



City Plan Commission Minutes

Hearing Date: 6/17/2026

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

Docket Item C1

CD-CPC-2026-00051 A request to approve an MPD Final Plan for Lot 1 of Phase 1 of the Parade Park MPD for two buildings with approximately 187 residential units, associated parking, and amenity areas on about 2.96 acres generally located at the northeast corner of East 18th Street and Woodland Avenue.

Applicant Lamin Nyang of TALIAFERRO & BROWNE, INC

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

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: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 1

CD-CPC-2026-00056 Amending Section 88-445-09 and Section 88-445-11 expanding eligibility regarding Council Approved Signage Plans.

Applicant Councilwoman Bough of Office of Councilwoman Bough

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

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval without conditions. For public testimony, Craig Morea appeared in opposition and Jerry Riffle appeared in support. Commissioners discussed the merits of the case and approved it with without conditions.

Motion: Approval

Motioned by: Enders

Seconded by: Forbes II

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 2

CD-SUP-2026-00030 A request to approve a special use permit for a building expansion in district R-2.5 on about 235.82 acres generally located at 6800 Zoo Drive.

Applicant Andy Short of INTERNATIONAL ARCHITECTS ATELIER INC

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant Andy Short appeared and spoke about his 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: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 3

CD-SUP-2026-00027 A request to approve a special use permit in District DC-15 (Downtown Core) for the reuse of an officially designated historic landmark as a hotel on about 0.3 acres generally located at the northwest corner of Grand Boulevard and East 9th Street.

Applicant Brian Crawford of Hoefer Welker

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicants Brian Crawford, Katie Rainer, and Travis Torres 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: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 4

CD-CPC-2026-00066 A request to approve a development plan to allow multiple principal uses, including retail and light equipment sales/rental, on one lot in district B3-2 on about 4.5 acres generally located at 2201 NW Barry Rd.

Applicant Brett Greene

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Alec Gustafson presented the case on behalf of Genevieve Kohn-Smith and stated that the staff is recommending approval with conditions. The applicant Patricia Jensen and Jake Butler appeared and spoke about their requests. For public testimony, Wayne Saint Vincent appeared in support and John Boyle appeared with concerns about store operating hours. Commissioners discussed the merits of the case and approved it with conditions, adding conditions 1-5 requested by John Boyle in letter written to Commissioners and Staff.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 5.1

CD-CPC-2026-00046 A request to approve an amendment to the Midtown/Plaza Area Plan from Mixed Use Neighborhood to Mixed Use Community on about 2.25 acres generally located south of E 49th Street between Main Street and Walnut Street.

Applicant Charles Renner of Husch Blackwell

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Matthew Barnes presented the case on behalf of Genevieve Kohn-Smith and stated that the staff is recommending approval without conditions. The applicants Charles Renner, Danny Beckley, Brian Mirakian, and Jeff McKerrow appeared and spoke about their requests. For public testimony appeared Marshal Miller, Crosby Kemper, Cliff Holly, and Kate Marshall whom all had concerns. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Crowl

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 5.2

CD-CPC-2026-00045 A request to approve a rezoning from district R-1.5 to district B4-5 on about 2.25 acres generally located south of E 49th Street between Main Street and Walnut Street.

Applicant Charles Renner of Husch Blackwell

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Matthew Barnes presented the case on behalf of Genevieve Kohn-Smith and stated that the staff is recommending approval without conditions. The applicants Charles Renner, Danny Beckley, Brian Mirakian, and Jeff McKerrow appeared and spoke about their requests. For public testimony appeared Marshal Miller, Crosby Kemper, Cliff Holly, and Kate Marshall whom all had concerns. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Crowl

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 5.3

CD-CPC-2026-00044 A request to approve a development plan for an entertainment venue in district B4-5 on about 2.2 acres generally located south of E 49th Street between Main Street and Walnut Street.

Applicant Charles Renner of Husch Blackwell

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Matthew Barnes presented the case on behalf of Genevieve Kohn-Smith and stated that the staff is recommending approval with conditions. The applicants Charles Renner, Danny Beckley, Brian Mirakian, and Jeff McKerrow appeared and spoke about their requests. For public testimony appeared Marshal Miller, Crosby Kemper, Cliff Holly, and Kate Marshall whom all had concerns. Commissioners discussed the merits of the case and approved it with conditions, adding a request that applicant continue to work with staff on egress both in and outside of space where pedestrian traffic is anticipated to be the highest heading towards the streetcar.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Crowl

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 6

CD-CPC-2026-00065 A request to approve a rezoning from District R-1.5 (Residential) to District B2-2 (Commercial) on about 0.3 acres generally located at 8699 N Bellefontaine Ave to rezone the tract to be consistent in zoning with the lot to the south.

Applicant Justin Milburn of Milburn Civil Engineering, LLC

Commissioners Present: Arkin; Crowl; Forbes II; Hasek

Commissioners Absent: Enders; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that staff is recommending approval without conditions. The applicant Matt Ravel 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: Arkin

Voting Aye: Arkin; Crowl; Forbes II; Hasek

Voting Nay: None

Abstaining: None

Docket Item 7

CD-CPC-2026-00064 A request to approve a non-residential development plan in district M1-2 on about 10.75 acres located at 11530 NW Prairie View Road.

Applicant Lindsay Vogt of RL Buford

Commissioners Present: Arkin; Crowl; Forbes II; Hasek

Commissioners Absent: Enders; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant Neel Patel appeared and spoke about his 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: Arkin

Voting Aye: Arkin; Crowl; Forbes II; Hasek

Voting Nay: None

Abstaining: None

Docket Item 8

CD-SUP-2026-00025 A request to approve an extension to a previously approved special use permit for a parking lot expansion (CD-SUP-2024-00015) for St. Teresa's Academy on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street.

Applicant Babette Macy of Macy Consulting Services, Inc.

Commissioners Present: Arkin; Crowl; Forbes II; Hasek

Commissioners Absent: Enders; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant 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: Forbes II

Voting Aye: Arkin; Crowl; Forbes II; Hasek

Voting Nay: None

Abstaining: None

Docket Item 9

CD-SUP-2026-00022 A request to approve a special use permit to permit outdoor used vehicle sales in an B3-2 zoning district on about 1.35 acres generally located at 7730 N Oak trafficway.

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

Commissioners Present: Arkin; Crawl; Forbes II; Hasek

Commissioners Absent: Enders; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Stephanie Saldari presented the case and stated that the staff is recommending approval with conditions. The applicant Chris Maddox appeared and spoke about his 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: Forbes II

Voting Aye: Arkin; Crawl; Forbes II; Hasek

Voting Nay: None

Abstaining: None

Docket Item 10

CD-ROW-2026-00004 A request to approve a vacation of right-of-way for approximately 60,500 square feet of Michigan Avenue, 17th Street, Euclid Avenue within the Parade Park MPD generally located north of E 18th Street between Woodland Avenue and Brooklyn Avenue.

Applicant Lamin Nyang of TALIAFERRO & BROWNE, INC

Commissioners Present: Arkin; Crawl; Forbes II; Hasek

Commissioners Absent: Enders; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicants Lamin Nyang and Lauren Baker 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: Arkin

Voting Aye: Arkin; Crawl; Forbes II; Hasek

Voting Nay: None

Abstaining: None

Docket Item 11

CD-CPC-2026-00071 Amending Chapter 88, the Zoning and Development Code by amending Section 88-585-02, Emergency Repairs to add a new Section 88-585-02-C for the purpose of amending the review process for orders to repair pursuant to Chapters 48 or 56 to encourage the stabilization of historic structures.

Applicant

Commissioners Present: Arkin; Crawl; Forbes II

Commissioners Absent: Enders; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Bradley Wolf 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 without conditions.

Motion: Approval

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Crawl; Forbes II; Hasek

Voting Nay: None

Abstaining: None

Docket Item 12

CD-SUP-2025-00039 A request to approve a special use permit to allow for Used Vehicular Sales in district B3-2 on about 0.6 acres generally located at southeast corner of East Bannister Road and Holmes Road.

Applicant DANA BLAY of DBL ARCHITECTURE + INC

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to August 5, 2026. No one appeared for public testimony. Commissioners approved to continue the case to August 5, 2026 with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 13

CD-SUP-2026-00020 A request to approve a Special Use Permit for a Gasoline and Fuel Sales establishment in an M1-5 zoning district on about 0.314 acres generally located at 840 N Montgall Avenue.

Applicant DANA BLAY of DBL ARCHITECTURE + INC

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to July 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to July 15, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None

Docket Item 14

CD-CPC-2026-00057 A request to approve a major amendment to a previously approved development plan in District B4-5 (Heavy Business/Commercial) to allow for the expansion of a self-storage facility on about 6.7 acres generally located at northwest corner of Northwest Prairie View Road and Northwest Donovan Drive.

Applicant Lance Scott of Cook, Flatt & Strobel Engineers, P.A.

Commissioners Present: Arkin; Crowl; Enders; Forbes II

Commissioners Absent: Hasek; Lynch; Murrell; Padilla

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to July 15, 2026. No one appeared for public testimony. Commissioners approved to continue the case to July 15, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II

Voting Nay: None

Abstaining: None