

CD-CPC-2025-00111

Hosanna Evangelical Lutheran Deannexation

March 18, 2026

Docket # 1

Request

Annexation (Deannexation)

Applicant

Anthony Belcher
Hosanna Evangelical Lutheran Church, Inc.

Owner

Hosanna Evangelical Lutheran Church, Inc.

Site Information

Location	2800 N. Church Rd
Area	Approximately 5 Acres
Zoning	R-80
Council District	1 st
County	Clay
School District	Liberty 53

Surrounding Land Uses

North: Agricultural farmland, zoned R-80
South: Farmland, City of Liberty, MO
East: Liberty North HS, Liberty, MO
West: Agricultural farmland, zoned R-80

KC Spirit Playbook Alignment

Case number High/medium/low

Land Use Plan

The Shoal Creek Valley Area Plan recommends Residential Low Density Land Use for this location.

Major Street Plan

Northeast 104th Street is identified as a 2-lane local link street in this location. North Church Road is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks to deannex (detach) approximately 5 acres from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Liberty, Missouri.

Existing Conditions

The subject parcel straddles the municipal boundaries of the cities of Kansas City, and Liberty. The principal structure, parking and access is within the city limits of Liberty, MO, except for the southwest corner that is about 25 feet within the corporate limits of KCMO. The jurisdictional boundary is about 250 feet west of N. Church Road.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on September 23, 2025. A meeting summary is attached; see Attachment #2.

Controlling + Related Cases

CLDMS-2025-00019 - On June 14, 2025, the Director of City Planning and Development approved an Interjurisdictional Minor Subdivision Lot Split to create the additional parcel that is the subject of this deannexation.

Project Timeline

The application was filed on July 15, 2025. Scheduling deviations have occurred for coordination with the City of Liberty. This case was continued from February 4, 2025.

Professional Staff Recommendation

Docket #1 APPROVAL

ANALYSIS

The parcel is within 1st Council District in KCMO, and within the 1st Ward in the City of Liberty, MO.

Comments:

- **Zoning** - The parcel is zoned R-80 in KCMO and R-1A (Suburban Residential District) in the City of Liberty.
- **Use** - The "R" zoning district allows for single family residences on larger tracts of land. The de-annexation will not affect the use. The annexation will not create a "void" of space within either municipality.
- **Use of building** - The proposed Religious Assembly use will continue on the parcel.
- **Building Permit** - Inspection and permitting will be by the City of Liberty.
- **Annexation process** - Public hearing and approval by Planning and Zoning Commission, and City Council.
- **Outreach** - Public Notice and Public Engagement pursuant to 88-505. See attachment #2.

Following the application, staff requested that the annexation process by the City of Liberty be started prior to docketing this application for CPC hearing to ensure that there is no lapse following the detachment. Staff also requested copies of the annexation application in the City of Liberty, and evidence of the City of Liberty's City Council meeting dates for the proposed annexation action. The annexation request is on the March 23, 2026, City of Liberty's Council meeting agenda for introduction and on the April 13, 2026, council agenda for final action.

This deannexation requires that the parcel be annexed by the City of Liberty, MO concurrently or prior to passing of the deannexation ordinance by the City of Kansas City, MO.

Long-Range Planning

Area plans recommend strategies to help realize a community's long-term vision for future growth and stability. These plans focus on land use, housing, public services, community development, and more. The Shoal Creek Valley Area Plan recommends Residential Low Density land use for this parcel. The proposed de-annexation will not change the future land use recommendation.

The applicant has reached out to the Councilperson of the district about the subject request. No statements of concern or other inquiries have been sent to Development Management Staff from the council offices.

ATTACHMENTS

1. Applicants Submittal (Deannexation Summary)
2. Public Engagement Materials
3. 1988 "Annexation Memo" from the Law Department

PROFESSIONAL STAFF RECOMMENDATION
City staff recommends APPROVAL.

Respectfully Submitted,



Olofu Agbaji
Planner

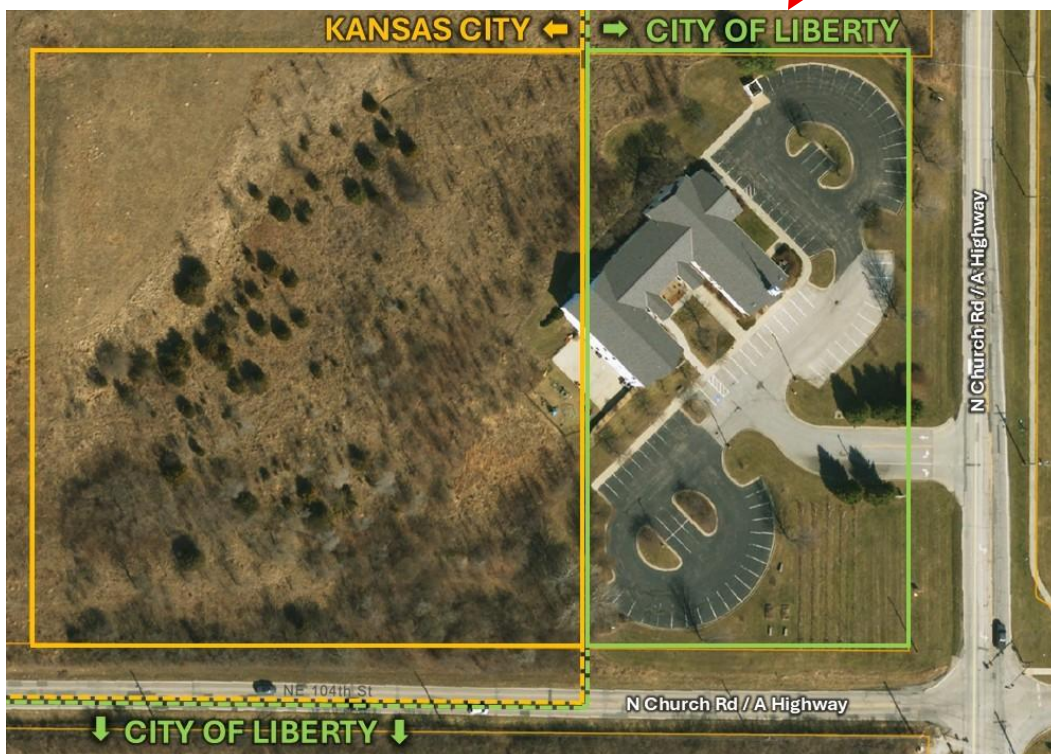
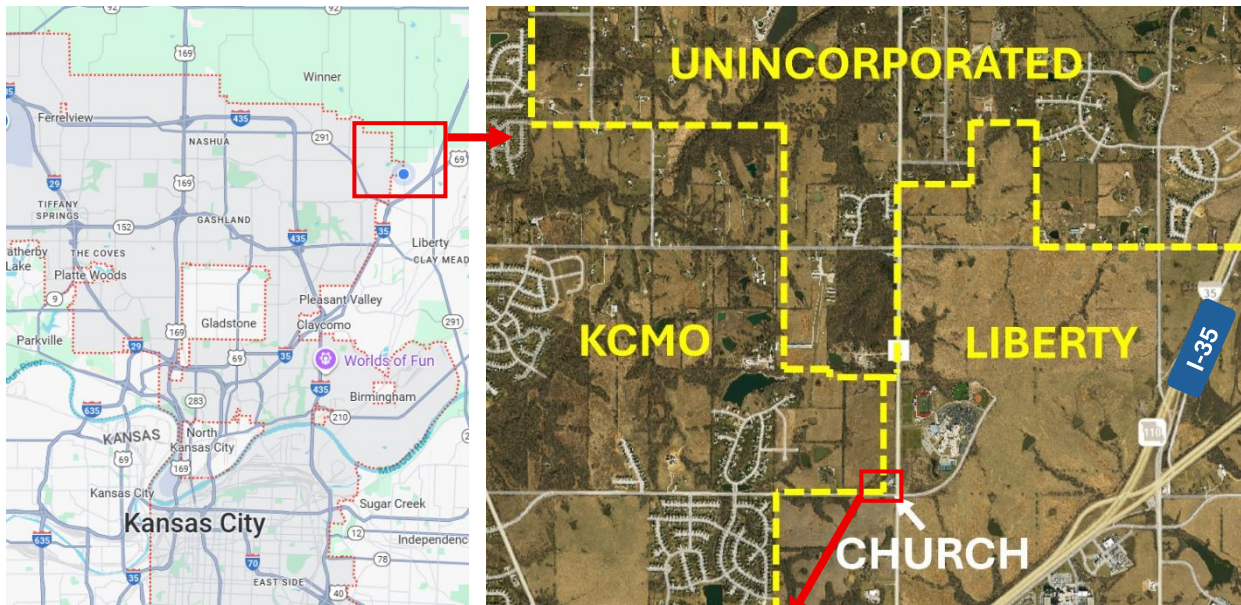
KANSAS CITY, MISSOURI DEANNEXATION DETAILS

Hosanna! Evangelical Lutheran Church



SUMMARY:

Hosanna! Lutheran Church owns one compact, contiguous piece of property that straddles the municipal boundary between Kansas City and the City of Liberty. The boundary also cuts through a small corner of the building. We would like to detach our property from Kansas City and annex it into the City of Liberty.



Maps from
Google and
Clay County
GIS.

ORGANIZATION & PROPERTY DETAILS:

- HOSANNA! Evangelical Lutheran Church is a Missouri registered Nonprofit Corporation (N00060790) located at 2800 North Church Road in Liberty.
- The eastern parcel (outlined in green above) is Clay County parcel #10912000600300, approximately 2.6 acres, and located fully within the City of Liberty.
- The western parcel (outlined in orange above) is Clay County parcel #10912000600200, KCMO City PIN 294444, approximately 4.4 acres, and located within Kansas City.

PROPOSED ACTIONS:

- Detach parcel #10912000600200 (KCMO City PIN 294444) from Kansas City, Missouri.
- Annex parcel #10912000600200 into the City of Liberty, Missouri.

JUSTIFICATION FOR ANNEXATION:

- As we consider our future and growth as a congregation, we would like the ability to pursue permits and development without the complication of working in two jurisdictions.
- When the education wing (southwest section) of the building was constructed in 2003, paperwork needed to be filed with both jurisdictions due to a sliver of a corner transiting the municipal boundary. Any future expansion would likely transit that boundary as well.
- The proposed Aviara (formerly Montage) development and other areas already developing around us have led us to think more about our future plans and opportunities, and the need to be positioned to act on them in a timely and less-complicated manner.

WHY ANNEX TO LIBERTY INSTEAD OF KCMO:

- Our address is in Liberty, so annexing our Liberty property to Kansas City would require significant work to update publications, marketing, legal records, and documentation.
- The only roadway entrance to our property is in the City of Liberty on North Church Road. We have no road access to the property from Kansas City.
- We are served by City of Liberty utilities.
- We are served and inspected by the Liberty Fire Department and Liberty Police Department.
- Over 95% of our building is within Liberty city limits.
- Over 99% of our developed land (including building, parking lot, and vineyard) is located within Liberty city limits.
- Less than 1% of our land in KCMO is developed.

IMPACT ON THE CITY OF KANSAS CITY:

- The impact would be minimal.
- As a 501c3 organization, Hosanna! does not contribute to the tax base of Kansas City via property or business taxes.
- In addition to our property already in Liberty, the property immediately south adjacent to the parcel we seek to deannex is already within Liberty city limits, so it would not result in a “carve-out” or any unusual non-contiguous municipal boundaries.
- The land across 104th Street, south from this parcel, is in the City of Liberty.

ACTIONS THUS FAR:

- After contacting Liberty Planning and Development, Economic Development Director Brandon Smith on August 12, 2024 reported that he had spoken with city legal counsel and advised that the process would need to begin with Kansas City.
- We have been working with Kansas City Planning and Development since August 2024 to begin the de-annexation process and resolve a subsequently discovered discrepancy between Clay County and Kansas City plat maps documenting our property boundaries (related to a purchase that expanded our property in 2014).
- After resolution of the boundary records, we applied for detachment from Kansas City (case CD-CPC-2025-00111). Our case has been continued to the City Plan Commission meeting on March 18, 2026 so that a parallel process may occur with the City of Liberty.
- We have met with Olofu Agbaji, the Lead Planner of City Planning and Development in Kansas City, several times throughout this process, who has offered his guidance and support for this process. Our Kansas City councilmen, Kevin O'Neill, verbally agreed to support our proposal to the Kansas City Council.
- Notice about proposal for the detachment from Kansas City was sent by Kansas City to nearby property owners and published prior to August 19, 2025. The church mailed notice of a neighborhood meeting regarding the case to property owners within 300 feet on September 12, 2025. The meeting was held as scheduled on September 23, 2025, with only two attendees, both from the church.
- A meeting between Olofu Agbaji and Katherine Sharp, City of Liberty Director of Planning & Development, other city leaders, and representatives from the church was held on September 11, 2025 to discuss the path forward.
- We submitted our petition for annexation to the City of Liberty on December 16, 2025.
- Another meeting was held with the aforementioned city leaders on February 5, 2026 to determine a timeline for the process to move in parallel between the cities.
- The agreed upon timeline was delayed, resulting in the following expected timeline:
 - KCMO City Plan Commission on March 18
 - Other business introduction at Liberty Council on March 23
 - KCMO City Council on March 24
 - Liberty Council Vote on April 13

CONTACT INFORMATION:

Communication regarding this proposal may be directed to either of the following:

- Tony Belcher, Congregation Treasurer - 816.392.2752 - treasurer@hosannalutheranchurch.org
- Mike Kern, Pastor - 402.741.2957 - pastormike@hosannalutheranchurch.org

Public Meeting Notice

Please join Hosanna! Evangelical Lutheran Church

for a meeting about de-annexing property from the City of Kansas City

case number CD-CPC-2025-00111

proposed for the following address: property in Kansas City, MO west-adjacent to
2800 N. Church Rd., Liberty, MO 64068

Meeting Date: Tuesday, September 23, 2025

Meeting Time: 5:30 PM

Meeting Location: Online: <https://meet.google.com/hjh-fmrq-hbm>
Dial-in: 276-738-2658 PIN: 662 166 307

Project Description:

De-annex approx. 4.5 acres of vacant land out of the City of Kansas City, MO. Parcel ID 10902000102201. Generally located at NW corner of NE 104th St. and N Church Rd.

If you have any questions, please contact:

Name: **Tony Belcher, Congregation Treasurer**

Phone: **816-392-2752**

Email: **treasurer@hosannalutheranchurch.org**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in black ink that reads "Michael Kern".

Michael Kern
2025.09.11 09:21:58 -05'00'



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):



Office of the City Attorney

COLLINS

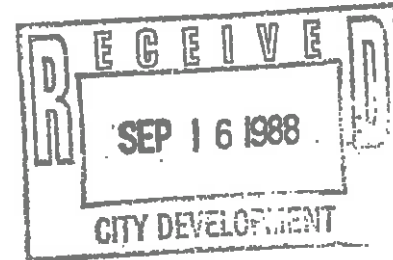
City of Kansas City, Missouri
Heart of America

28th Floor, City Hall
Kansas City, Missouri 64108

816 274-1415

MEMORANDUM

To: Councilman John Sharp
From: William D. Geary, Assistant City Attorney
Subject: Annexation Procedures
Date: September 14, 1988



You have asked for a brief review of the procedures which must be followed to annex territory. There are three major statutory procedures.

ANNEXATIONS INSTIGATED BY KANSAS CITY (KCI West Annexation / Cass County Annexation)

Annexations instigated by the City are controlled by Section 71.015, R.S.Mo. (1986). Contiguous property may be annexed by the City if the boundary between the City and the property to be annexed is longer than 15% of the perimeter of the property to be annexed. For example, property to be annexed with a perimeter of 10 miles must have a common boundary with the City of at least 1.5 miles.

Four distinct events must occur to successfully annex property pursuant to Section 71.015. First, a public hearing must be held. The City must make a good faith effort to notify all owners of record within the area by certified mail and by publishing notice in a newspaper. At the public hearing a Plan of Intent must be presented which includes these five items: (1) list of major services presently provided by the City; (2) proposed time schedule to provide the services to the annexed area within the three years following annexation; (3) level at which the City assess property and the tax rate; (4) the proposed zoning for the area; and (5) when the proposed annexation would become effective.

The next step is the passage of an ordinance by the City Council annexing the property.

Third, the City Attorney must file a lawsuit in the county in which the property to be annexed is located seeking a declaratory judgment. The lawsuit is filed as a class action against the inhabitants of the area to be annexed. Specific persons residing in the area or owning property in the area must be chosen to be sued to represent the inhabitants. Three major issues must be addressed in the litigation: (1) does the area meet the 15% requirement; (2) is the annexation reasonable and necessary to the proper development of the City; and (3) can the City furnish normal municipal services of the City within a reasonable time, not to exceed three years, after the annexation is effective.

The final step is an election to approve the annexation. The people living in Kansas City and in the area to be annexed vote in separate elections. The measure must pass by a simple majority in each election for the annexation to be effective. If the annexation passes in the City but fails in the area to be annexed another election may be held within 120 days of the first elections. At least two-thirds of all voters must approve the annexation at the second election. If it fails again, an annexation measure cannot be considered for at least two years.

If the annexation is approved but the City fails to provide the promised services or to zone the property as stated in the Plan of Intent any resident of the area also residing in the area at the time of the annexation may file a lawsuit for deannexation.

ANNEXATIONS INSTIGATED BY PROPERTY OWNERS (Hulsler Annexation / Copper Creek Annexation)

Property owners in an unincorporated area contiguous to the City may request annexation. Three steps to annex property pursuant to Section 71.012, R.S.Mo. (1986) must be taken.

First, 100% of all property owners in the area must file a verified petition requesting annexation.

A public hearing is the second step. Following published notice of the hearing the City Council, through the Plans and Zoning Committees, holds a hearing to determine two issues: (1) is the annexation reasonable and necessary to the proper development of the City; and (2) does the City have the ability to provide normal municipal services within a reasonable time after annexation.

The final step is the passage of an annexation ordinance by the City Council. After passage of the ordinance and filing of three certified copies of the ordinance with the County Clerk of the county in which the property is located the statutory requirements are met. No election is required to meet the statute. (The City Charter will require an election.)

TRANSFERS OF VACANT PROPERTY BETWEEN MUNICIPALITIES (N.W. Vivion Road - Gladstone / North Church Estates - Pleasant Valley)

A final method of annexing property is found in Section 71.011, R.S.Mo. (1986). This statute authorizes municipalities to transfer property to other municipalities if the property is contiguous to the receiving city and is vacant or uninhabited.

The two municipalities must pass ordinances concurrently detaching and annexing the property. The ordinances must include three things: (1) a description of the property by metes and bounds; (2) a declaration that the property is concurrently detached and annexed by the two municipalities; and (3) a list of the purposes to be accomplished by the detachment and annexation. After certified copies of each ordinance are filed with the County Clerk, Recorder of Deeds, and Clerk of the Circuit Court the property is transferred.

EFFECT OF SECTION 5, CHARTER OF KANSAS CITY

Section 5, Charter of Kansas City, reads:

The city may at any time or times extend its limits by amendment of this charter in the manner provided by the Constitution and laws relating to said city. The proposal therefor shall be made in the form of a proposed amendment of the charter, specifying with accuracy the new line or lines to which it is proposed to extend such limits. All courts of this state shall take judicial notice of the limits of said city now and when thus extended and of all the steps in the proceedings leading thereto.

In 1984, the Supreme Court of Missouri rejected 93 years of precedent and held that the annexation of property by a city was *not* an amendment of the charter. If the Kansas City Charter was silent on the issue of annexation only the statutory requirements would have to be met. A Charter is a *limit* on the authority of cities to act; prior to a Constitutional change in 1971 Charters were *grants* of power. Because Section 5, Charter, requires an election for the extension of the boundaries of the city, annexations must not only follow the statutory requirements they must follow the Charter requirements.

This rule is applicable to annexations instigated by the City and requested by 100% of the property owners. An election is *not* required for a transfer between municipalities. This is because the statute authorizing transfers specifically states the provision applies "other provisions of law to the contrary notwithstanding." Section 71.011, R.S.Mo. (1986). A charter cannot be inconsistent with a statute, therefore Section 5 does not apply; it is another "provision of law to the contrary" which does not apply.

Please contact me with any questions you may have about the procedures available for annexing property.


William D. Geary
Assistant City Attorney

cc: John Laney
Assistant City Manager

Richard Ward
City Attorney

Robert Collins
Principal Assistant to the
Director, City Development