



City Plan Commission Minutes

Hearing Date: 5/6/2026

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item C1

CD-CPC-2026-00032 A request to approve a final project plan for Lot 1 of Envision for an industrial use in district M2-1 on about 12 acres generally located at the northeast corner of I-435 and N Congress Avenue.

Applicant Lindsay Vogt of RL Buford
Commissioners Present: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item C2

CD-CPC-2026-00047 A request to approve a Project Plan in District R-7.5 on on about 2 acres generally located at the northeast corner of North Liberty Street and Northwest 104th Street, allowing for the landscaping of private open space tracts.

Applicant Jacob Hodson of Olsson
Commissioners Present: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item C3

CLD-FnPlat-2026-00007 A request to approve a Final Plat in District R-7.5 (Residential) on about 2 acres generally located on the south side of Countryshire Lane approximately 200 feet east on Booth Avenue allowing for the creation of 7 lots and 1 tract for an existing residential development.

Applicant JOHN YOUNG of J & J SURVEY, LLC
Commissioners Present: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item C4

CLD-FnPlat-2026-00010 A request to approve a Final Plat in District MPD (Master Planned Development) on about 77 acres generally located on the north side of Highway 152 in between N. Line Creek Parkway to the west and N. Platte Purchase Drive to the east, creating 1 lot.

Applicant Jacob Hodson of Olsson
Commissioners Present: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case and stated that this was a consent item and that staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 1

CD-CPC-2026-00050 A request to approve a Council Approved Signage Plan in District MPD (Master Planned Development) on about 80 acres generally located within the Berkley Riverfront District.

Applicant Henry Klover of Klover Architects, Incorporated
Commissioners Present: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending denial. The applicants Roxsen Koch, Jim McClure, and Mukul Sharma appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 2

CD-CPC-2026-00031 A request to approve the 114 W. Linwood Boulevard Urban Renewal Plan, declaring the area blighted and in need of redevelopment, pursuant to LCRA approval on about .46 acres generally located at W. Linwood Boulevard and Wyandotte Street.

Applicant Robert Long of EDCKC
Commissioners Present: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval without conditions. The applicants Bob Long and Pat S. appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 3

CD-SUP-2026-00021 A request to approve an outdoor venue (Entertainment Venue & Spectator Sports) for the Roy Blunt Luminary Park on about 6.82 acres generally located over I-670, between Wyandotte Street and Grand Boulevard.

Applicant Stacey Lowe of HNTB
Commissioners Present: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: Hasek

Testimony:
Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicants Jeff Martin and Mark Nebling appeared and spoke about their requests. For public testimony, Ann Holiday appeared and spoke in support. Commissioners discussed the merits of the case and approved it with conditions, removing conditions 16-22 and 27-29.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Padilla
Voting Aye: Crowl; Enders; Forbes II; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 4

CD-CPC-2026-00036 A request to approve a Historic Overlay designation for the Bancroft Apartments to the Kansas City Register of Historic Places (H/O Overlay) on about 0.356 acres generally located at 4301 Troost Avenue.

Applicant Mason Martel of Heritage Consulting Group
Commissioners Present: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin; Crowl
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case; Cindy Trivisonno presented the case and stated that staff is recommending approval without conditions. The applicant Mason Martel appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Hasek
Seconded by: Padilla
Voting Aye: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 5

CD-CPC-2026-00015 A request to approve a rezoning from District R-5 (Residential) to District B3-2 (Community Business) on about 0.3 acres generally located at the northwest corner of Westport Road and Bell Street.

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

Commissioners Present: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Crowl

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Justin Smith presented the case and stated that staff is recommending approval without conditions. The applicant Bill Moore appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 6

CD-CPC-2026-00016 A request to approve a rezoning for a parcel that is split-zoned between R-1.5 and B3-2 to an overall B3-2 zoning district, on about 10.9 acres generally located at 5100 Ararat Drive.

Applicant Timothy Longobardo of Bellicose Church

Commissioners Present: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Crowl

Commissioners Recusing: None

Testimony: Yes

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval without conditions. The applicant Tim Longobardo appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and continued the case to June 3, 2026 to discuss applicants zoning needs with staff to zone accordingly.

Motion: Continued Fee: NO

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 7

CD-CPC-2026-00026 A request to approve a rezoning from Districts R-0.5, DC, UR, and M1-5, to District MPD (Master Planned Development), and approval of a preliminary development plan for Public and Civic Uses (Hospital Campus) on about 55 acres generally bounded by E. 20th Street on the north, E. 25th Street on the south, Holmes Street (extending to the west, just north of E. 22nd Street) on the east, and Oak Street/ Locust Street/ Gillham Road on the west.

Applicant MICHAEL HAAKE of WALTER P MOORE & ASSOCIATES

Commissioners Present: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Crowl

Commissioners Recusing: None

Testimony:

Sara Copeland introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval with conditions. The applicants Mike Haake, Adam and Jackie Foy appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, adding conditions 49 & 50.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Padilla

Voting Aye: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 8

CD-SUP-2026-00019 A request to approve a Special Use Permit to allow an Outdoor Entertainment Venue in a UR zoning district on about 0.396 acres generally located at 1105 Hickory St.

Applicant Jason Eubanks of Nomada
Commissioners Present: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin; Crowl
Commissioners Recusing: None

Testimony:
Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant Jason Eubanks appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions
Motioned by: Hasek
Seconded by: Padilla
Voting Aye: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 9

CD-CPC-2026-00035 Amending Section 88-610-05 regarding reconstruction of nonconforming detached houses after accidental damage or destruction

Applicant
Commissioners Present: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin; Crowl
Commissioners Recusing: None

Testimony:
Sara Copeland introduced and presented the case and stated that staff is recommending approval without conditions. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Hasek
Seconded by: Padilla
Voting Aye: Enders; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 10.1

CD-CPC-2026-00041 A request to approve an amendment to the Greater Downtown Area Plan from Residential Low Density to Residential High Density for a multi-unit residential building on about 0.147 acres generally located at 2922 Summit St.

Applicant Thong Thai of B+A Architecture
Commissioners Present: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin; Enders
Commissioners Recusing: None

Testimony: No
Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 20, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 20, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Murrell
Seconded by: Padilla
Voting Aye: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 10.2

CD-CPC-2026-00039 A request to approve a rezoning without plan from R-6 to R-1.5 for a multi-unit residential building on about 0.147 generally located at 2922 Summit Street.

Applicant Thong Thai of B+A Architecture
Commissioners Present: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin; Enders
Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 20, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 20, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Murrell
Seconded by: Padilla
Voting Aye: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 11

CD-SUP-2026-00020 A request to approve a Special Use Permit for a Gasoline and Fuel Sales establishment in an M1-5 zoning district on about 0.314 acres generally located at 840 N Montgall Avenue.

Applicant DANA BLAY of DBL ARCHITECTURE + INC
Commissioners Present: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin; Enders
Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 20, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 20, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Murrell
Seconded by: Padilla
Voting Aye: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 12.1

CD-CPC-2026-00019 A request to approve an amendment to the Greater Downtown Area Plan from Residential Low Density to Downtown Mixed Use on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street.

Applicant Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.
Commissioners Present: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla
Commissioners Absent: Arkin; Enders
Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 3, 2026. No one appeared for public testimony. Commissioners approved to continue the case to June 3, 2026 without fee.

Motion: Continued Fee: NO
Motioned by: Murrell; Padilla
Seconded by: Padilla
Voting Aye: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla
Voting Nay: None
Abstaining: None

Docket Item 12.2

CD-CPC-2026-00018 A request to approve a rezoning from district R-2.5 to district DX-2 on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street.

Applicant Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Enders

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 3, 2026. No one appeared for public testimony. Commissioners approved to continue the case to June 3, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Murrell

Seconded by: Padilla

Voting Aye: Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 12.3

CD-SUP-2026-00014 A request to approve a special use permit for indoor warehousing and limited manufacturing in proposed district DX-2 on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street.

Applicant Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Enders

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 3, 2026. No one appeared for public testimony. Commissioners approved to continue the case to June 3, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Murrell

Seconded by: Padilla

Voting Aye: Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 13

CD-CPC-2026-00038 A request to approve a rezoning from District R-80 to District R-7.5 on about 87 acres generally located at southeast corner of Northeast Staley Road and Northeast Shoal Creek Parkway.

Applicant Lindsay Vogt of RL Buford

Commissioners Present: Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Enders

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 20, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 20, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Murrell

Seconded by: Padilla

Voting Aye: Crawl; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None

Docket Item 14

CD-CPC-2026-00037 A request to approve a development plan, also serving as a preliminary plat, in District R-7.5 to allow for a residential development on about 87 acres generally located at southeast corner of Northeast Staley Road and Northeast Shoal Creek Parkway.

Applicant Lindsay Vogt of RL Buford

Commissioners Present: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

Commissioners Absent: Arkin; Enders

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 20, 2026. No one appeared for public testimony. Commissioners approved to continue the case to May 20, 2026 without fee.

Motion: Continued Fee: NO

Motioned by: Murrell

Seconded by: Padilla

Voting Aye: Crowl; Forbes II; Hasek; Lynch; Murrell; Padilla

Voting Nay: None

Abstaining: None