminary Plat in proposed District B3-4 (Commercial) on about 8.5 acres generally located on the east side of North Oak Trafficway at the intersection of Northeast Hill Street, allowing for the creation of one (1) lot for a multi-family residential building. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rachel Barth - NorthPoint Development

**6 Case No CD-CPC-2025-00108 - Zona Rosa Major Amendment** - A request to approve a development plan serving as a major amendment to a previously approved plan to modify the permitted uses on about 63 acres generally located west of I-29 and north of NW Barry Road at the commercial area known as Zona Rosa. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Scott Zigler - Trademark Property Company

**7 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: APPROVAL WITHOUT CONDITIONS

Applicant: Dan Horn

**8 Case No CD-CPC-2025-00141** - - A request to approve amendments to Section 88-354 regarding hours of operation for dispensary facilities. on about generally located at (Sara Copeland)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 01, 2025

Applicant:

**9 Case No CD-CPC-2025-00116 - 724 NE 79th Ter Rezoning** - A request to approve a rezoning from District R-6 (Residential) to R-1.5 (Residential on about 3.7 acres generally located at 724 Northeast 79th Terrace to allow for the conversion of a structure into a multi-unit building. (Matthew Barnes)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: Mike Villa - Bosque remodeling LLC

**10 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 WITHOUT FEE TO OCT 01, 2025

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

**11 Case No CD-CPC-2025-00133 - Executive Park Lot 6 Major Amendment** - A request to approve a major amendment to an approved UR plan to allow for outdoor storage on about 10.857 acres generally located on Corporate Drive, just north of the intersection with N Cambridge Avenue at 6830 Corporate Drive. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 01, 2025

Applicant: Jacob Schweikert - GBA

**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: Anthony Belcher