



CITY PLAN COMMISSION DOCKET

Wednesday, August 5, 2026

Published Friday, July 31, 2026 at 11:04 AM

How to Participate

1. The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 26th Floor, 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 may take breaks during the meeting, including a mid-morning, lunch, and mid-afternoon break as needed. All breaks, including their duration, will be announced by the chair.
4. Docket Item #10 CD-CPC-2026-00074 will not be heard before 1:00 PM

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 CLD-FnPlat-2025-00027 - MCI06 Final Plat](#) - A request to approve a final plat in district M3-5 (Manufacturing), creating one lot on about 38 acres generally located at the northwest corner of Highway 210 and North Arlington Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Russell Bishop - Anderson Survey Company

C2 [Case No CLD-FnPlat-2026-00008 - Weatherby Meadows 2nd Plat](#) - A request to approve a Final Plat in District R-5 (Residential) on about 7.6 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue creating 30 lots and 3 tracts for a residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Clint Loumaster - Atlas Land Consulting

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.

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- 1 [Case No CD-CPC-2026-00100 - ROYALS CROWN CENTER BALLPARK DISTRICT](#) - A request to approve a rezoning from districts UR, B4-5, and M1-5 and approving an associated development plan, also serving as a preliminary plat, for a ballpark district on about 90 acres generally located south of Pershing Road, west of Gillham Road, north of E 27th Street, and east of Main Street. (Genevieve Kohn-Smith)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Jacob Hodson - Olsson
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- 2 [Case No CD-CPC-2026-00083 - 2131 Washington Rezoning](#) - A request to approve a rezoning from District B4-2 (Commercial) to DX-5 (Downtown Mixed Use) on about 0.5 acres generally located at the northeast corner of Washington Avenue and Avenida Caesar Chavez. (Matthew Barnes)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Travis Willson - Veritas A+D
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- 3A [Case No CD-CPC-2026-00103 - Rosemere Mansion](#) - A request to approve an amendment to the Red Bridge Area Plan by changing the recommended land use from Residential Very Low Density to Residential High Density, on about 3.2 acres generally located at the northeast corner of E. 100th Terrace and Scott Road. (Olofu Agbaji)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Moneica Landrum - Rosemere Mansion
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- 3B [Case No CD-CPC-2026-00090 - Rosemere Mansion](#) - A request to approve a development plan in lieu of a Special Use Permit pursuant to Section 88-517-09-D to allow for a 16-resident adult group home providing assisted living and memory care services, in district R-1.5, on about 3.2 acres generally located at the northeast corner of E. 11th Terrace and Scott Road. (Olofu Agbaji)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Moneica Landrum - Rosemere Mansion
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- 3C [Case No CD-CPC-2026-00113 - Rosemere Mansion](#) - A request to approve a development plan in lieu of a Special Use Permit pursuant to Section 88-517-09-D to allow for a 16-resident adult group home providing assisted living and memory care services, in district R-1.5, on about 3.2 acres generally located at the northeast corner of E. 11th Terrace and Scott Road. (Olofu Agbaji)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Moneica Landrum - Rosemere Mansion
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- 4 [Case No CD-SUP-2026-00035 - St Elizabeth's Parish - East Campus](#) - A request to approve a special use permit for the expansion of a religious assembly use in district R-5, R-1.5, and R-2.5 on about 3.8 acres generally located at the northeast and northwest corners Main Street, W 75th Street, and E 75th Street. (Genevieve Kohn-Smith)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Brian dostal - aci boland
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- 5A [Case No CD-CPC-2026-00081 - 8200 E 63rd Industrial](#) - A request to approve an amendment to the Blue Ridge Area Plan from Commercial and Conservation to Light Industrial on about 26.33 acres generally located at 8200 E 63rd Trafficway. (Genevieve Kohn-Smith)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.
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- 5B [Case No CD-CPC-2026-00080 - 8200 E 63rd Industrial](#) - A request to approve a rezoning from district B4-2 to district M1-3 on about 26.33 acres generally located at 8200 E 63rd Trafficway. (Genevieve Kohn-Smith)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.
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- 5C [Case No CD-CPC-2026-00082 - 8200 E 63rd Industrial](#) - A request to approve a development plan for one industrial building in proposed district M1-3 on about 26.33 acres generally located at 8200 E 63rd Trafficway. (Genevieve Kohn-Smith)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.
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- 6 [Case No CD-CPC-2026-00088](#) - A request to detach approximately 0.63 acre right of way, generally located south of the municipal boundary between Hilcrest Road on the east and Hayworth Road on the west from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Independence, Missouri. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nicolas Bosonetto

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- 7A** [Case No CD-CPC-2026-00096 - Nashua Substation](#) - A request to approve a rezoning from district R-80 to district AG-R on about 53 acres generally located at 13131 N US 169 HWY. (Genevieve Kohn-Smith)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Tyler Burton – Evergy
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- 7B** [Case No CD-CPC-2026-00097 - Nashua Substation](#) - A request to approve a development plan for an expansion of a utility (substation) in proposed district AG-R on about 53 acres generally located at 13131 N US 169 HWY. (Genevieve Kohn-Smith)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Tyler Burton - Evergy
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- 8** [Case No CD-SUP-2026-00020 - N Montgall Gasoline & Convenience Store](#) - 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. (Alec Gustafson)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: DANA BLAY - DBL ARCHITECTURE + INC
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- 9** [Case No CD-CPC-2026-00084 - Dream Machines - Development Plan](#) - A request to approve a non-residential development plan to add a second building for an existing light equipment sales/rental (indoor) use located in a B2-2 district on about 2.452 acres generally located at 16020 E US 40 Hwy. (Alec Gustafson)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Daniel Finn - Phelps Engineering, Inc.
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- 10** [Case No CD-CPC-2026-00074 - 934 Central Data Center High-rise](#) - A request to approve a Development Plan in District DC-15 (Downtown Core) on about 0.23 acres generally located at the northwest corner of 10th Street and Central Avenue allowing for the creation of a 384 ft structure which will contain ground floor retail and a data center. (Matthew Barnes) **WILL NOT BE HEARD BEFORE 1:00 PM**
Staff Recommendation: DENIAL
Applicant: Geoffrey Bird - Skidmore, Owings and Merrill, LLP
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- 11** [Case No CD-SUP-2026-00033 - Ozark Drift Parts SUP](#) - A request to approve a Special Use Permit to allow an automotive dismantling business to operate in an M3-5 zoning district on about 0.726 acres generally located at 1012 Woodswether Rd. (Alec Gustafson)
Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 19, 2026
Applicant: Zachary Schlichting - Ozark Drift Parts
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- 12** [Case No CD-CPC-2026-00057 - Uhaul Ubox](#) - A request to approve a major amendment to a previously approved development plan in District B4-5 (Heavy Business/Commercial) to allow for the expansion of a self-storage facility on about 6.7 acres generally located at northwest corner of Northwest Prairie View Road and Northwest Donovan Drive. (Justin Smith)
Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 19, 2026
Applicant: Lance Scott - Cook, Flatt & Strobel Engineers, P.A.
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- 13** [Case No CD-SUP-2025-00039 - Quick Stop Motors](#) - A request to approve a special use permit to allow for Used Vehicular Sales in district B3-2 on about 0.6 acres generally located at southeast corner of East Bannister Road and Holmes Road. (Justin Smith)
Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 19, 2026
Applicant: DANA BLAY - DBL ARCHITECTURE + INC
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