



CITY PLAN COMMISSION DOCKET

Wednesday December 17, 2025 at 9:00 am

Published Thursday December 11, 2025 at 4:41 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
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.

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-2025-00032 - REPLAT OF LOT 3 AND LOT 7, ZONA ROSA 5TH PLAT - A request to approve a Final Plat in District B3-3 (commercial) on about 7.4 acres generally located at northeast corner of Northwest Prairie View Road and North Congress Ave (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: PATRICK WARD

C2 Case No CLD-FnPlat-2025-00031 - REPLAT OF TRACT 1 OF CERTIFICATE OF SURVEY OF LOT 5, ZONA ROSA 2ND PLAT - A request to approve a Final Plat in District B3-3 (commercial) on about 13 acres generally located at the northwest corner of Northwest 86th Street and Northwest Prairie View Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: PATRICK WARD

C3 Case No CD-CPC-2025-00132 - Skyview Residential MPD Final Plan Phase 2 - A request to approve a Final MPD Plan in districts MPD for private open space on about 80 acres generally located on the west side of N. Skyview Avenue approximately ¾ of a mile north of the intersection of NW 108th Street and N, Skyview Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Morgan Stahl - Kimley-Horn

C4 Case No CLD-FnPlat-2022-00034 - Barry West Townhomes 2nd Plat - A request to approve a Final Plat in District AG-R/R-1.5 to create 10 lots and 7 tracts on about 29 acres generally located north of Northwest Barry Road and east of North Childress Avenue, south of Highway 152. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Michele Romano - Schlagel & Associates, PA

C5 Case No CD-CPC-2022-00212 - Redwood on North Brighton - A request to approve an extension of the approval time period for an MPD Final Plan, in district MPD, by one year on about 52 acres generally located at 5800 N Brighton Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT 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 Case No CD-SUP-2025-00022 - All Storage KC Special Use Permit - A request to approve a special use permit for outdoor warehousing storage for commercial vehicle, equipment parking, and material storage in districts M1-5 and M3-5 on about 4.17 acres generally located at the terminus of E 78th Street west of the Union Pacific Railroad, specifically located at 3901 E 78th Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brian Terry

2 Case No CD-CPC-2025-00164 - Country Club Plaza MPD - A request to approve a rezoning from B4-5 (Heavy Business) to MPD (Master Planned Development), with associated Development Plan and amendment to the Plaza Bowl Overlay District, for the Country Club Plaza area on about 23.5 acres generally located at 4710 Jefferson St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

Required Quorum: Arkin, Beasley, Enders, Forbes II, Hasek, Lynch, Padilla on 12/3/2025

3 Case No CD-CPC-2025-00168 - 9th and Central - A request to approve a rezoning from district DC-15 to district UR with a preliminary development plan for four sites for a mixture of commercial and residential uses on about 4.33 acres the first site is at the southeast corner of W. 8th Street and Broadway Boulevard, the second site is located at the northwest corner of Central Street and W. 9th Street, the third site is located at the southwest corner of W. 9th Street and Central Street, and the fourth site is located at the northeast corner of Central Street and W. 10th Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 07, 2026

Applicant: Sam De Jong

4 Case No CD-CPC-2025-00178 - BB N Oak Rezoning - A request to approve a rezoning from district MPD to district B2-2 on about 1.37 acres generally located at 9820 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 07, 2026

Applicant: Douglas Stone - LEWIS RICE

5 Case No CD-ROW-2025-00036 - North Olive Street Vacation - A request to approve to vacate a portion of public right-of-way of about 35,000 square feet generally located on North Olive Street between Rochester Avenue and Nicholson Avenue. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 07, 2026

Applicant: Sarah Burger - Husch Blackwell, LLP

6 Case No CD-ROW-2025-00037 - Country Club Plaza Sidewalk Vacation - A request to approve a vacation of all sidewalks in proposed district MPD (Master Planned Development) on about 40 acres generally located within the area known as the Country Club Plaza. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 30, 2025

Applicant: James McClure - Polsinelli, P.C.

7 Case No CD-SUP-2025-00041 - Success Academies at Satchel Paige - A request to approve a special use permit for the expansion of a school use in district R-5 and B1-1 on about 14 acres generally located at 3301 E 75th Street. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 07, 2026

Applicant: Jacob Cronenwett - SK DESIGN GROUP INC

8 Case No CD-CPC-2025-00179 - 2561 Holmes St Re-Zoning - A request to approve a rezoning without plan from R-2.5 to B3-2 on about 0.11 acres generally located at the northeast corner of E 26th Street and Holmes Street. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 07, 2026

Applicant: Hollie Berndt - DELUXE LIGHTING, LLC

9 Case No CD-CPC-2025-00152 - - Amending Chapter 88, the Zoning and Development Code, by enacting a new section 88-559 – Major Street Plan to outline the process, procedure and establishing criteria for amending the major street plan. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 21, 2026

Applicant: Olofu Agbaji - KCMO, DMD

10 Case No CD-CPC-2025-00151 - Major Street Plan - A request to approve an amendment to the Major Street Plan for the purpose of updating the plan. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 21, 2026

Applicant: Bailey Waters - City of Kansas City, Missouri