



CITY PLAN COMMISSION DOCKET

Wednesday June 4, 2025 at 9:00 am

Published Friday May 30, 2025 at 9:11 am

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
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 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.

Discussion Item: Election of Vice Chair

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 CD-CPC-2023-00043 - Redwood Shoal Creek - A request to approve an extension of the approval time period for an MPD Final Plan, in district MPD, by one year on about 18 acres generally located at 7700 N Brighton Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Adam DeGonia - McClure

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.

1.1 Case No CD-CPC-2025-00065 - 5400 E. 12th Street Rezoning - A request to amend the Truman Plaza Area to change the future land use recommendation from Residential Low Density to Mixed Use Neighborhood on about 1.2 acres generally located at E. 12th Street and Hardesty Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Martin Arling - Kaw Valley Engineering, Inc.

1.2 Case No CD-CPC-2025-00057 - 5400 E. 12th Street Rezoning - A request to approve a rezoning from Districts B3-2 and R-1.5 to District B1-1 on about 1.2 acres generally located at E. 12th Street and Hardesty Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Martin Arling - Kaw Valley Engineering, Inc.

2.1 Case No CD-CPC-2025-00049 - Phenom Basketball Facility - A request to approve an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E 102nd Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Rick Cline - Baker Design Group P.A.

2.2 Case No CD-CPC-2025-00050 - Phenom Basketball Facility - A request to approve a rezoning without plan from district O-2 to district B1-2 on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E 102nd Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Rick Cline - Baker Design Group P.A.

3 Case No CD-SUP-2021-00018 - EMAutoSales - A request to revoke a Special Use Permit (CD-SUP-2021-00018) under 88-525-13-A on about .3 acres generally located at 2802 E 9th St. (Ahnna Nanoski)

Staff Recommendation: REVOKE

Applicant: GEORGE NIEWRZEL - GEORGE NIEWRZEL ARCHITECT PC

4 Case No CD-SUP-2021-00017 - EMAutoSales - A request to revoke a Special Use Permit (CD-SUP-2021-00017) under 88-525-13-A on about .3 acres generally located at 2802 E 9th St. (Ahnna Nanoski)

Staff Recommendation: REVOKE

Applicant: GEORGE NIEWRZEL - GEORGE NIEWRZEL ARCHITECT PC

5.1 Case No CD-CPC-2025-00055 - Hickok Homes 39th Street - A request to approve an amendment to the Midtown/Plaza Area Plan from a future land use recommendation of Residential Low Density to Mixed Use Neighborhood on about 0.6 acres generally located at 3809 Roanoke Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Amy Grant - Polsinelli PC

5.2 Case No CD-CPC-2025-00054 - Hickok Homes 39th Street - A request to approve a rezoning from Districts B3-2 and R-5 to B3-3 on about 0.6 acres generally located at 3809 Roanoke Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Amy Grant - Polsinelli PC

5.3 Case No CD-CPC-2025-00056 - Hickok Homes 39th Street - A request to approve a development plan for a multi-unit residential building with limited commercial space in proposed district B3-3 on about 0.6 acres generally located at 3809 Roanoke Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Amy Grant - Polsinelli PC

6 Case No CD-CPC-2025-00046 - Shoal Valley Townhome Development - A request to approve a Development Plan in District SC (Shoal Creek) on about 32 acres generally located at the northeast corner of Northeast 76th Street and Northeast Shoal Creek Parkway to allow for the creation of a 193 townhome development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrea Lemken - Renaissance Infrastructure Consulting

7 Case No CD-SUP-2025-00015 - R&R Pallet, Inc. General Manufacturing - A request to approve a special use permit for general manufacturing in M1-5 on about 13.39 acres generally located south of the Missouri River and Riverfront Park, located at 4950 Stillwell Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsey Leiker - R & R Pallet, Inc.

8 Case No CD-SUP-2025-00017 - Tiffany Springs Plaza C-Store - A request to approve a Special Use Permit in District B3-3 (Commercial) on about 1 acre generally located at the northwest corner of North Congress Avenue and Northwest Old Tiffany Springs Road reapproving a previously approved Special Use Permit for a Fuel Station and C-Store. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Johnathon Phillips - Davidson A+E

9 Case No CD-CPC-2025-00039 - Lineage Connect UR Redevelopment - A request to approve a rezoning from Districts B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment) with an associated plan on about 2.6 generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street, allowing for the redevelopment for warehousing/distribution. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robert Wilson - Falk Architects

10 Case No CD-ROW-2025-00007 - Monarch Townhomes Vacation - North Cleveland Avenue - A request to approve a vacation of public right-of-way R-1.5/R-7.5 (Residential) on about 17,000 square feet generally located south of the intersection of Northeast Barry Road and North Cleveland Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

11 Case No CD-ROW-2025-00008 - Monarch Townhomes Vacation - Northeast Barry Rd - A request to approve a vacation of public right-of-way in District R-7.5 (Residential) on about 31,000 square feet generally located east of the intersection of Northeast Barry Road and North Cleveland Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

12.1 Case No CD-CPC-2025-00060 - Guadalupe Centers High School Renovation - A request to approve a rezoning from District UR (Urban Redevelopment) to District DX-5 (Downtown Mixed-Use) on about 5 acres generally located at W. 13th Street and Summit Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 18, 2025

Applicant: Brian Hochstein - MKEC Engineering, Inc.

12.2 Case No CD-CPC-2025-00059 - Guadalupe Centers High School Renovation - A request to approve a development plan in proposed District DX-5 to allow for a school, entertainment venue and spectator sports and sports and recreation, participant uses on about 5 acres generally located at W. 13th Street and Summit Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 18, 2025

Applicant: Brian Hochstein - MKEC Engineering, Inc.