



# CITY PLAN COMMISSION DOCKET

Wednesday June 18, 2025 at 9:00 am

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## 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](mailto: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](mailto: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-2025-00011 - Falk Quarry** - A request to approve a Final Plat in District M2-2 (manufacturing) on about 66 acres generally located at the northwest corner of Interstate 435 and East 63rd Trafficway allowing for the creation of 2 lots for an industrial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: MATTHEW SCHLICHT - MIDWEST ENGINEERING SOLUTIONS

## 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-CPC-2025-00074 - Chapter 88, Text Amendment** - A request to approve amendments to Section 88-445, Unsafe Signs, Signs in Disrepair and Nonconforming Signs regarding the relocation of signs subject to condemnation. (Larisa Chambi)

Staff Recommendation: NO OBJECTION

Applicant:

**2 Case No CD-MISC-2025-00002 - KCI Area Plan Land Use Map** - A request to approve an amendment to the KCI Area Plan to update the future land use map across 54 square miles 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). (Susan Cronander)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Mario Vasquez

**3 Case No CD-CPC-2025-00064 - Ambassador Hotel Historic District Amendment II** - A request to remove the subject site from the Ambassador Hotel Historic District on about 0.30 acres located approximately 100 feet west of Broadway Boulevard on Knickerbocker Place. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Gina Anderson - Kansas City Life Insurance Co

**4 Case No CD-CPC-2025-00062 - Metro North Crossing** - A request to approve a major amendment to an approved UR Preliminary Development Plan in District UR (Urban Redevelopment) on about 103 acres generally located at US 169 and NW Barry Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Qiyamah Muhammad - Olsson

**5 Case No CD-CPC-2025-00058 - Jay Wolfe Toyota Expansion** - A request to approve a Major Amendment to a previously approved Development Plan in District B3-3 (Commercial) on about 6 acres generally located at the southeast corner of North Congress Ave and Northwest Prairie View Road allowing for a 7,244 square foot building addition to the existing Jay Wolfe Toyota Dealership. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lucas Williams - Cook, Flatt & Strobel Engineers, P.A.

**6.1 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: APPROVAL WITHOUT CONDITIONS

Applicant: Brian Hochstein - MKEC Engineering, Inc.

**6.2 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: APPROVAL WITH CONDITIONS

Applicant: Brian Hochstein - MKEC Engineering, Inc.

**7 Case No CD-SUP-2025-00003 - Express Stop at 12th & Jackson** - A request to approve a Special Use Permit to allow for Gasoline and Fuel Sales in District M1-5 (Manufacturing) on about .7 acres generally located at E. 12th Street and Jackson Avenue. (Andrew Clarke)

Staff Recommendation: DENIAL

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

**8 Case No CD-SUP-2025-00005 - Waldo Astoria** - A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a hotel on about .4 acres generally located at W 80th Terrace and Brookside Road. (Andrew Clarke)

Staff Recommendation: DISMISSAL

Applicant: George Ismert - Old Glory Development Co

**9 Case No CD-SUP-2025-00018 - 4843 Woodland Neighborhood Serving Retail** - A request to approve a Special Use Permit in District R-6 (Residential) on about 0.125 acres generally located at 4843 Woodland to allow for Neighborhood Serving Retail in an exiting building. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUL 02, 2025

Applicant: Robert Pendleton - White Cat Holdings LLC