



CITY PLAN COMMISSION DOCKET

Wednesday November 5, 2025 at 9:00 am

Published Friday October 31, 2025 at 9:23 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-2025-00155 - Woodhaven - A request to approve an MPD final plan for Woodhaven, 3rd Plat in district MPD on about 20 acres generally located north and west of NW 97th Street and N Colrain Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlin Raynor - 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-2025-00078 - - Amendments to Chapter 88, the Zoning and Development Code, by amending the use tables in Sections 88-120, 88-130, 88-140, adding Section 88-353 to establish standards for Large Format uses and adding Section 88-339 to establish applicable standards for Data Centers, and amending Section 88-800 to establish definitions for the proposed amendments to the Zoning and Development Code. (Jennifer Reinhardt)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

Required Quorum: Arkin, Beasley, Crowl, Enders, Forbes II, Padilla on 10/1/2025

2 Case No CD-CPC-2025-00143 - Updated Section 88-420, Parking - A request to approve zoning text amendments to Section 88-420, Parking and Loading. (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

3 Case No CD-SUP-2025-00038 - Copaken Brooks Surface Parking Lot - A request to approve a renewal of a special use permit to allow a non-accessory parking lot in district DC-15 on about 2.6 acres generally located at 311 E 12th Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Douglas Stone - LEWIS RICE

4 Case No CD-SUP-2025-00037 - 1001 Emanuel Cleaver II Blvd Temporary Mobile Medical Unit - A request to approve a special use permit for a temporary mobile medical unit not to exceed 1 year on about 0.46 acres generally located at the southeast corner of Harrison Street and Emanuel Cleaver II Boulevard. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ariel Zedric - Planned Parenthood Great Plains

5 Case No CD-SUP-2025-00035 - St. Paul's East Field Development - A request to approve a Special Use Permit in District R-1.5 (Residential) on about 3 acres generally located on the east side of Walnut Street, approximately 150 feet south of East 40th Street, allowing for the expansion of an educational facility with associated sports fields, gymnasium, and parking. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: DAVID WOOD - KAW VALLEY ENGINEERING, INC.

6 Case No CD-SUP-2025-00034 - Peak Performance Building Addition - A request to approve a special use permit to expand and existing motor vehicle repair, general, use in district B3-2 on about 0.36 acres generally located at 8826 Wornall Road. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Mark Murdick - Sullivan Palmer Architects

7 Case No CD-SUP-2025-00036 - Winnetonka High School Major Amendment - A request to approve a major amendment to a special use permit for an addition to the existing Winnetonka High School for a performing art center on about 37.34 acres generally located at the southeast corner of NE 48th Street and N Topping Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Braden Taylor - MKEC Engineering, Inc.

8 Case No CD-SUP-2025-00032 - Smith Building Re-use - A request to approve a Special Use Permit for the reuse of an officially designated historic landmark for commercial and residential uses on about 0.79 acres generally located at the Southeast corner of W. 11th Street and Mulberry Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kyle FitzGerald

9 Case No CD-ROW-2025-00023 - Pratt's Addition and Gates and Kendall's Second Addition Alley Vacation - A request to approve a vacation of an alley in District R-0.5/B1-1/M1-5 (Residential, Commercial, Manufacturing) of about 6,000 square feet generally located 150 feet east of Lydia Avenue, between East 10th Street and East 11th Street. (Justin Smith)

Staff Recommendation: DENIAL

Applicant: TARA GREEN

10 Case No CD-CPC-2025-00149 - Municipal Farms Master Planned Development Major Amendment - A request to approve a Major Amendment to an existing Master Planned Development in District MPD on about 441 acres generally located at the south west corner of Eastern Avenue and Raytown Road, allowing for expanded uses, including Non-Accessory Parking. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Angela Eley - City of Kansas City, MO

11 Case No CD-CPC-2025-00157 - - A request to approve a non-residential development plan for a detention and correctional facility on about 3.18 acres generally located at the northwest corner of E Front Street and N Century Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Julie Wellner - Wellner Architects, Inc.

12 Case No CD-CPC-2025-00135 - 96th Street Church - A request to approve a development plan serving in place of a special use permit to allow a religious assembly development in district R-10 on about 43 acres generally located at 9600 NE Reinking Road. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 19, 2025

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

13 Case No CD-SUP-2025-00022 - All Storage KC Special Use Permit - A request to approve a special use permit for outdoor warehousing storage for commercial vehicle, equipment parking, and material storage in districts M1-5 and M3-5 on about 4.17 acres generally located at the terminus of E 78th Street west of the Union Pacific Railroad, specifically located at 3901 E 78th Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 19, 2025

Applicant: Brian Terry

14 Case No CD-CPC-2025-00151 - Major Street Plan - A request to approve an amendment to the Major Street Plan for the purpose of updating the plan. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 19, 2025

Applicant: Bailey Waters - City of Kansas City, Missouri

15 Case No CD-CPC-2025-00111 - Hosanna Evangelical Lutheran Deannexation - A request to approve a deannexation (detachment) of approximately 4.5 acres generally located at the northwest corner of NE 104th Street and N. Church Road from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Liberty, Missouri. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 04, 2026

Applicant: Anthony Belcher

16 Case No CD-CPC-2025-00152 - - Amending Chapter 88, the Zoning and Development Code, by enacting a new section 88-559 – Major Street Plan to outline the process, procedure and establishing criteria for amending the major street plan. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 19, 2025

Applicant: Olofu Agbaji - KCMO, DMD