



CITY PLAN COMMISSION DOCKET

Wednesday April 2, 2025 at 9:00 am

Published Friday March 28, 2025 at 10:25 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.

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-2025-00018 - The Foundation Gym at Edgewood Farms - A request to approve a Final Plan in District MPD (Master Planned Development) on about 4 acres generally located on the south side of Edgewood Farms Drive between NW Roanridge Road and NW Barrybrooke Drive allowing for the creation of a fitness center. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kyle Farmer - Driggs Design Group, PA

C2 Case No CD-CPC-2025-00036 - Barry Road Lot 2 Apartments - A request to approve a project plan in District B1-1 (Commercial) to approval a residential development on about .8 acres generally located at NW Barry Road and N. Green Hills Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C3 Case No CD-CPC-2025-00003 - Northland Workforce Development Center - A request to approve a MPD Final Plan in District MPD (Master Planned Development) to allow for the construction of a school and college/university on about 19 acres generally located at NW 95th Street and N. Platte Purchase Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Perla Diosdado - Kimley-Horn

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-2024-00020 - ProspectUS – Transit Oriented Development Strategic Implementation Plan - A request to approve a Transit-Oriented Development (TOD) Overlay for the Prospect Corridor to create development and site design standards for the Prospect Avenue area on about 854.28 acres located to generally include properties that front on Prospect Ave, from 12th St to 77th St, and properties that front on 12th St, from Charlotte Street to Prospect Avenue. In addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street. (Jonathan Feverston)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: City Planning & Development Department, City of KCMO

2 Case No CD-SUP-2024-00052 - The Skyline at Wonder - A request to approve a special use permit to allow a rooftop tavern/nightclub use on an existing building in the Troost Corridor Overlay on about 1.8 acres generally located at the northeast corner of Troost Avenue and E 30th Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Charles Peach - Wonp51 LLC DbA The Combine

3 Case No CD-SUP-2024-00048 - A&A Royal Auto Trim SUP - A request to approve a Special Use Permit for Motor Vehicle Repair on the subject site on about .5 acres generally located at 3840 Warwick Blvd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jose Cordova - Royal Auto Trim

4 Case No CD-CPC-2024-00041 - Hoelzel Rezoning - A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Phillip Klawuhn - Phillip A. Klawuhn & Associates, P.C.

Required Quorum: Arkin, Beasley, Crowl, Enders, Hasek, Lynch on 2/19/2025

5 Case No CD-CPC-2025-00022 - Palestine Legacy Residences - A request to approve a rezoning from Districts R-2.5 and B3-2 to District UR (Urban Redevelopment) on about 1.2 acres generally located at the northwest corner of Montgall Avenue and East 35th Street, to allow for an Assisted Living facility. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Long - Scott Associates

6.1 Case No CD-CPC-2025-00029 - Park Place Residential Development - A request to approve a Rezoning from District R-7.5 (Residential) to District R-2.5 (Residential) on about 19 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace allowing for the creation of 90 residential units on 16 lots and 3 lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Qiyamah Muhammad - Olsson

6.2 Case No CD-CPC-2025-00023 - Park Place Residential Development - A request to approve a Development Plan in proposed District R-2.5 (Residential) on about 19 acres generally located on the west side of North Platte Purchase Drive approximately 100 feet north of Northwest 79th Terrace allowing for the creation of 90 residential units on 16 lots and 3 lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Qiyamah Muhammad - Olsson

7 Case No CD-CPC-2025-00027 - UPRR Redevelopment Opportunity - A request to approve a development plan and preliminary plat in district M1-5 (Manufacturing) to permit warehousing, wholesaling, freight movement and general manufacturing, production and industrial service on about 86 acres generally located at Stadium Drive and Raytown Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

8 Case No CD-CPC-2025-00011 - Chapter 88 Amendment, Periodic Review - A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 21, 2025

Applicant:

Required Quorum: Beasley, Crowl, Enders, Hasek, Lynch, Padilla on 3/5/2025

9 Case No CD-SUP-2025-00007 - Apostolic Church of Jesus Christ - Holmes Road - A request to approve a major amendment to a special use permit for an addition on about 7.91 acres generally located at the southwest corner of East 83rd Street and Holmes Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 16, 2025

Applicant: James Marshall - Jrma Architects Inc.

10 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: CONTINUANCE WITHOUT FEE TO MAY 21, 2025

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

11.1 Case No CD-CPC-2025-00028 - Gracehaven Subdivision - A request to approve a rezoning from district R-7.5 to district R-1.5 on about 6.14 acres generally located at 7800, 7802, and 7744 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 16, 2025

Applicant: Sam Malinowsky - SM Engineering

11.2 Case No CD-CPC-2025-00030 - Gracehaven Subdivision - A request to approve a development plan, also serving as a preliminary plat, to allow construction of multi-plex residential buildings in proposed district R-1.5 on about 6.14 acres generally located at 7800, 7802, and 7744 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 16, 2025

Applicant: Sam Malinowsky - SM Engineering

12 Case No CD-SUP-2025-00004 - Truman & Brooklyn Gas Station Expansion - A request to approve a Special Use Permit to allow for the expansion of Gasoline and Fuel Sales establishment in District B4-5 (Commercial) on about .8 acres generally located at E. Truman Road and Brooklyn Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 16, 2025

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

13.1 Case No CD-CPC-2025-00019 - Genesis Companies Rezoning - A request to approve an amendment to the Midtown/Plaza Plan to change the future land use designation from Office/Residential to Mixed-Use Neighborhood on about .9 acres generally located at 4420 Madison Ave. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 16, 2025

Applicant: Omid Shahbazian - Constructify 360 LLC

13.2 Case No CD-CPC-2025-00001 - Genesis Companies Rezoning - A request to approve a rezoning from R-1.5 (Residential) to B1-2 (Neighborhood Business) so the zoning designation reflects existing conditions on about .9 acres generally located at 4420 Madison Ave. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 16, 2025

Applicant: Omid Shahbazian - Constructify 360 LLC