

# **CD-CPC-2025-00111**

## **Hosanna De-annexation**

March 18, 2026

City Plan Commission



**Development Team:**  
**Anthony Belcher,** Hosanna Evangelical Lutheran Church  
**Pastor Mike Kern,** Hosanna Evangelical Lutheran Church

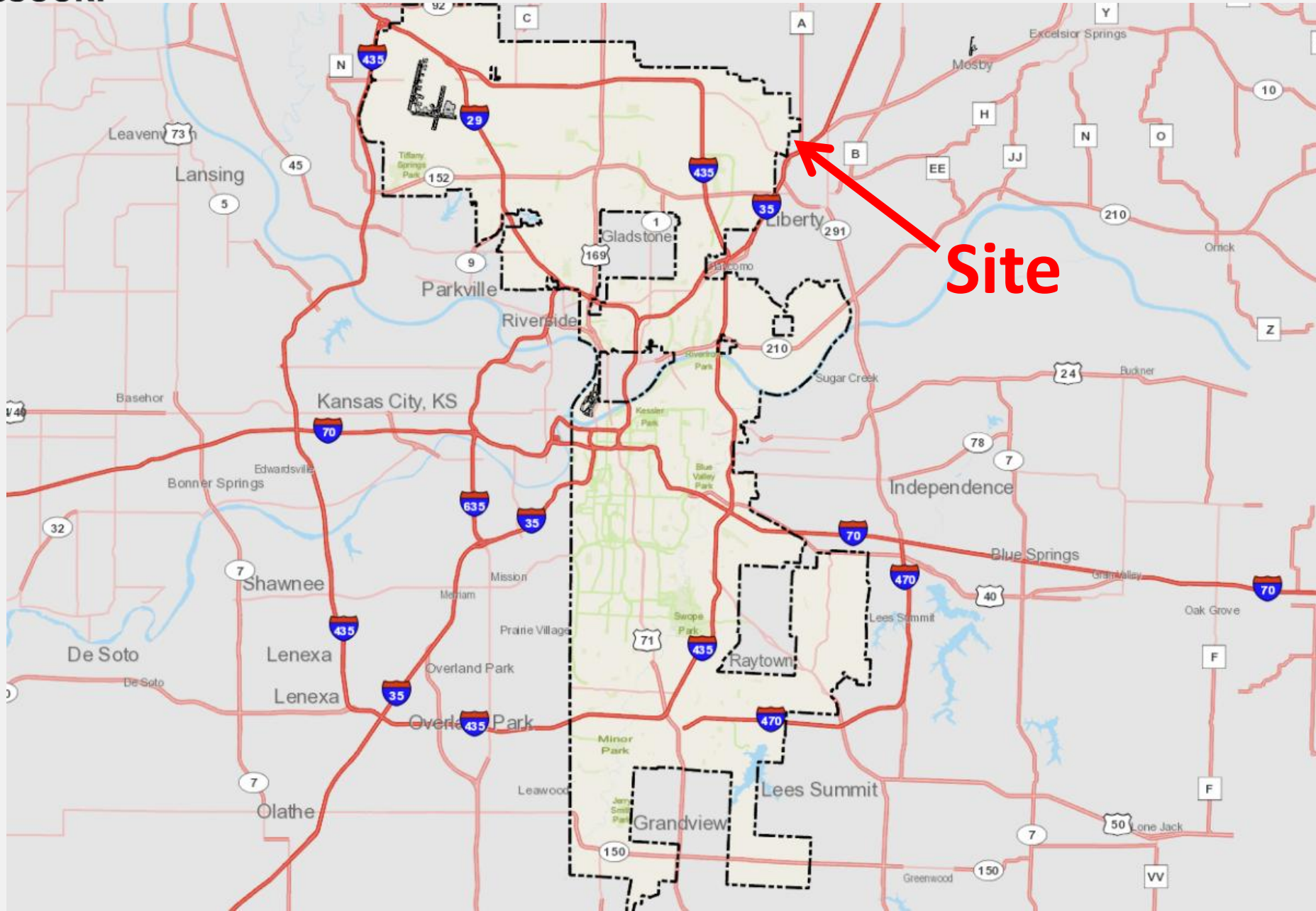
- **Request de-annex (detach) a 4.5-acre tract of land from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Liberty, Missouri. See attached “Applicant Statement”.**
- **The principal structure is located within the City of Liberty, with access and address on N. Church Rd.**

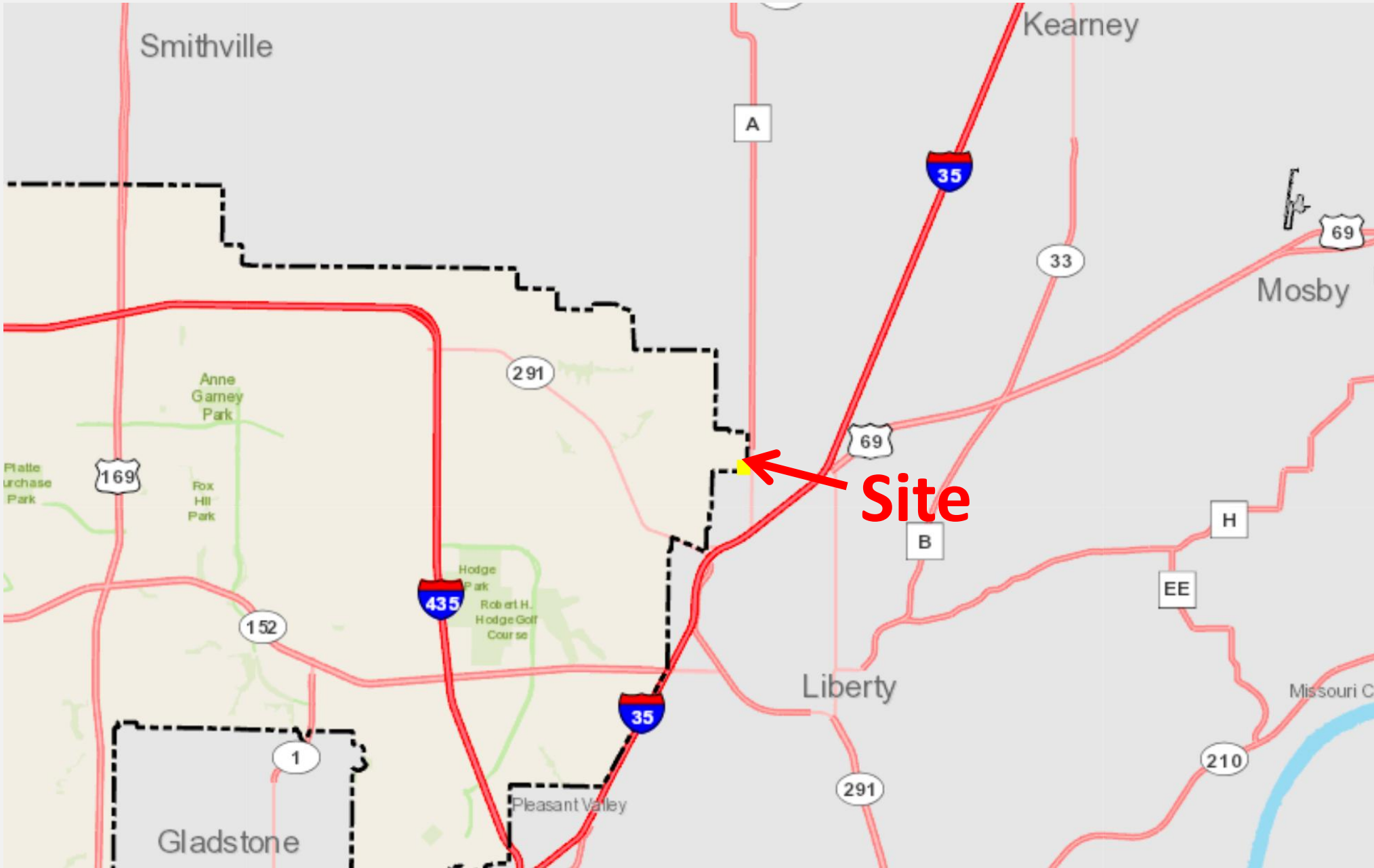
## ANNEXATION/ DE-ANNEXATION

- The process in which land is transferred from one unit of government to another.
- It can be voluntary or involuntary. Instigated by the City or petition by a property owner.
- Can also be transfer of properties between municipalities. Examples – NKC, Children's Fountain. Gladstone, Happy Rock Park.
- 1853 - River Market area and northern part of the downtown loop.
- 1859 - Rest of the Downtown Core, West Bottoms and parts of the Crossroads.
- The most recent deannexation was approved by Ord. No. 250029, on February 6, 2025, to deannex 3 acres from KCMO to the City of Platt Woods, MO.
- There is no mention of annexation in the City's Zoning and Development codes, so staff relied on RsMo 71.015 and the attached 1988 "Annexation Memo" from the Law Department as guide in this process.

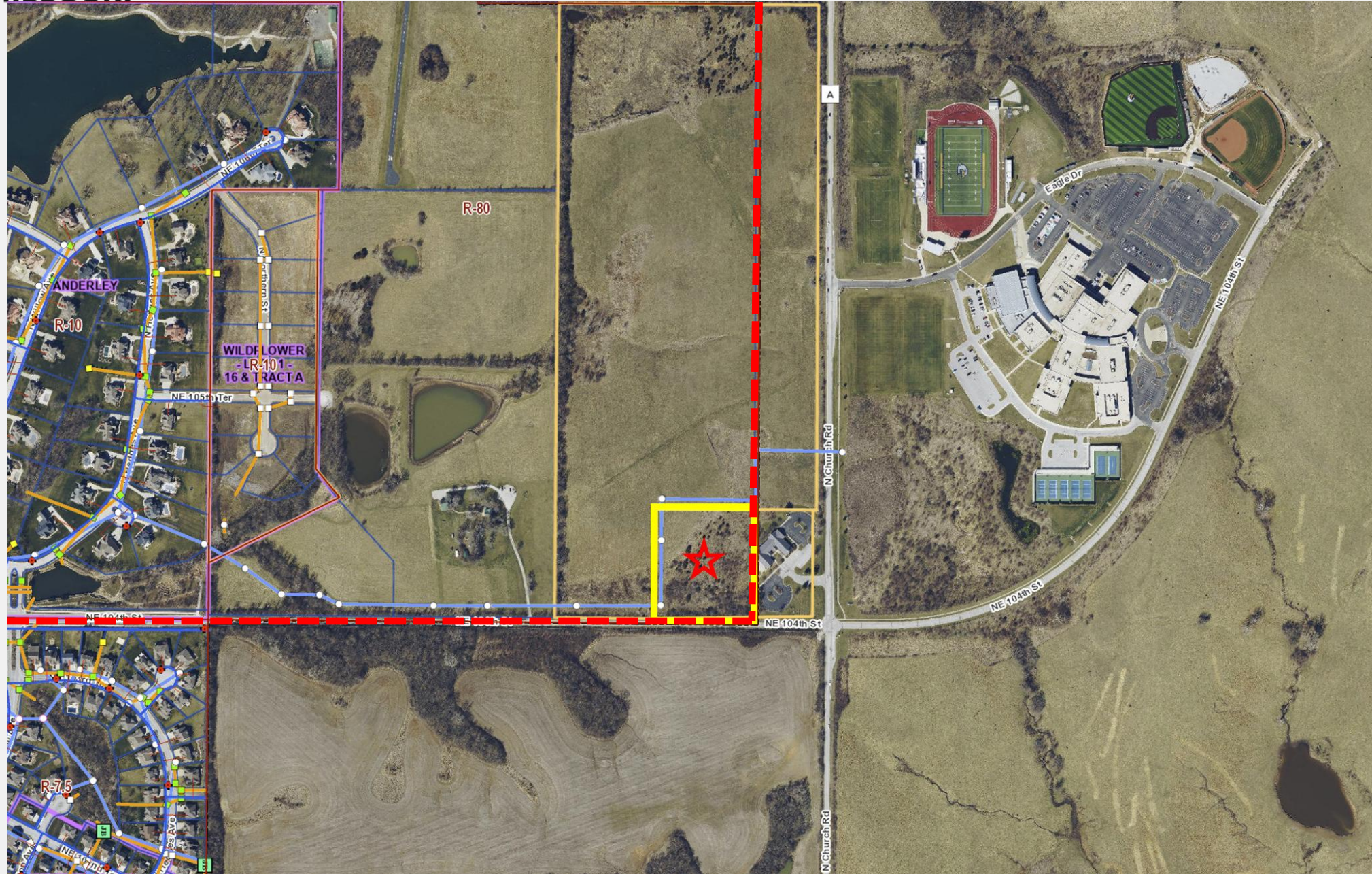


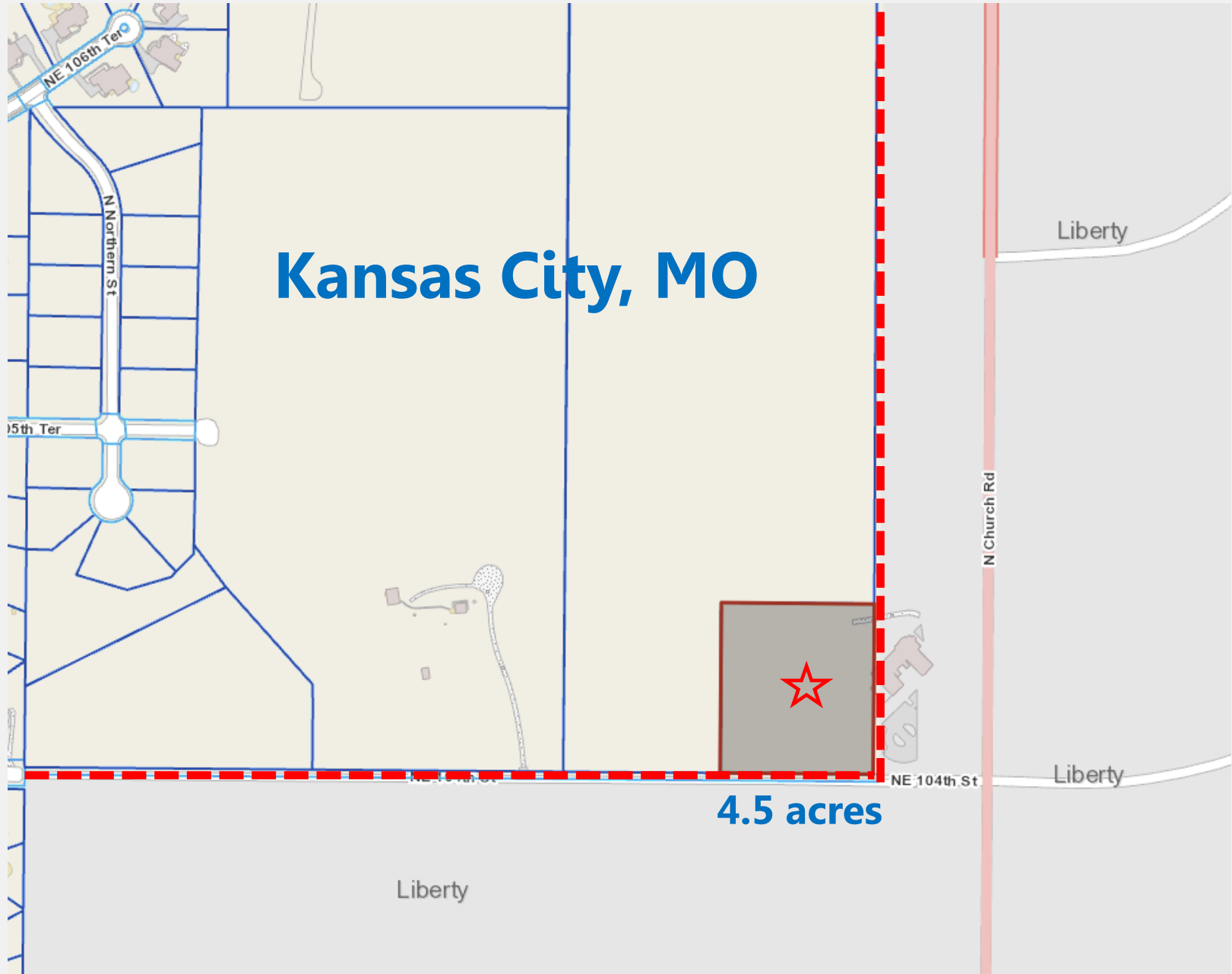
- **Request de-annex (detach) a 4.5-acre tract of land from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Liberty, Missouri. See attached “Applicant Statement”.**
- **The principal structure is located within the City of Liberty, with access and address on N. Church Rd.**

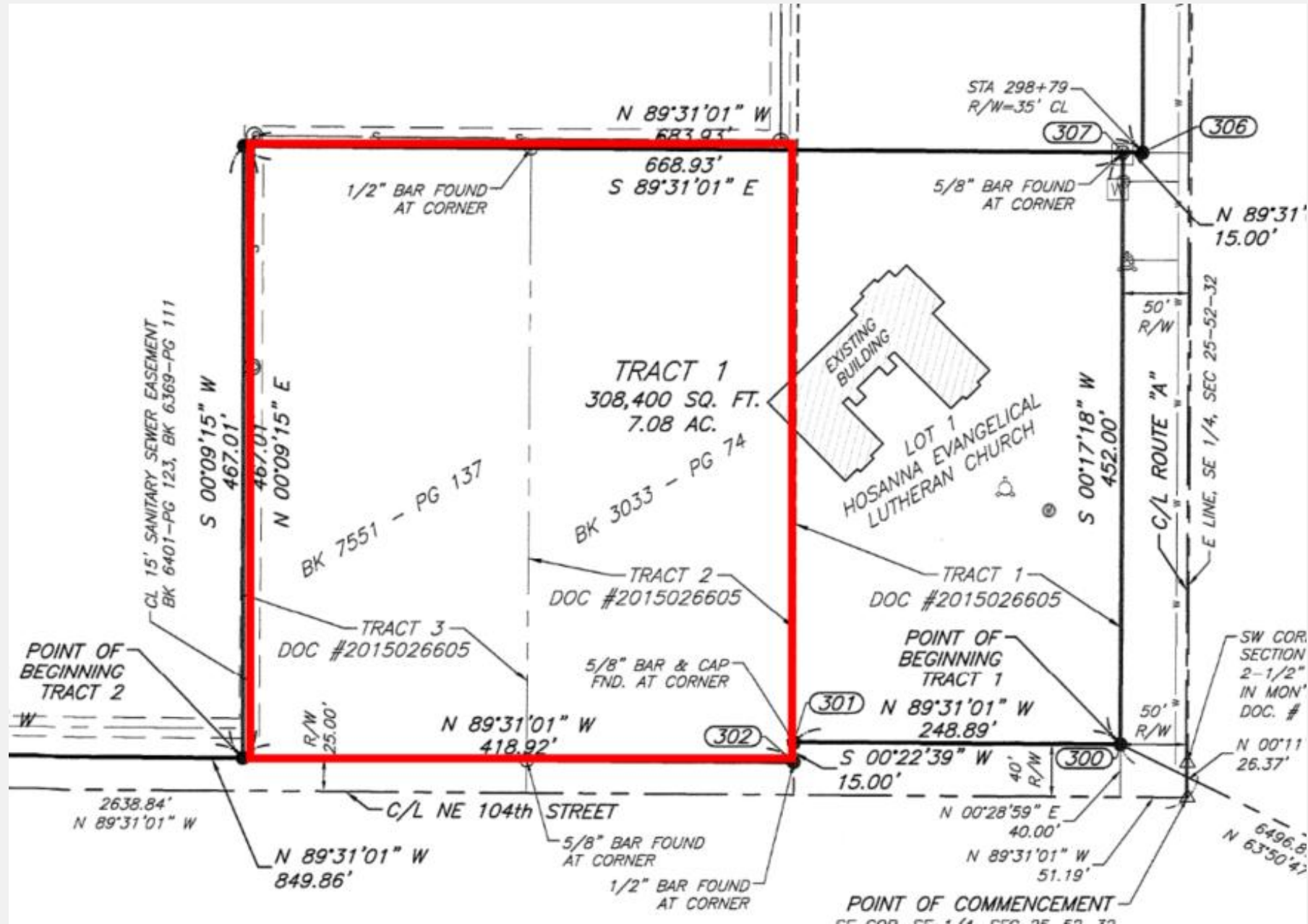








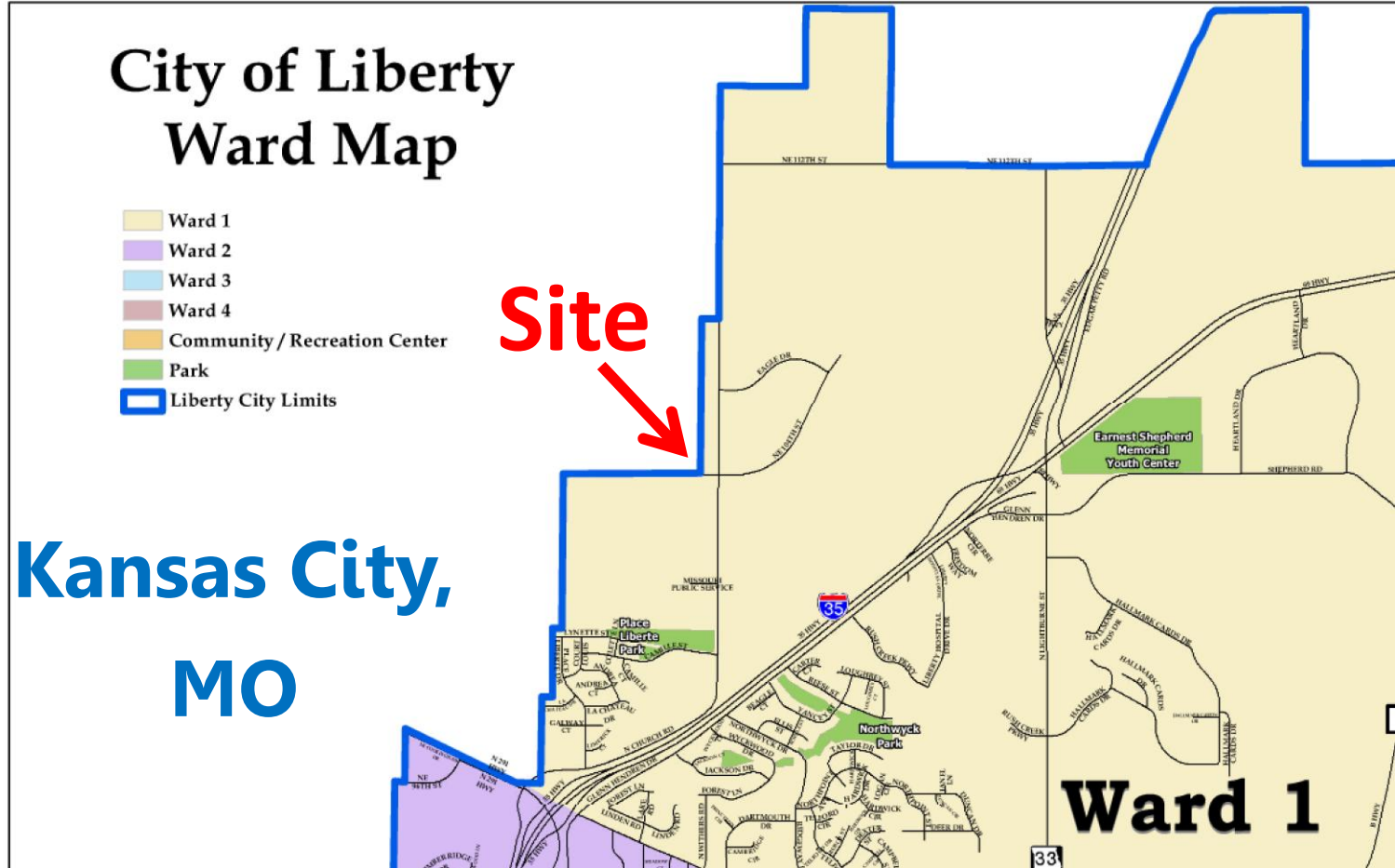




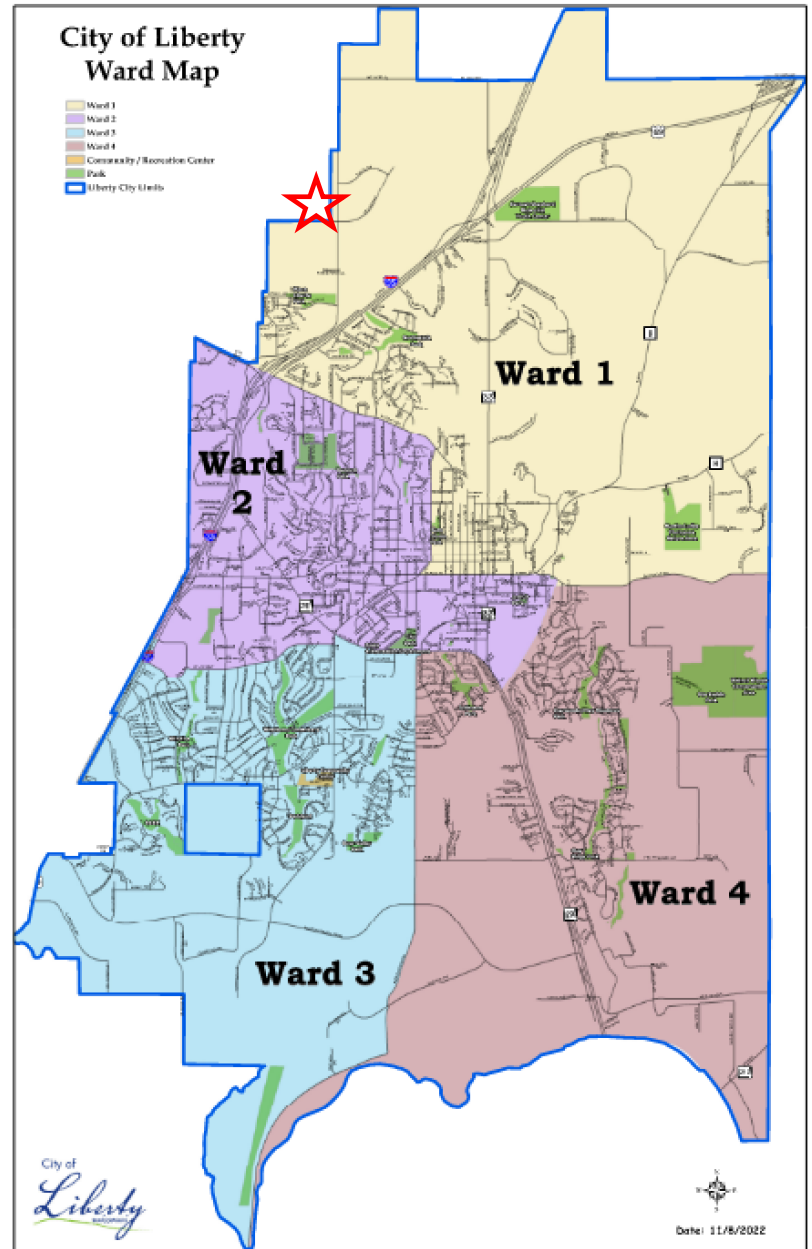
## ANALYSIS

**The parcel is within 1<sup>st</sup> Council District in KCMO (O’Neill & Willett), and within both 1st and 1<sup>st</sup> Ward in the City of Liberty, MO.**

- **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.



**Kansas City,  
MO**



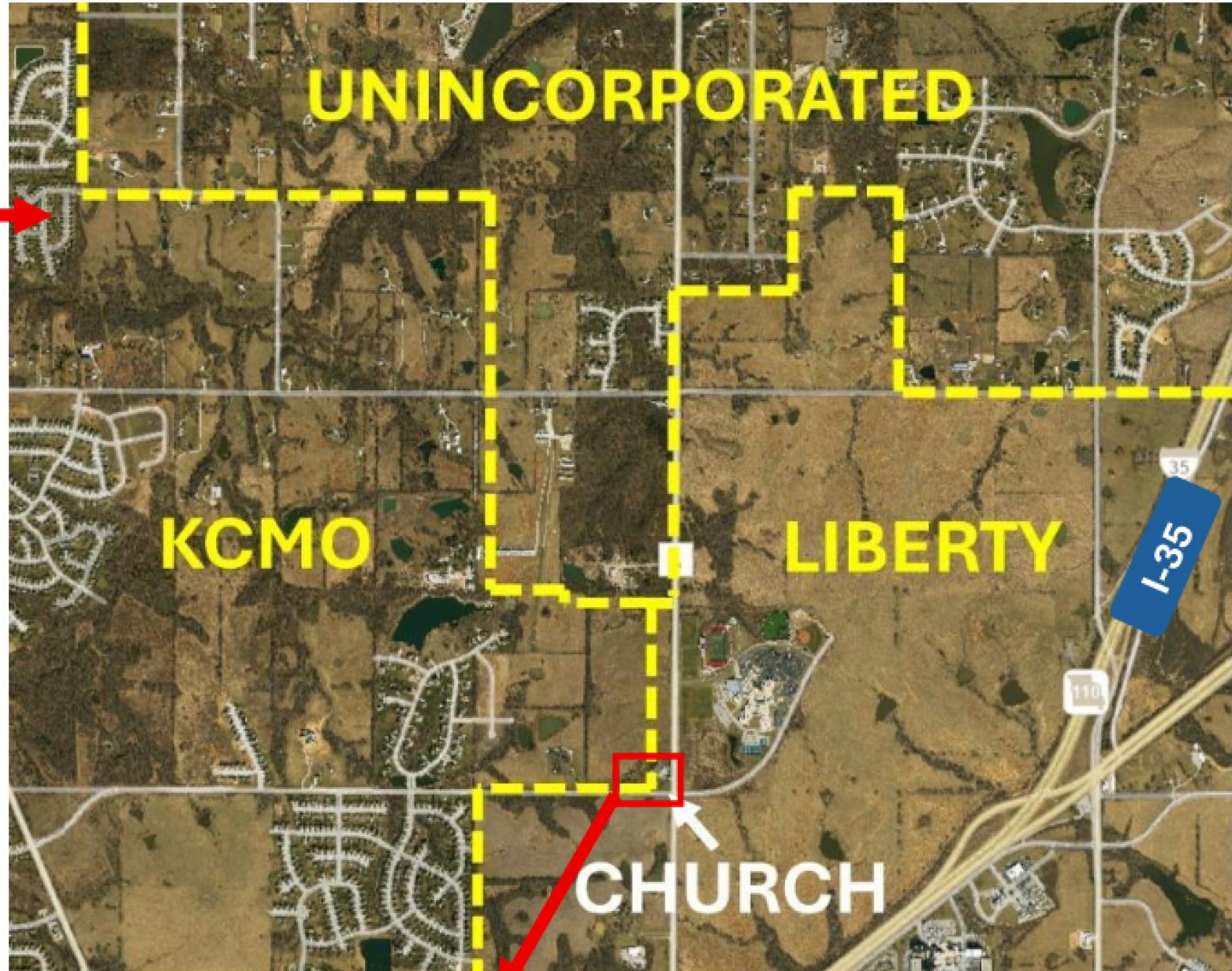
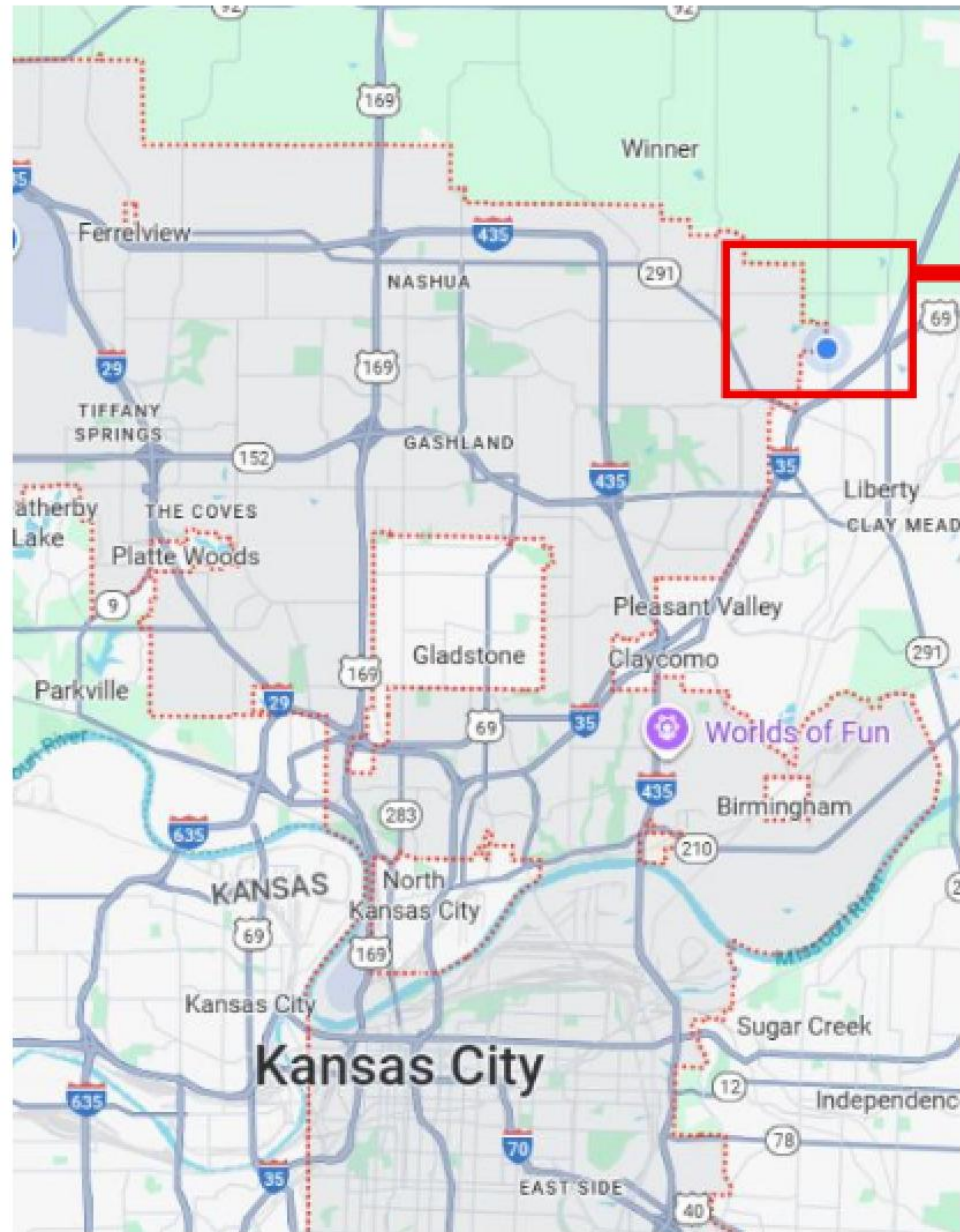
## COMMENTS

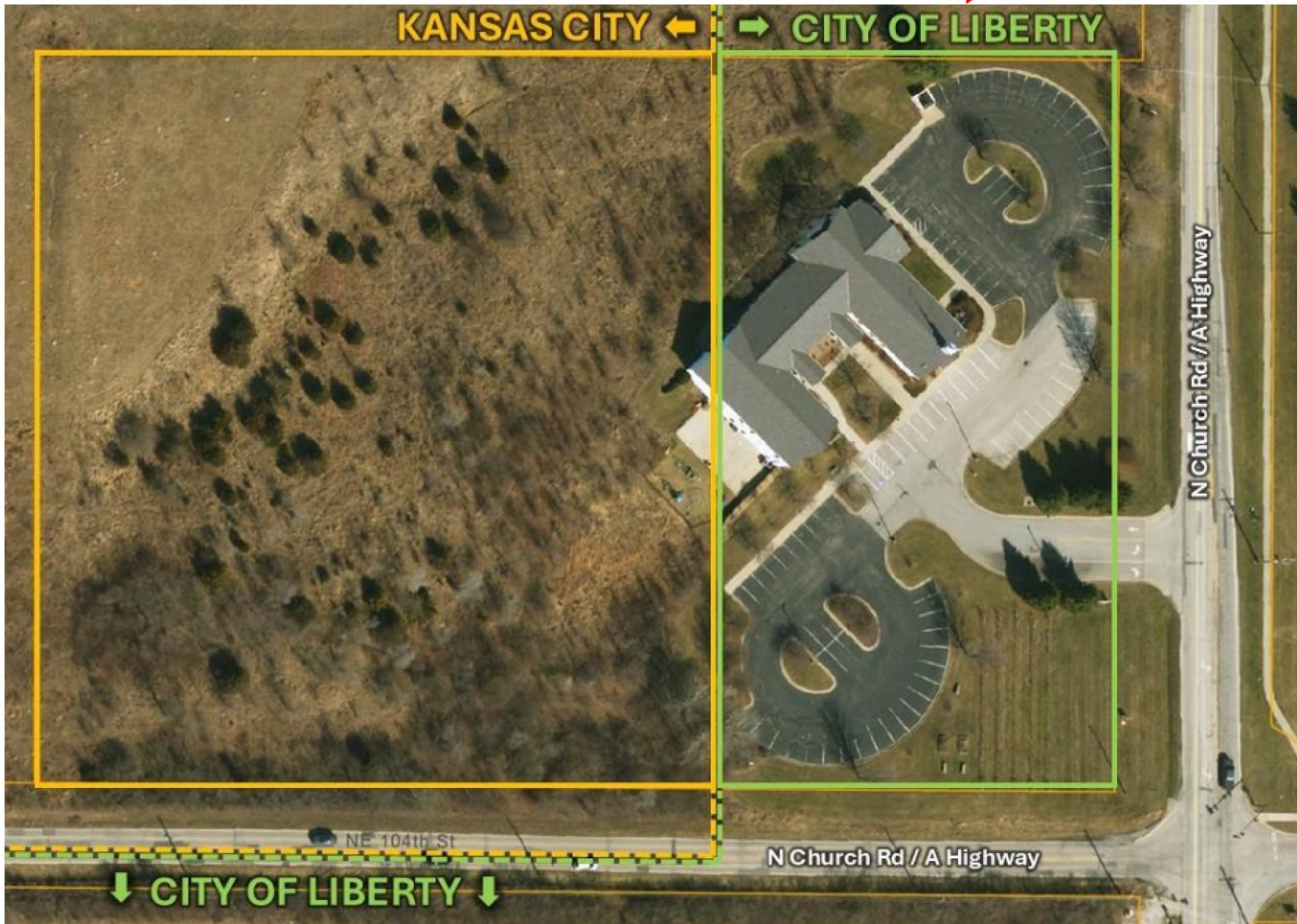
**This deannexation requires that the parcel be annexed by the City of Liberty, MO concurrently or prior to passing of the deannexation ordinance by the City of Kansas City, MO.**

**The applicant is working with the Councilpersons of the district about this request.**

**RECOMMENDATION:**

**Approval**





*Maps from  
Google and  
Clay County  
GIS.*

