



## City Plan Commission Minutes

Hearing Date: January 7, 2026

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

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**Docket Item:** C1

**CLD-FnPlat-2025-00035** 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.

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

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Commissioners Absent:** Enders

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated that this was a consent item; Justin Smith stated that staff is recommending approval with conditions, moving condition numbers 9, 12 and 15 and revising condition number 11. Patricia Jensen appeared for public testimony and stated that she is in support of changes. Commissioners approved the case with conditions, with revisions stated.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Padilla

**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CD-CPC-2025-00188** 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.

**Applicant:** Trent Shrider of Continental Consulting Engineers, Inc.

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Commissioners Absent:** Enders

**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:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C3

**CLD-FnPlat-2025-00029** 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.

**Applicant:** Ryan Hunt of Taliaferro & Browne, Inc

**Commissioners Present:** Arkin; Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Commissioners Absent:** Enders

**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:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C4

**CLD-FnPlat-2025-00034** 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.

**Applicant:** Andrea Lemken of Renaissance Infrastructure Consulting

**Commissioners Present:** Arkin; Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Commissioners Absent:** Enders

**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:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1

**CD-ROW-2025-00037** 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.

**Applicant:** James McClure of Polsinelli, P.C.

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: Yes

Sara Copeland introduced the case. Chair Crawl motioned to go into closed session. Once back from closed session, Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant team Roxsen Koch, Jim McClure and Dustin Bullard appeared and spoke about their requests. For public testimony appeared David Block who spoke about his concerns regarding not being notified. Commissioners discussed the merits of the case and continued the case without fee to February 4, 2026 to allow the applicants to further clarify items 1, 2, 5, and 7-9.

**Motion:** Continued Fee: NO

**Motioned by:** Crawl

**Seconded by:** Enders

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-CPC-2025-00191** 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.

**Applicant:** Pamela Grego of Planned Industrial Expansion Authority

**Commissioners Present:** Arkin; Crowl; Enders; Forbes II; Lynch; Murrell; Padilla

**Commissioners Absent:**

**Commissioners Recusing:** Hasek

Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval without conditions. The applicants Jim Potter, Kelly Rabi, and Aiah Pratt appeared and spoke about their requests. No one appeared for public testimony. 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; Lynch; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3.1

**CD-CPC-2025-00198** A request to approve an amendment to the Gashland/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.

**Applicant:** Claire Burns

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval without conditions. The applicant Douglas Stone 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:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3.2

**CD-CPC-2025-00178** 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.

**Applicant:** Douglas Stone of LEWIS RICE

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval without conditions. The applicant Douglas Stone 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:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-CPC-2025-00189** 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.

**Applicant:** Will Dubois of Davidson AE

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

**Commissioners Absent:**

**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 applicants Will Dubois and John McGurk appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions, adding condition number 36 to require a minimum of five visitor parking spots.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5.1

**CD-CPC-2025-00195** 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.

**Applicant:** Hollie Berndt of DELUXE LIGHTING, LLC

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval without conditions. The applicant 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:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5.2

**CD-CPC-2025-00179** 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.

**Applicant:** Hollie Berndt of DELUXE LIGHTING, LLC

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval without conditions. The applicant 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:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-CPC-2025-00177** 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.

**Applicant:** Timothy Elliott of Atlas Land Consulting

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Commissioners Absent:** Enders

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated that the 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 Fee: YES  
**Motioned by:** Hasek  
**Seconded by:** Padilla  
**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 7

**CD-ROW-2025-00036** 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.

**Applicant:** Sarah Burger of Husch Blackwell, LLP

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicant team Hillary Meyers, Scott Nemeyer, and Chris Kline appeared and spoke about their requests. For public testimony appeared John Molle and Sam Distefano whom spoke about their concerns of no street access and no maintenance agreement with the city. Commissioners discussed the merits of the case and approved it with conditions, adding condition that the applicant provides a public access easement the full length of the vacated portion of the right-of-way and that city approval is required to revoke the easement.

**Motion:** Approved with Conditions  
**Motioned by:** Enders  
**Seconded by:** Hasek  
**Voting Aye:** Arkin; Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 8

**CD-CPC-2025-00192** 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.

**Applicant:** Tarek Jebali of Carthage Group

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. The applicant Tarek Jebali appeared and spoke about their requests. No one appeared for public testimony. 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; Lynch; Murrell; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 9

**CD-CPC-2025-00168** 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.

**Applicant:** Sam De Jong

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant Danny Roberson 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; Lynch; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**CD-SUP-2025-00044** 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.

**Applicant:** Sarah Knight of MKEC Engineering

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Commissioners Absent:** Enders

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to February 18, 2026. No one appeared for public testimony. Commissioners approved to continue the case to February 18, 2026 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Padilla

**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 11

**CD-SUP-2025-00041** 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.

**Applicant:** Jacob Cronenwett of SK DESIGN GROUP INC

**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Commissioners Absent:** Enders

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to February 4, 2026. No one appeared for public testimony. Commissioners approved to continue the case to February 4, 2026 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Padilla

**Voting Aye:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12  
**CD-CPC-2025-00194** 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.

**Applicant:** Joseph Buchheit of Kimley Horn  
**Commissioners Present:** Arkin; Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla  
**Commissioners Absent:** Enders  
**Commissioners Recusing:** None

Testimony: No  
Sara Copeland introduced the case and stated staff is recommending continuance without fee to February 4, 2026. No one appeared for public testimony. Commissioners approved to continue the case to February 4, 2026 without fee.

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

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