



City Plan Commission Minutes

Hearing Date: September 17, 2025

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

Docket Item: C1

CLD-FnPlat-2025-00026 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.

Applicant: Nelson Willoughby of Olsson

Commissioners Present: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi 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; Crowl; Enders; Forbes; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 1

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; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the text amendment case; Councilman Rogers appeared to answer questions regarding Marijuana Hospitality Businesses. The Commissioners heard topics concerning small businesses that can't sell marijuana, smoking inside versus outside, and hours of operation is the same as a bar. 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; Crowl; Enders; Forbes; Hasek

Voting Nay: Beasley

Abstaining: None

Docket Item: 2.1

CD-CPC-2025-00140 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.

Applicant: Marie Rios of Renaissance Infrastructure Consulting

Commissioners Present: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced and presented the case and stated that the staff is recommending approval without conditions for this case and approval with conditions for the companion case. A representative of the applicant, Andy Gavert, presented a rendering of the plans and described security, parking, landscaping, and who their customers may be and spoke about their requests for the project. Paul Lopez appeared for public testimony and asked about the following: Will the storage units be tilt-up and will they be using local labor. No one else appeared for 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; Crowl; Enders; Forbes; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 2.2

CD-CPC-2025-00124 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.

Applicant: Marie Rios of Renaissance Infrastructure Consulting

Commissioners Present: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced and presented the case and stated that the staff is recommending approval without conditions for this case and approval with conditions for the companion case. A representative of the applicant, Andy Gavert, presented a rendering of the plans and described security, parking, landscaping, and who their customers may be and spoke about their requests for the project. Paul Lopez appeared for public testimony and asked about the following: Will the storage units be tilt-up and will they be using local labor. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, revising #9 and adding #37.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 3

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
Commissioners Absent: Lynch; Padilla
Commissioners Recusing: None

Larisa Chambi introduced the case. Genevieve Kohn-Smith presented the case. The applicant team of Patricia Jenson, with Rouse Frets White Goss Gentile Rhodes, P.C., and Dan McGee and Jill Lyons presented and spoke about their requests for Les Schwab Tires. The team addressed the following concerns: connecting the pedestrian connection to N. Oak Trfwy, the front transparency and added testimony submitted concerning the hours and noise for neighbors.. Commissioners discussed the merits of the case and approved it with conditions.

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

Docket Item: 4

CD-ROW-2025-00023 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.

Applicant: Brian Adriano

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

Testimony: No

Larisa Chambi 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; Crowl; Enders; Forbes; Hasek
Voting Nay: None
Abstaining: None

Docket Item: 5.1

CD-CPC-2025-00121 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.

Applicant: Rachel Barth of NorthPoint Development

Commissioners Present: Arkin; Beasley; Cowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the case; Genevieve Kohn-Smith presented the case for Matthew Barnes and stated that the staff is recommending approval without conditions. The applicants, Joe Christianson and Rachel Bar, appeared and spoke about their requests. Megan Hernandez, a neighbor directly behind the development on N. Cherry St appeared for public testimony. She stated she was in favor of the development, but was concerned about the overall look of the apartments not looking similar in style and the overall access to her street during construction, especially with the other apartment project. Ms. Hernandez mentioned the height of the apartments and her privacy, as well as needing access to more grocery stores. Mr. Christianson addresses the concerns- noting the density should help attract a grocery store and this project will not be using access to N. Cherry St. It was also noted that the trees, slope of land and retaining wall should all help with privacy for the street. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Cowl; Enders; Forbes; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 5.2

CD-CPC-2025-00122 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.

Applicant: Rachel Barth of NorthPoint Development

Commissioners Present: Arkin; Beasley; Cowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the case; Genevieve Kohn-Smith presented the case for Matthew Barnes and stated that the staff is recommending approval with conditions. The applicants, Joe Christianson and Rachel Bar, appeared and spoke about their requests. Megan Hernandez, a neighbor directly behind the development on N. Cherry St appeared for public testimony. She stated she was in favor of the development, but was concerned about the overall look of the apartments not looking similar in style and the overall access to her street during construction, especially with the other apartment project. Ms. Hernandez mentioned the height of the apartments and her privacy, as well as needing access to more grocery stores. Mr. Christianson addresses the concerns- noting the density should help attract a grocery store and this project will not be using access to N. Cherry St. It was also noted that the trees, slope of land and retaining wall should all help with privacy for the street. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Cowl; Enders; Forbes; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-CPC-2025-00108 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.

Applicant: Scott Zigler of Trademark Property Company

Commissioners Present: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Larisa Chambi introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval without conditions. The applicant, Scott Zigler, with Trademark Property Company, 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; Crowl; Enders; Forbes; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 7

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; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval without conditions. A representative for the applicant, Jacob Hodson, answered questions 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; Crowl; Enders; Forbes; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 8

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

Applicant:

Commissioners Present: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Testimony: No

Motion: Continued **Fee:** NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2025-00116 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.

Applicant: Mike Villa of Bosque remodeling LLC

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Larisa Chambi introduced the case and stated staff recommended continuance to October 1, 2025 . No one appeared for testimony. Commissioners continued the case to October 1, 2025 with a fee.

Motion: Continued - Off Docket

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 10

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; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Testimony: No

Larisa Chambi 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; Crowl; Enders; Forbes; Hasek

Voting Nay: Hasek; Lynch

Abstaining: None

Docket Item: 11

CD-CPC-2025-00133 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.

Applicant: Jacob Schweikert of GBA

Commissioners Present: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Testimony: No

Larisa Chambi 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; Crowl; Enders; Forbes

Voting Nay: None

Abstaining: None

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: Anthony Belcher

Commissioners Present: Arkin; Beasley; Crowl; Enders; Forbes; Hasek

Commissioners Absent: Lynch; Padilla

Commissioners Recusing: None

Testimony: No

Larisa Chambi 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; Crowl; Enders; Forbes

Voting Nay: None

Abstaining: None
