CITY PLAN COMMISSION DOCKET

October 7, 2026 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.orgat 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.

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-2026-00015 - Darby Townhomes of Clay County** - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 4 acres generally located at the northwest corner of Northwest Tullison Road and Northwest Briarcliff Parkway, creating one lot and one tract for the purposes of a townhome development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - Olsson

C2 **Case No CD-CPC-2026-00133 - Envision Lot 2** - A request to approve a project plan for Envision, Lot 2 to allow an industrial use in district M2-1 on about 4.9 acres generally located at 11821 N Congress Avenue. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

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-2026-00115 - Commons, Crossroads, & Creekside Neighborhood Plan** - A request to approve a Neighborhood Plan to guide future development for the Commons, Crossroads, and Creekside neighborhood areas designated by the Shoal Creek Special (SC) Purpose District. on about 450 acres generally located south of HWY 152, east of I-435, and west and north of Shoal Creek Parkway. (Genevieve Kohn-Smith) Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Brett Haugland - CONTINENTAL CONSULTING ENGINEERS, INC
2.1	**Case No CD-CPC-2026-00126 - 3924 Montgall Ave Motor vehicle repair, limited - SUP and Rezoning** - A request to approve an area plan amendment within the Heart of the City Area Plan from mixed use neighborhood and residential medium density to mixed use neighborhood on about 0.45 acres generally located at 3924 Montgall Ave. (Connor Tomlin) Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Marie Kay
2.2	**Case No CD-CPC-2026-00125 - 3924 Montgall Ave Motor vehicle repair, limited - SUP and Rezoning** - A request to approve a rezoning from R-1.5 and R-2.5 to B2-1 on about 0.45 acres generally located at 3924 Montgall Ave. (Connor Tomlin) Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Marie Kay
2.3	**Case No CD-SUP-2026-00047 - 3924 Montgall Ave Motor vehicle repair, limited - SUP and Rezoning** - A request to approve a special use permit for motor vehicle repair, limited on about 0.45 generally located at 3924 Montgall Ave. (Connor Tomlin) Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Marie Kay
3	**Case No CD-CPC-2026-00119 - Manistique North** - A request to approve a development plan, also serving as a preliminary plat, allowing multi-plex residential buildings in district B3-3 on about 42 acres generally located at the southwest corner of NW Tiffany Springs Parkway and NW Skyview Avenue. (Genevieve Kohn-Smith) Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Paul Osborne - McClure
4	**Case No CD-SUP-2026-00037 - 8100 E US 40 Hwy - Used Auto Sales** - A request to approve a special use permit in a B3-2 district to permit used auto sales on about 1.1 acres generally located at 8100 E US 40 Highway. (Connor Tomlin) Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: - Caton Architectural Design, LLC
5	**Case No CD-CPC-2026-00122 - Tiffany Springs Logistic Center** - A request to approve a major amendment to an approved development plan which also serves as a preliminary plat by expanding the boundary, in District M2-3 to allow for about 3.7 million square foot of office warehouse development, on 7 lots in 3 phases, on about 310 acres generally located at the terminus of Tiffany Springs Parkway, west of I-29 extending to N. Amity Avenue. (Olofu Agbaji) Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Douglas Stone - LEWIS RICE
6.1	**Case No CD-CPC-2026-00117 - Northminster Synergy Youth Haven** - A request to approve an amendment to the Briarcliff/ Winnwood Area Plan by changing the recommended land use from Institutional to Residential High Density, on about 6 acres in an area generally located on the south side of NE Englewood Road, between N. Highland Avenue on the east and N. Flora Avenue on the west. (Olofu Agbaji) Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Lindsay Vogt - RL Buford
6.2	**Case No CD-CPC-2026-00116 - Northminster Synergy Youth Haven** - A request to approve a rezoning from District R-6 to District R-1.5, on about 6 acres generally located on the south side of NE Englewood Road, between N. Highland Avenue on the east and N. Flora Avenue on the west. (Olofu Agbaji) Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Lindsay Vogt - RL Buford

6.3 **Case No CD-CPC-2026-00118 - Northminster Synergy Youth Haven** - A request to approve a development plan (and preliminary plat) in lieu of a Special Use Permit pursuant to Section 88-517-09-D to allow for an 18-unit transitional group home that includes administrative and other support services, in District R-1.5, on about 6 acres generally located on the south side of NE Englewood Road, between N. Highland Avenue on the east and N. Flora Avenue on the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

7 **Case No CD-CPC-2026-00121 - Children's Mercy Campus MPD Correction** - A request to approve a rezoning from district MPD (Master Planned Development) to district R-0.5 on about 7.196 acres generally located at the northeast corner of 23rd and Locust St (2201 Gillham Rd), the northwest corner of 24th and Holmes St (2310 Holmes St), and the west side of Holmes St between 24th St and 25th St (685 E 24th St and 650 E 25th St). (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

8 **Case No CD-ROW-2026-00006 - Black Box Theatre Vacation** - A request to approve a vacation of public right-of-way in District M3-5 (manufacturing) on about 62,506 square feet generally located at the southwest corner of Forester Via and Union Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 04, 2026

Applicant: Dominic Baldin

9 **Case No CD-SUP-2026-00049 - E Bannister Gas Station SUP** - A request to approve an expansion to a Gasoline and Fuel Sales Use, in a B3-2 zoning district on about 0.844 acres generally located at 8201 E Bannister Rd. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 21, 2026

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

10 **Case No CD-SUP-2026-00048 - Kansas City Board of Education Parking Lot Expansion** - A request to approve an expansion to an existing parking lot, in an R-1.5 zoning district on about 4.29 acres generally located at 2801 Troost Ave. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 21, 2026

Applicant: Albert Ray - Dubois Consultants

Commission-Related Item

1. KC Spirit Playbook Update - Place Types Discussion (Jennifer Reinhardt & Cindy Trivisonno)
2. Review 2027 Calendar