



City Plan Commission Minutes

Hearing Date: April 15, 2026

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

Docket Item: C1

CLD-FnPlat-2026-00003 A request to approve a Final Plat in District MPD (Master Planned Development) on about 4 acres generally located on the north side of East 135th Street approximately 150 feet west of Oak Street, creating one lot for the purpose of a commercial development.

Applicant: Andy Gabbert of Renaissance Infrastructure Consulting

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

Commissioners Absent: Lynch

Commissioners Recusing: None

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: Recommend Approval with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2026-00030 A request to approve a project plan dedicating private open space tracts in the Bungalows at Maple Woods final plat in an R-1.5 district on about 1 acre generally located at the northwest corner of NE Barry Road and N Prospect Avenue.

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

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

Commissioners Absent: Lynch

Commissioners Recusing: None

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: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C3

CD-CPC-2026-00014 A request to approve an MPD final plan for phase 1 of Retreat at Woodhaven . on about 27 acres generally located at NW 100th Street and proposed N Line Creek Parkway.

Applicant: Kaitlin Raynor of Kimley Horn

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

Commissioners Absent: Lynch

Commissioners Recusing: None

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: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-MISC-2025-00004 A request to approve the KCI Area Plan generally located in the area bounded by City Limits of Kansas City, MO (north), City Limits to Amity and then along HWY 152 (south), Platte/Clay County boundary (east), City Limits of Kansas City, MO (west), and excluding the Village of Ferrelview (generally located north of NW Cookingham Drive, east of N Shannon Avenue, west of NW Skyview Avenue, and south of NW 128th Street).

Applicant:

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Susan Cronander, John Myer, and Alexis Berra presented the case and stated that staff is recommending approval without conditions. Nicholas Bosonetto appeared for public testimony on behalf of Public Works to talk about the case. 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 II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-ROW-2025-00043 A request to approve a vacation of public right-of-way in District R-1.5 of about 1.51 acres generally located at northwest corner of Northeast Barry Road and North Prospect Avenue.

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

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that staff is recommending approval with conditions. The applicant Patricia Jensen appeared and spoke about her request. Nicholas Bosonetto appeared for public testimony on behalf of Public Works to talk about the case. 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; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-SUP-2026-00008 A request to approve a special use permit for Parking, Accessory on about 1.86 acres generally located on W 43rd Street immediately west of Mill Creek Park and Broadway Boulevard, specifically located at 220 W 43rd Street at the Embassy Suites location.

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

Commissioners Present: Arkin; Enders; Forbes II; Hasek; Murrell; Padilla

Commissioners Absent: Lynch

Commissioners Recusing: Crawl

Sara Copeland introduced the case; Larisa Chambi and Luke Ranker presented the case and stated that the staff is recommending denial. The applicant team Aaron March, Matt Hansen, and Matt Eblin appeared and spoke about their requests. For public testimony appeared Amelia McIntyre in support of the denial. Commissioners discussed the merits of the case and approved it with conditions, amending condition #2 to be 3 years instead of 5 and amending condition #10 to work with Parks Department.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Enders; Forbes II; Murrell; Padilla

Voting Nay: Hasek

Abstaining: None

Docket Item: 4

CD-CPC-2026-00009 A request to approve a major amendment to Antioch Crossing to change permitted uses in district UR on about 42 acres generally located at the northwest corner of NE Vivion Road and N Chouteau Trafficway.

Applicant: Jacob Hodson of Olsson

Commissioners Present: Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicant Jacob Hodson 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: Hasek

Voting Aye: Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5.1

CD-CPC-2026-00020 A request to approve an amendment to the Swope Area Plan from open Space/Buffer to Commercial on about 2.5 acres generally located at 6655 Troost Avenue.

Applicant: Steve Salzer of Helix Architecture + Design

Commissioners Present: Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending approval without conditions. The applicants Steve Salzer and Kai Li appeared and spoke about their requests. Sharon Sawyer appeared for public testimony with concerns. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crawl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5.2

CD-CPC-2026-00021 A request to approve a rezoning from district B4-2 and R-5 to district B4-3 on about 2.5 acres generally located at 6655 Troost Avenue.

Applicant: Steve Salzer of Helix Architecture + Design

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending approval without conditions. The applicants Steve Salzer and Kai Li appeared and spoke about their requests. Sharon Sawyer appeared for public testimony with concerns. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5.3

CD-CPC-2026-00022 A request to approve a development plan for two principal buildings on one lot and serving in-lieu of a special use permit for a limited manufacturing use in proposed district B4-3 on about 2.5 acres generally located at 6655 Troost Avenue.

Applicant: Steve Salzer of Helix Architecture + Design

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that staff is recommending approval with conditions. The applicants Steve Salzer and Kai Li appeared and spoke about their requests. Sharon Sawyer appeared for public testimony with concerns. Commissioners discussed the merits of the case and approved it with conditions, adding a condition to make a good faith effort in adding additional screening on property bordering residential neighbors and required applicant to knock on residential neighbor's doors to speak about the project.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2026-00013 A request to approve a Special Use Permit to allow for an addition on an existing Campus in District R-6/R-80, on about 95 acres generally located at the southwest corner of Northwest Barry Road and North Congress Avenue.

Applicant: DAVID WOOD of KAW VALLEY ENGINEERING, INC.

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicants David Wood, Grant Thorne, Marcus Fry, and Jason L. 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: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2026-00017 A request to approve a Development Plan in District R-0.5 (Residential) on about 1.5 acres generally located at the southwest corner of West 46th Street and Pennsylvania Avenue, allowing for the construction of a parking garage.

Applicant: Marian Soga of Multistudio

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicants Marian Soga, Andrew Brown, and Alex Aggan appeared and spoke about their requests. For public testimony Amelia McIntyre appeared with concerns about construction phases and parking. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Recommend Approval with Conditions

Motioned by: Arkin

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2026-00023 A request to approve a development plan for outdoor storage and warehousing in an M1-5 zoning district on about 9.7 acres generally located at 5019 Raytown Road.

Applicant: James Ratley of MKEC Engineering, Inc.

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Stephanie Saldari and Jonathan Feverston presented the case and stated that the staff is recommending approval with conditions. The applicants James David Ratley and Vitaliy Yarkov appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing conditions 1-4.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2026-00016 A request to approve a rezoning for a parcel that is split-zoned between R-1.5 and B3-2 to an overall B3-2 zoning district, on about 10.9 acres generally located at 5100 Ararat Drive.

Applicant: Timothy Longobardo of Bellicose Church

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Testimony: No

Case was not introduced due to applicant not appearing. Commissioners continued the case to May 6, 2026.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-SUP-2026-00015 A request to approve a Special Use Permit to allow a Gasoline and Fuel Sales establishment in a B1-1 zoning district on about 0.517 acres generally located at 4621 NE Vivion Rd.

Applicant: Steve Nuhn of Steve Nuhn Architect

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicants Steve Nuhn 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: Recommend Approval with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 11.1

CD-CPC-2026-00029 A request to approve an amendment to the KCI Area Plan from Residential Low Density to Commercial on about 23 acres generally located at 12220 NW Skyview Avenue.

Applicant: Sam Malinowsky of SM Engineering

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Testimony: Yes

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending denial. The applicants Sam Malinowski and Lamar E. appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and continued the case to May 20, 2026.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 11.2

CD-CPC-2026-00028 A request to approve a rezoning from district AG-R to B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue.

Applicant: Sam Malinowsky of SM Engineering

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Testimony: Yes

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending denial. The applicants Sam Malinowski and Lamar E. appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and continued the case to May 20, 2026.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 11.3

CD-CPC-2026-00027 A request to approve a non-residential development plan to allow a variety of uses and multiple buildings on one lot in proposed district B4-1 on about 23 acres generally located at 12220 NW Skyview Avenue.

Applicant: Sam Malinowsky of SM Engineering

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Testimony: Yes

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending denial. The applicants Sam Malinowski and Lamar E. appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and continued the case to May 20, 2026.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 12

CD-SUP-2026-00019 A request to approve a Special Use Permit to allow an Outdoor Entertainment Venue in a UR zoning district on about 0.396 acres generally located at 1105 Hickory St.

Applicant: Jason Eubanks of Nomada

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 6, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 6, 2026 without fee.

Motion: Continued
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 13

CD-SUP-2026-00011 A request to approve a special use permit to allow a 3-unit home to exist on the subject site on about 0.4 acres generally located at 3319 Red Bud Dr.

Applicant: Luis Soto

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance off docket with fee. No one appeared for public testimony. Commissioners approved to continue the case off docket with fee.

Motion: Continued - Off Docket
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 14.1

CD-CPC-2026-00019 A request to approve an amendment to the Greater Downtown Area Plan from Residential Low Density to Downtown Mixed Use on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street.

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

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 6, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 6, 2026 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 14.2

CD-CPC-2026-00018 A request to approve a rezoning from district R-2.5 to district DX-2 on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street.

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

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 6, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 6, 2026 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 14.3

CD-SUP-2026-00014 A request to approve a special use permit for indoor warehousing and limited manufacturing in proposed district DX-2 on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street.

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

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 6, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 6, 2026 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 15

CD-CPC-2026-00026 A request to approve a rezoning from Districts R-0.5, DC, UR, and M1-5, to District MPD (Master Planned Development), and approval of a preliminary development plan for Public and Civic Uses (Hospital Campus) on about 55 acres generally bounded by E. 20th Street on the north, E. 25th Street on the south, Holmes Street (extending to the west, just north of E. 22nd Street) on the east, and Oak Street/ Locust Street/ Gillham Road on the west.

Applicant: MICHAEL HAAKE of WALTER P MOORE & ASSOCIATES

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

Commissioners Absent: Lynch

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 6, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 6, 2026 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Forbes II; Hasek; Murrell; Padilla

Voting Nay: None

Abstaining: None
