



# CITY PLAN COMMISSION DOCKET

Wednesday August 20, 2025 at 9:00 am

Published Friday August 15, 2025 at 3:55 pm

## 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 CD-CPC-2025-00072 - Rocky Branch Creek MPD Final Plan** - A request to approve an MPD Final Plan for Phase 2 of a data center campus in district MPD on about 500 acres generally located at the northeast corner of I-435 and Highway 169. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: David Lotz - Continental Consulting Engineers, Inc.

**C2 Case No CD-CPC-2025-00087 - Popeye's at 97 N Oak** - A request to approve an MPD final plan for a drive-through restaurant in district MPD on about 1.37 acres generally located at 9820 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Finn - Phelps Engineering, Inc.

**C3 Case No CD-CPC-2025-00098 - West Bottoms Mixed-Use Redevelopment** - A request to approve a project plan for an outdoor plaza within the West Bottoms redevelopment area on about .4 acres generally located at 1010 Santa Fe St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brett Spangler - Vireo

**C4 Case No CD-CPC-2025-00107 - Orchards at Shoal Creek** - A request to approve a Project Plan in Districts B2-2 and R-6 to allow for the landscaping and programming of private open space tracts on about 25.5 acres generally located at the northeast corner of NE Shoal Creek Parkway and Hwy 169. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**C5 Case No CLD-FnPlat-2024-00036 - Trails at Ambassador First Plat** - A request to approve a Final Plat in District B4-3 (Commercial) on about 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive creating five (5) lots and one (1) tract for a commercial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlin Raynor - Kimley Horn

**C6 Case No CLD-FnPlat-2024-00039 - Fountain Hills 13th Plat** - A request to approve a Final Plat in District R-7.5 (Residential) on about 19 acres generally located at the terminus of North Bellevue Avenue northeast of Northwest 95th Terrace to allow for the creation of 52 lots and 3 tracts for the purposes of a single unit residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Toby Williams - Cochran Engineering

**C7 Case No CLD-FnPlat-2025-00012 - East Campus Office & Manufacturing Master Plan** - A request to approve a final plat in District MPD creating one (1) lot and three (3) tracts on about 86 acres generally located at the northeast corner of 150 Hwy and Botts Road. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Scott Cargill - C&G Consulting

**C8 Case No CLD-FnPlat-2025-00019 - Tiffany Square Apartments** - A request to approve a Final Plat in District B3-3 (Commercial) on about 8 acres generally located at the southwest corner of North Ambassador Drive and Northwest Old Tiffany Springs Road creating one (1) lot and two (2) tracts for a residential apartment development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlin Raynor - Kimley Horn

**C9 Case No CLD-FnPlat-2025-00023 - Chatham Ave Self Storage** - A request to approve a Final Plat in District B4-3 (Commercial) on about 3 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue, creating 2 lots and 2 tracts for a self storage building. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - Olsson

**C10 Case No CLD-FnPlat-2025-00025 - KCI 29 Logistics Park Third Plat** - A request to approve a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for an industrial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - Olsson

## 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-2025-00102** - A request to amend Chapter 88, the Zoning and Development Code, by adding Section 88-359 providing specific use standards for Used Motor Vehicle Sales and adding a definition for the use. (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

**2 Case No CD-CPC-2025-00099 - BB N Oak Major Amendment** - A request to approve a major amendment to a previously approved MPD for Lots 3 and 4 in district MPD on about 2.8 acres generally located at 9790 and 9806 N Oak Trafficway. (Genevieve Kohn-Smith)

Staff Recommendation: DENIAL

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

**3 Case No CD-CPC-2025-00127 - Country Club Plaza Text Amendment** - Amending Chapter 88, Zoning and Development Code by repealing Section 88-120-03, "Uses;" Section 88-120-04, "Lot and Building Standards;" and Section 88-810-395, "Country Club Plaza" and enacting in lieu thereof new sections of like number and subject matter to remove approximately 3 acres generally located at 4720 Jefferson Street from the area known as the Country Club Plaza . (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

**4.1 Case No CD-CPC-2025-00081 - Bungalows at Maple Woods** - A request to approve an amendment to the Gashland/Nashua Area Plan from Residential Low Density to Residential High Density. on about 14.3 acres generally located at NE Barry Road and N Prospect Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

**4.2 Case No CD-CPC-2025-00080 - Bungalows at Maple Woods** - A request to approve a rezoning from districts R-80 and R-0.5 to district R-1.5 on about 14.3 acres generally located at the northwest corner of NE Barry Road and N Prospect Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

**4.3 Case No CD-CPC-2025-00082 - Bungalows at Maple Woods** - A request to approve a development plan for single and two-unit residential buildings in proposed district R-1.5 on about 14.3 acres generally located at the northwest corner of NE Barry Road and N Prospect Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**5 Case No CD-SUP-2025-00019 - Brookside Charter School South Campus** - A request to approve a special use permit acting as a preliminary plat for a school located in districts R-0.5, R-5, and R-1.5 on about 13.31 acres generally located north of East Meyer Boulevard to the west of Research Medical hospital. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrew Schopen - ACI Boland Architecture

Required Quorum: Arkin, Beasley, Crawl, Hasek, Padilla on 7/16/2025

**6 Case No CD-SUP-2025-00020 - NKSD - Staley High School Campus** - A request to approve a a Special Use Permit in District R-80 (Residential 80), to allow for district logistic HUB on about 220 acres, generally located at the northwest corner of NE 108th Street and NE Shoal Creek Parkway. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James Ratley - MKEC Engineering, Inc.

**7 Case No CD-ROW-2025-00010 - Colorado Avenue Vacation** - A request to approve a vacation of Colorado Avenue and the Plat of Hawthorne Park in District MPD (Master Planned Development) on about 13 acres generally located at Colorado Avenue north of Highway 150. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

Docket Items #8-12 will be heard no earlier than 12:30pm

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**8 Case No CD-CPC-2025-00075 - Linwood & Troost MPD Residential** - A request to approve a rezoning from Districts B4-5 and B3-2 (Commercial) to MPD (Master Planned Development), with an associated preliminary plat and preliminary development plan on about 3 acres generally located at both the southeast and southwest corners of E. Linwood Boulevard and Troost Avenue. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

**9 Case No CD-CPC-2025-00095 - Cuda Ridge Residential** - A request to approve a rezoning from District R-7.5 to R-80 on about 21 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Jacob Dobbs - Kaw Valley Engineering

**10 Case No CD-CPC-2025-00100 - Norman School Historic District Overlay** - A request to approve a historic overlay designation for the Norman School Historic to the Kansas City Register of Historic Places (H/O Overlay) on about 14.1 acres for the properties encompassed by West 35th Street on the north, Pennsylvania Avenue on the east, Valentine Road on the south, and Summit Street on the west. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Christine Jordan - Christine Jordan

**11 Case No CD-CPC-2025-00106 - 2901 Holmes Street Rezoning** - A request to approve a rezoning without plan from districts B4-5 and R-2.5 to district DR-1 on about 0.45 acres generally located at the southeast corner of Holmes Street and East 29th Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Devin Barnes - Pence Design Drafting

**12 Case No CD-CPC-2025-00128** - Amendments to Chapter 88, Zoning and Development Code, regarding digital signs in residential districts. (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

**13 Case No CD-SUP-2025-00023 - 511 Gladstone Lodging House + Micro-Event Space** - A request to approve a Special Use Permit to reuse a historic structure as a lodging house (STR) and micro-event space on about .4 acres generally located at 511 Gladstone. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 01, 2025

Applicant: Megan Duma - MD KC, LLC

**14 Case No CD-CPC-2025-00091 - Evergy Substation Rezoning** - A request to approve a rezoning from R-2.5 (Residential) to B1-1 (Neighborhood Business) to expand fencing regulations applied to the subject site on about 10.98 acres generally located at 8625 Troost Ave B. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 03, 2025

Applicant: Tyler Burton - Evergy

**15 Case No CD-CPC-2025-00101 - Metro North MOB** - A request to approve a rezoning from District MPD to District O, on about 12 acres, generally located at the northwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 03, 2025

Applicant: Dan Horn - Metro North Crossing LLC

**16 Case No CD-CPC-2025-00108 - Zona Rosa Major Amendment** - A request to approve a development plan serving as a major amendment to a previously approved plan to modify the permitted uses on about 63 acres generally located west of I-29 and north of NW Barry Road at the commercial area known as Zona Rosa. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 03, 2025

Applicant: Scott Zigler - Trademark Property Company

**17 Case No CD-CPC-2025-00109 - Hedgepath Rezoning** - A request to approve a rezoning from District R-6 (Residential) to District R-1.5 (Residential) on about 0.15 acres generally located at 150 feet north of the intersection of West 36th Street and Baltimore Avenue. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 03, 2025

Applicant: Greg Franzen

**18 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 existing building. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 03, 2025

Applicant: Robert Pendleton