



CITY PLAN COMMISSION DOCKET

Wednesday November 19, 2025 at 9:00 am

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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-2025-00159 - Rocky Branch Creek MPD Final Plan - A request to approve an MPD Final Plan for Phase 3 of a data center campus in district MPD on about 500 acres generally located at generally located at the northeast corner of I-435 and Highway 169. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: David Lotz - HDR Inc

C2 Case No CD-CPC-2025-00158 - Veterans Community Project - Project Plan - A request to approve a project plan for an addition to the Veterans Community Building on about 0.68 acres generally located at the southwest corner of East 89th Street and Troost Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: BRANDONN MIXON - VETERANS COMMUNITY PROJECT

C3 Case No CD-CPC-2025-00166 - Davidson Farms 4th Plat POS Project Plan - A request to approve a Project Plan in District SC (Shoal Creek) on about 1 acres generally located at the northeast corner of North Donnelly Avenue and Northeast 76th Street, allowing for the landscaping of private open space tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Doug Ubben - Phelps Engineering, Inc.

C4 Case No CLD-FnPlat-2025-00030 - Woodhaven 3rd Plat - A request to approve a Final Plat in District MPD (Master Planned Development) on about 22 acres generally located at the northwest corner of Line Creek Parkway and Northwest 97th Street, allowing for the creation of 89 residential lots and 3 tracts. (Matthew Barnes)

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-2025-00083 - Todd Creek WWTP - A request to approve a development plan for utilities and services in district AG-R on about 72 acres generally located at 7801 NW 144th Street. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Bryce Dickmeyer - Burns & McDonnell

2 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: APPROVAL WITH CONDITIONS

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

3 Case No CD-CPC-2025-00141 - Marijuana Dispensaries Hours of Operation - A request to approve amendments to Section 88-354 regarding hours of operation for dispensary facilities. (Sara Copeland)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

4.1 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 DEC 17, 2025

Applicant: Bailey Waters - City of Kansas City, Missouri

4.2 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 DEC 17, 2025

Applicant: Olofu Agbaji - KCMO, DMD

5 Case No CD-ROW-2025-00036 - North Olive Street Vacation - A request to approve to vacate a portion of public right-of-way of about 35,000 square feet generally located on North Olive Street between Rochester Avenue and Nicholson Avenue. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 03, 2025

Applicant: Sarah Burger - Husch Blackwell, LLP

6 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 DEC 03, 2025

Applicant: Brian Terry

7 Case No CD-CPC-2025-00147 - Zona Rosa Condo Plat - A request to approve a preliminary plat in Districts B3-3 and R-2.5, creating a mixed used multi-tenant building on about 0.5 generally located on the west side of N. Winter Avenue, between NW 87th Street on the north and NW 86th Place on the south. (Matthew Barnes)

Staff Recommendation: DISMISSAL

Applicant: - Monarchs Sub LLC

8 Case No CD-CPC-2025-00148 - Zona Rosa Preliminary Condo Plat - A request to approve a preliminary plat in Districts B3-3/ R-2.5 multiple mixed used multi-tenant buildings, on about 6.5 acres generally located on the north sides of NW Prairie View Road and NW 87th Terrace, between N. Winter Avenue on the east and N. Dixon Avenue on the west. (Matthew Barnes)

Staff Recommendation: DISMISSAL

Applicant: - Monarchs Sub LLC