



CITY PLAN COMMISSION DOCKET

Wednesday March 5, 2025 at 9:00 am

Published Friday February 28, 2025 at 12:26 pm

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-2025-00003 - Northland Workforce Development Center - A request to approve a MPD Final Plan in District MPD (Master Planned Development) to allow for the construction of a school and college/university on about 19 acres generally located at NW 95th Street and N. Platte Purchase Drive. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 19, 2025

Applicant: Perla Diosdado - Kimley-Horn

C2 Case No CD-CPC-2025-00007 - Valley View Lot 4f - A request to approve a project plan for one, 11,175 square foot, multi-tenant commercial building on about 1.9 acres generally located at 8671 NE Shoal Creek Valley Drive. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

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-2025-00010 - Ess Rd & Lees Summit Rd Rezoning - A request to approve a rezoning from District R-7.5 (Residential) to R-80 (Residential) on about 75 acres generally located at the southwest corner of Ess Road and Lees Summit Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Phil LeVota

2 Case No CD-CPC-2024-00020 - ProspectUS – Transit Oriented Development Strategic Implementation Plan - A request to approve a Transit-Oriented Development (TOD) Overlay for the Prospect Corridor to create development and site design standards for the Prospect Avenue area on about 854.28 acres located to generally include properties that front on Prospect Ave, from 12th St to 77th St, and properties that front on 12th St, from Charlotte Street to Prospect Avenue. In addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street. (Jonathan Feverston)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: City Planning & Development Department, City of KCMO

3.1 Case No CD-CPC-2025-00031 - 4646 Belleview Development Plan and Rezoning - A request to approve an Area Plan Amendment in proposed District B2-2 (Commercial) on about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue, changing the Future Land Use from Office/Residential to Mixed Use Community. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Taylor Harrington - Stinson LLP

3.2 Case No CD-CPC-2025-00006 - 4646 Belleview Development Plan and Rezoning - A request to approve a rezoning from Districts B1-1 (Commercial) and R-2.5 (Residential) to District B2-2 (Commercial) on about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Taylor Harrington - Stinson LLP

3.3 Case No CD-CPC-2025-00005 - 4646 Belleview Development Plan and Rezoning - A request to approve a Development Plan in proposed District B2-2 (Commercial) on about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue, allowing for the expansion of an existing building. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Taylor Harrington - Stinson LLP

4 Case No CD-CPC-2025-00012 - 901 NW 79th Street Rezoning - A request to approve a rezoning from District R-80 (Residential) to District R-2.5 (Residential) on about .784 acres generally located at NW 79th Street and N. Thomas Meyers Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Doris Retzlaff

5 Case No CD-CPC-2024-00178 - Brightspeed Rezoning - A request to approve a rezoning from AG-R (Agriculture) and B3-3 (Community Business) to B3-3 in order for the zoning designation to reflect existing conditions on about 1.9 acres generally located at 9200 NW 119th Ter. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Emma Ludwig - Midwest Sign Company

6 Case No CD-SUP-2025-00001 - Tony Aguirre Community Center Pool Addition - A request to approve the addition of a swimming pool to the Tony Aguirre Community Center on about 4.60 acres located approximately 300 feet north of the intersection of West 21st Street and West Pennway Avenue. (Larisa Chambí)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jeff Bartley - Waters Edge Aquatic Design

7 Case No CD-CPC-2025-00011 - Chapter 88 Amendment, Periodic Review - A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

8.1 Case No CD-CPC-2025-00008 - Emmanuel Science and Technology Center - A request to approve a rezoning from District R-2.5 (Residential) to District B1-1 (Neighborhood Business) to allow for a commercial development on about 1 acre generally located at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 19, 2025

Applicant: Kevin Wineinger - Focal Design Studio

8.2 Case No CD-CPC-2025-00004 - Emmanuel Science and Technology Center - A request to approve a development plan to allow for the expansion of an existing day care center campus in proposed district B1-1 and B3-2 on about 3 acres generally located at the northwest corner of the intersection of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 19, 2025

Applicant: Kevin Wineinger - Focal Design Studio

9 Case No CD-CPC-2024-00104 - Georgetown Estates Rezoning - A request to approve a rezoning from District UR (Urban Redevelopment) to R-2.5 (Residential) on about 1.8 acres generally located at the northeast corner of Brooklyn Ave and E 20th St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 19, 2025

Applicant: John DeBauche - Land Bank of Kansas City, MO

10 Case No CD-CPC-2024-00193 - Costco Wholesale Major Amendment - A request to approve a major amendment to a previously approved plan in district UR on about 13.41 acres generally located at 241 East Linwood Boulevard, between Costco and Home Depot. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 19, 2025

Applicant: Mason McGonagall - Barghausen

11 Case No CD-MISC-2025-00001 - A request to amend the Heart of the City area plan to include the Washington Wheatley community plan. The plan provides recommendations for fostering neighborhood improvements and increasing existing residents' quality of life. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 19, 2025

Applicant:

12 Case No CD-CPC-2025-00017 - KCI29 Signage Plan - A request to approve a Council Approved Signage Plan in District MPD (Master Planned Development) on about 2,143 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 16, 2025

Applicant: Qiyamah Muhammad - Olsson