



## City Plan Commission Minutes

Hearing Date: November 19, 2025

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

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**Docket Item:** C1

**CD-CPC-2025-00159** 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.

**Applicant:** David Lotz of HDR Inc

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** None

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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CD-CPC-2025-00158** 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.

**Applicant:** Daniel Finn of Phelps Engineering, Inc.

**Commissioners Present:** Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** Arkin

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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C3

**CD-CPC-2025-00166** 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.

**Applicant:** Doug Ubben of Phelps Engineering, Inc.

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** None

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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C4

**CLD-FnPlat-2025-00030** 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.

**Applicant:** Kaitlin Raynor of Kimley Horn

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crawl; Lynch

**Commissioners Recusing:** None

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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1

**CD-CPC-2025-00083** 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.

**Applicant:** Bryce Dickmeyer of Burns & McDonnell

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crawl; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicants Sean C. and Bryce Dickmeyer 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:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-CPC-2025-00135** 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.

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

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crawl; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicant team Patricia Jensen, Pastor Sean Phillips, Paul Osbourne, and Michael Heisman appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition number 21 and modifying condition number 25 so there is no mention of extension of waterline with the intent that the applicant will not need to build a water line that is not serving their site solely .

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-CPC-2025-00141** A request to approve amendments to Section 88-354 regarding hours of operation for dispensary facilities.

**Applicant:**

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 3, 2025. No one appeared for public testimony. Commissioners approved to continue the case to December 3, 2025 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 4.1

**CD-CPC-2025-00151** A request to approve an amendment to the Major Street Plan for the purpose of updating the plan.

**Applicant:** Bailey Waters of City of Kansas City, Missouri

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 17, 2025. No one appeared for public testimony. Commissioners approved to continue the case to December 17, 2025 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 4.2

**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.

**Applicant:** Olofu Agbaji of KCMO, DMD

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 17, 2025. No one appeared for public testimony. Commissioners approved to continue the case to December 17, 2025 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Arkin  
**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 5

**CD-ROW-2025-00036** 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.

**Applicant:** Sarah Burger of Husch Blackwell, LLP

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 3, 2025. No one appeared for public testimony. Commissioners approved to continue the case to December 3, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-SUP-2025-00022** 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.

**Applicant:** Brian Terry

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 17, 2025. No one appeared for public testimony. Commissioners approved to continue the case to December 17, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-CPC-2025-00147** 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.

**Applicant:** Michael Ballard of Personal

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff recommended dismissal. No one appeared for testimony. Commissioners dismissed the case.

**Motion:** Dismissed

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-CPC-2025-00148** 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. Dixson Avenue on the west.

**Applicant:** Michael Ballard of Personal

**Commissioners Present:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Commissioners Absent:** Crowl; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff recommended dismissal. No one appeared for testimony. Commissioners dismissed the case.

**Motion:** Dismissed

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Beasley; Enders; Forbes II; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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