

# Ordinance No 251056

## Development Plan (Non-Residential)

96<sup>th</sup> Street (Journey) Church – 9600 NE Reinking Rd

December 16, 2025

*Prepared for*

Neighborhood Planning and Development Committee











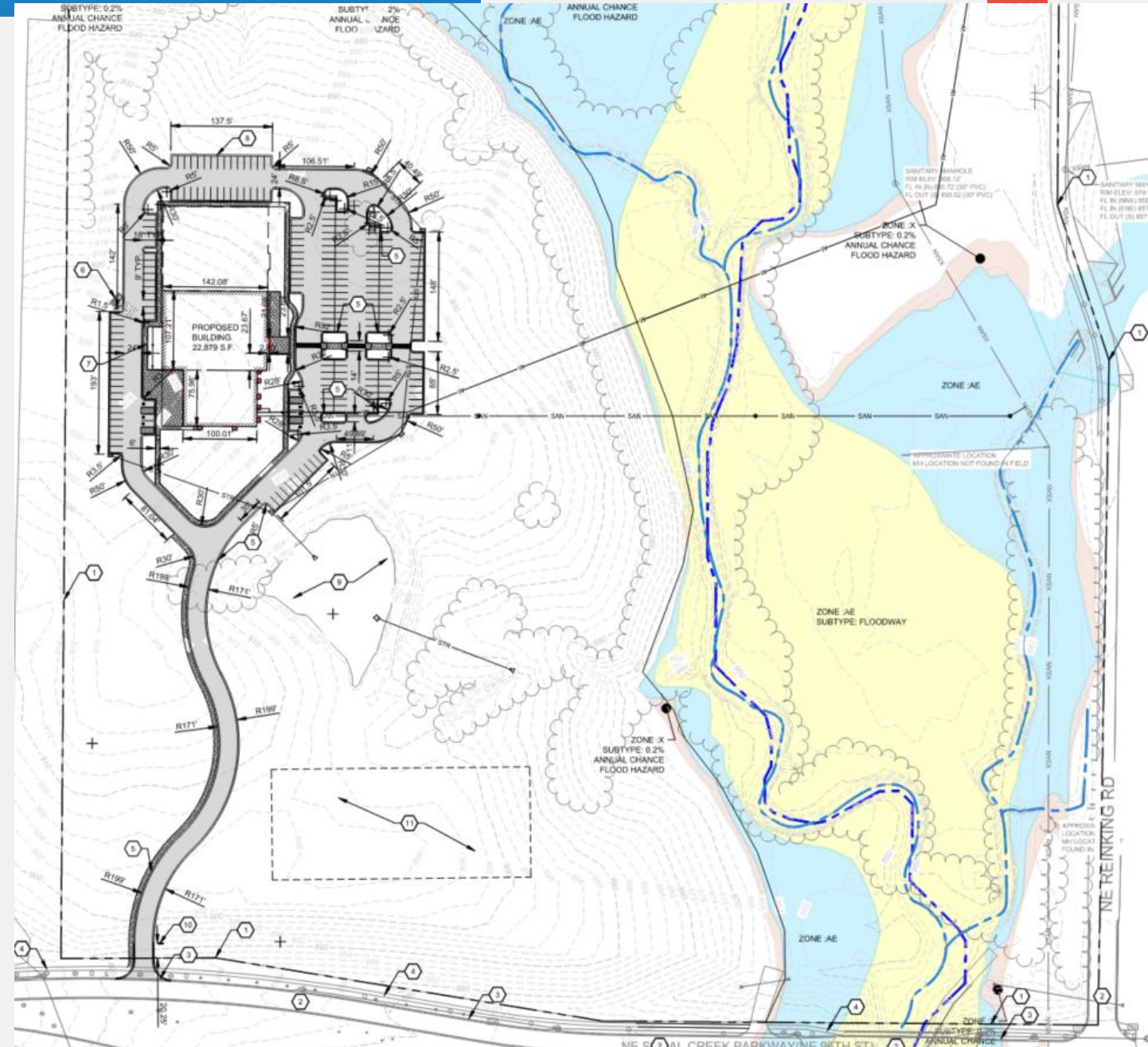
22,879 sqft Church

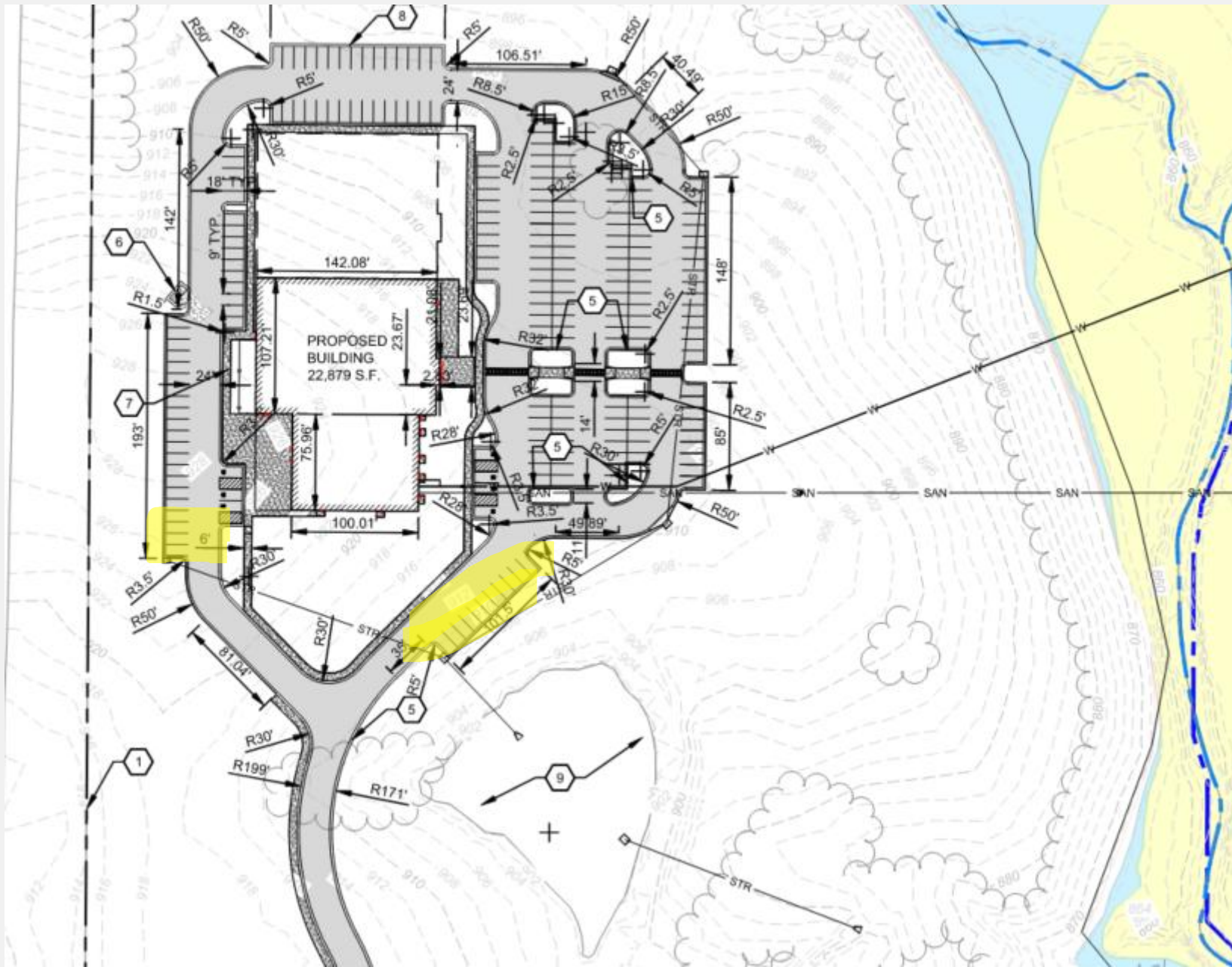
222 Parking Spaces

1 Lot

1 Access from NE Shoal  
Creek Pkwy

Site Plan

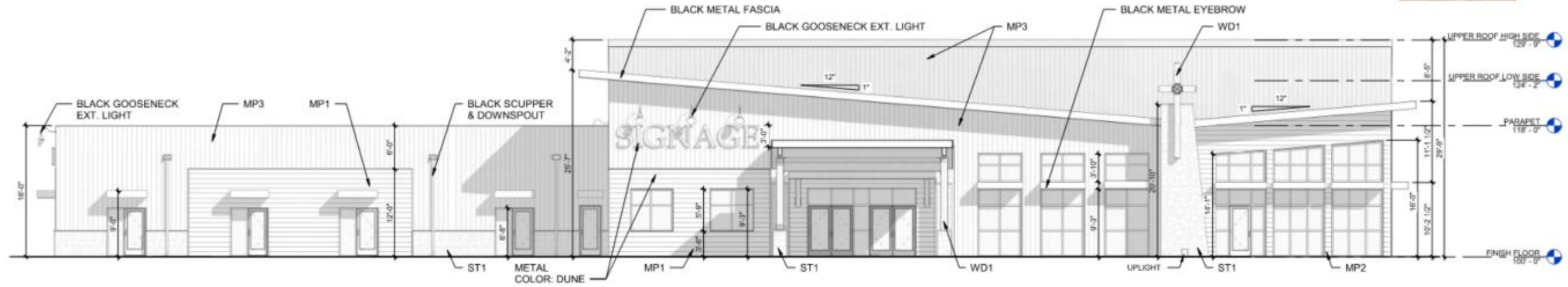




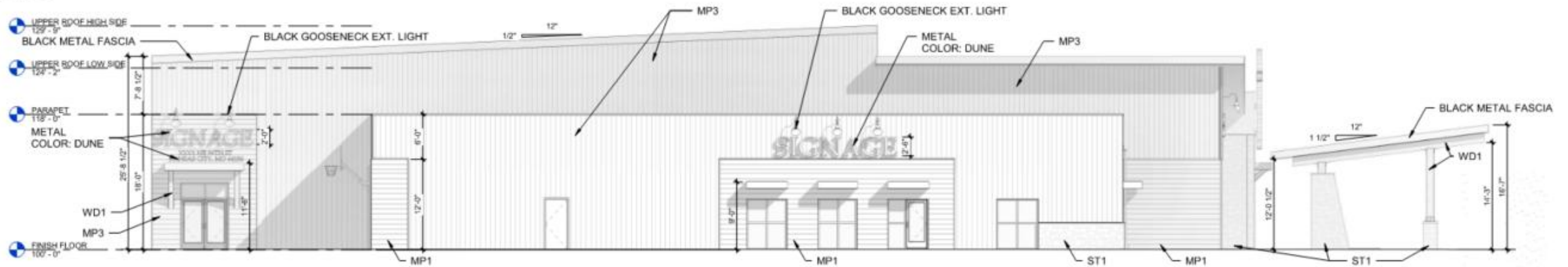




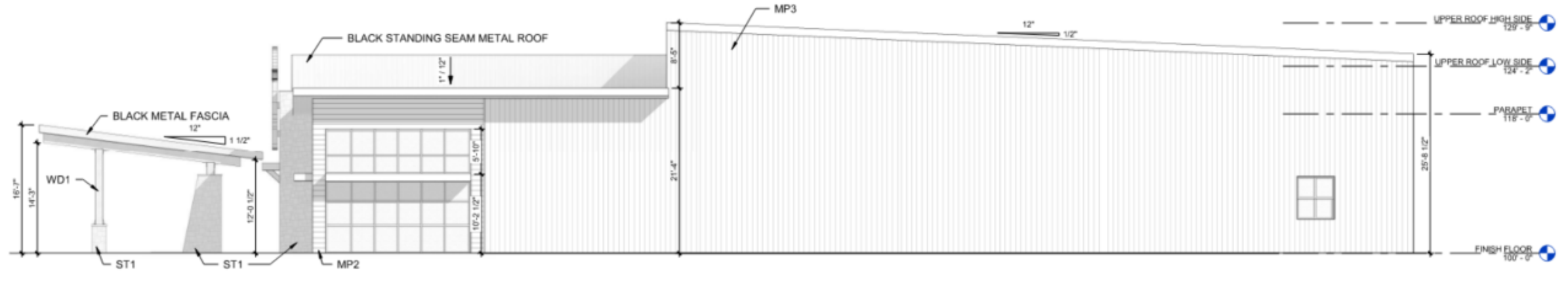
Building Rendering



**1 EAST ELEVATION**  
1/8" = 1'-0"

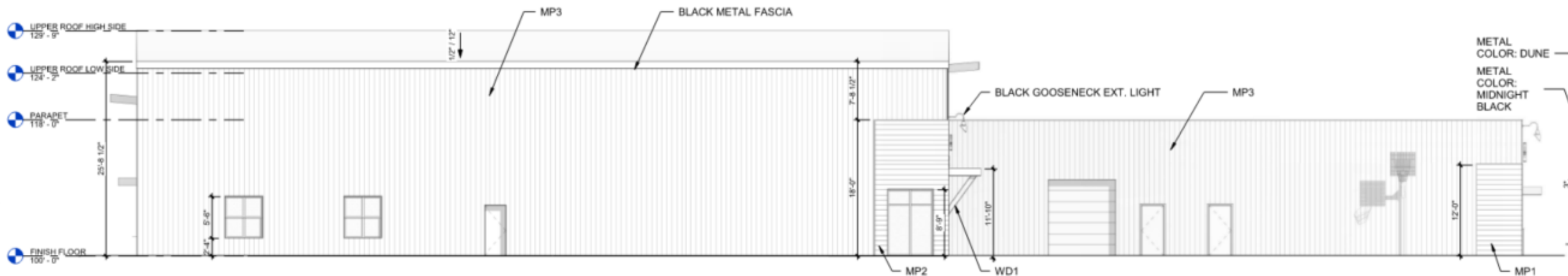


**2 SOUTH ELEVATION**  
1/8" = 1'-0"



**1 NORTH ELEVATION**  
1/8" = 1'-0"

**NOTE:** MONUMENT  
ILLUMINATED WITH  
FROM GROUND LEVEL



**2 WEST ELEVATION**  
1/8" = 1'-0"





Looking northeast on NE Shoal Creek Pkwy. (Oct 2024)





Looking northwest from the intersection of on NE Shoal Creek Pkwy and NE Reinking Rd. (Oct 2024)





Looking southwest from NE Reinking Rd. (Oct 2024)

# Corrections at CPC

*Correction(s) by Development Management of the City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / [genevieve.kohn-smith@kcmo.org](mailto:genevieve.kohn-smith@kcmo.org) with questions.*

1. As identified in the Landscape Requirements table, 7,735 sqft of interior parking lot landscaping is required but only 6,557 sqft is proposed. Please revise to meet the requirement or discuss alternatives with staff. UPDATE 11/6/25: Now 7,435 sqft of interior landscaping is proposed, which is still 300 sqft less than what is required. (10/31/2025)
2. Per 88-365-05 Parking may be located in side or rear yards only, and must be set back at least 15 feet from any side or rear lot line. Relocate parking area between the building and NE Shoal Creek Pkwy. UPDATE 11/6/25: There are still approximately 15 parking spaces in the front yard (between the building and Shoal Creek Pkwy. Remove or relocate parking, or seek a variance. (10/31/2025)
3. As identified in the Landscape Requirements table, 47 street trees are required on NE Shoal Creek Pkwy. The table says 14 are existing and the developer is required to add the additional street trees to meet the 47 required, which is 33 trees. UPDATE 11/6/25: No revisions made to required street tree plantings in the table or on the drawing. (10/31/2025)
4. Remove section "h" for deviations request in the Development Summary Table if no deviations are being sought. It looks like this may have been copied over from a different project. Provide the floor area ratio as a ratio. UPDATE 11/4/25: Provide FAR in the Development Summary table (10/31/2025)

*Correction(s) by Water Services - Water of the Water Services Department. Contact Kirk Rome at (816) 513-0368 / [kirk.rome@kcmo.org](mailto:kirk.rome@kcmo.org) with questions.*

5. Show and label on the utility plans water main extensions including all appurtenances such as fire hydrants along the properties frontage with NE Reinking Road and NE 96th Street. The water main in NE 96th Street shall be shown as a 30" transmission main approximately 1400' long. The water main along NE Reinking Road will need to be shown and labeled as a 12" water main extended north to connect to the existing water main terminus approximately 2200' north of NE 96th Street. (10/31/2025)

Revised  
prior to NPD

Removed by  
CPC



# Condition Removed by CPC

*Condition(s) by Public Works Department. Contact Terry Thomas at (816) 513-2510 / [Terry.A.Thomas@kcmo.org](mailto:Terry.A.Thomas@kcmo.org) with questions.*

21. That the west half of NE Reinking Rd shall be improved to as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.

**Applicant will not plat for water main extension in NE Reinking Rd**

# Condition Modifications by CPC

## Original

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / [kirk.rome@kcmo.org](mailto:kirk.rome@kcmo.org) with questions.*

25. The developer shall employ a Missouri PE to design water main extension plans including all appurtenances such as fire hydrants along the properties frontage with N Reinking Road and NE 96th Street (Shoal Creek Pkwy) meeting KC Water Rules and Regulations for Water Main Extensions. The water main in NE 96th Street will need to be designed as a 30" transmission main approximately 1400' long and is likely eligible for a city cost-share for the differential cost between a 12" DIP and a 30" DIP. A 12" DIP water main along NE Reinking Road shall be extended north to connect to the existing water main terminus approximately 2200' north of NE 96th Street. These water main extensions shall be under contract (permitted) prior to plat recording and building permit issuance whichever occurs first.

## Modified

*Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / [kirk.rome@kcmo.org](mailto:kirk.rome@kcmo.org) with questions.*

24. The developer shall employ a Missouri PE to design water main extension plans including all appurtenances such as fire hydrants extending to the northeast corner of the property along N Reinking Road, as shown on the plans, meeting KC Water Rules and Regulations for Water Main Extensions. The water main extensions shall be under contract (permitted) prior to plat recording and building permit issuance whichever occurs first.



# City Plan Commission & Staff Recommendation

**Case No. CD-CPC-2025-00135**

Approval with Conditions