

CITY PLAN COMMISSION DOCKET

Wednesday January 7, 2026 at 9:00 am

Published Friday January 2, 2026 at 1:46 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.
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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-

00035 - Bungalows at Maple Woods - A request to approve a final plat in District R-1.5

(Residential) on about 16 acres generally located at the northwest corner of Northeast Barry Road and North Prospect

Avenue allowing for the creation of one residential lot and two tracts. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C2 Case No CD-CPC-2025-

00188 - Lot 1 - Northland Industrial Project Plan - A request to approve a project plan in

District M1-5 to allow for a warehouse on about 12 acres generally located at north corner of North Kimball Drive and

Highway 210. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Trent Shrider - Continental Consulting Engineers, Inc.

C3 Case No CLD-FnPlat-2025-

00029 - The Parker Final Plat - A request to approve a final plat in district UR for two (

2)

[lots and one \(1\) tract for the purpose of a mixed use development on about 1.009 acres generally located at the southeast corner of The Paseo and East 18th Street. \(Larisa Chambi\)](#)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Ryan Hunt - Taliaferro & Browne, Inc

C4 Case No CLD-FnPlat-2025-

00034 - Viewpoint at Brookwood Final Plat - A request to approve a Final Plat 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 on two \(2\) lots and four \(4\) tracts. \(Matthew Barnes\)](#)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrea Lemken - Renaissance Infrastructure Consulting

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-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: APPROVAL WITH CONDITIONS Applicant: James McClure - Polsinelli, P.C.

Required Quorum: Arkin, Crawl, Enders, Forbes II, Murrell, Padilla on 12/30/2025

2. **Case No CD-CPC-2025-**

00191 - 25 Campbell PIEA Planning Area - A request to approve the 25 Campbell PIEA Plan and declare the area as an undeveloped industrial area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.400.1 (2) on about 2.5 acres generally bordered by E. 25th Street on the north, E. 26th Street on the south, Campbell Street to the east and public right-of-way to the west. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Pamela Grego
- Planned Industrial Expansion Authority

3. **Case No CD-CPC-2025-**

00198 - BB N Oak Rezoning - A request to approve an amendment to the Gashl and/Nashua Area Plan from a recommended future land use of Residential Medium Density to Mixed Use Neighborhood. on about 1.37 acres generally located at 9820 N Oak Trafficway. (Genevieve Kohn-Smith) Staff

Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Claire Burns

3. **Case No CD-CPC-2025-**

00178 - BB N Oak Rezoning - A request to approve a rezoning from district MP D to district B2-2 on about 1.37 acres generally located at 9820 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Douglas Stone
- LEWIS RICE

4. **Case No CD-CPC-2025-**

00189 - 46th and Walnut Apartments - A request to approve a residential development plan to allow the construction of a multi-unit building in district R-0.5 on about 1.3 acres generally located at 32 E 46th Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Will Dubois -
Davidson AE

5. **Case No CD-CPC-2025-00195 - 2561 Holmes St Re-**

Zoning - A request to approve an area plan amendment to the Greater Downtown Area Plan from Medium Density Residential to Downtown Mixed

Use on about 0.11 acres generally located at the northeast corner of Holmes Street and E 26th Street. (Alec Gustafson)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Hollie Berndt - DELUXE LIGHTING, LLC

5. **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: APPROVAL WITHOUT CONDITIONS Applicant: Hollie Berndt - DELUXE LIGHTING, LLC

6. **Case No CD-CPC-2025-00177 - Woodbridge Manor** - A request to approve a development plan and residential open space preliminary plat, to create 151 lots in district R-7.5 on about 53 acres generally located at 10806 Grandview Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Timothy Elliott - Atlas Land Consulting

7. **Case No CD-ROW-2025-00036 - North Olive Street Vacation** - A request to approve to vacate a portion of public right-of-way in District M1-5 of about 35,000 square feet generally located on North Olive Street between Rochester Avenue and Nicholson Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Sarah Burger - Husch Blackwell, LLP

8. **Case No CD-CPC-2025-00192 - 3920 E Linwood Blvd Rezoning** - A request to approve a rezoning without plan from district R-1.5 to district O-2 on about 0.71 acres generally located at the Northwest corner of Myrtle Avenue and East Linwood Boulevard. (Larisa Chambi)
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Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Tarek Jebali - Carthage Group

9. **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: APPROVAL WITH CONDITIONS Applicant: Sam De Jong

10. **Case No CD-SUP-2025-**

00044 - Notre Dame De Sion Major Amendment A request to approve a major amendment to a special use permit for additional parking and building addition for a school on about 4.86 acres generally located at the northeast corner of Locust Street and Harrison Parkway. (Larisa Chambi) Staff

Recommendation: CONTINUANCE WITHOUT FEE TO FEB 04, 2026 Applicant: Sarah Knight - MKEC Engineering

11. **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 21, 2026 Applicant: Jacob Cronenwett - SK DESIGN GROUP INC

12. **Case No CD-CPC-2025-**

00194 - Gary Crossley Ford Parking Expansion A request to approve a major amendment to a previously approved development plan to expand an auto dealership use in district B4-1 on about 5.28 acres generally located at 9131 NE 81st Street. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 21, 2026 Applicant: Joseph Buchheit - Kimley Horn



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