



City Plan Commission Minutes

Hearing Date: August 7, 2024

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

Docket Item: C1

CD-CPC-2024-00092 A request to approve an MPD Final Plan, also serving as a preliminary plat, for 80 residential units in district MPD on about 27 acres generally located at 201 NW 95th Terrace.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2023-00019 A request to approve a Final Plat in District R-6 (Residential) on about 3 acres generally located at the northwest corner of Northeast Staley Road and North Olive Avenue allowing for the creation of eight (8) residential lots and one (1) tract.

Applicant: Nelson Willoughby of Olsson

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2024-00085 A request to approve a Rezoning from District R-2.5 (Residential) to B1-1 (Commercial) on about 0.2 acres generally located at the southwest corner of West 47th Street and Holly Street.

Applicant: Nick Ewing of Sullivan Palmer Architects

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions. The applicant Nick Ewing appeared. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-CPC-2023-00159 A request to approve a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhome in two (2) phases on one (1) lot, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive (609 W. 49th Street).

Applicant: Masoud Shahbazi

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval with conditions. The applicant Masoud Shahbazi and engineer Kevin Sterrett appeared and spoke about their requests. For public testimony, Joan Deans residing at 433 Ward Parkway appeared with requests to applicant such that applicant provide cell phone numbers to neighboring condo, work occurs between 7am-7pm weekdays, pavement be restored, and stability of shared wall be retained. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2024-00087 A request to approve a rezoning from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), and approved a development plan which also serves as a preliminary plat allowing for a mix of uses that includes; residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas on about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard.

Applicant: TIMOTHY GATES

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 21, 2024. No one appeared for testimony. Commissioners approved to continue the case to August 21, 2024, without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2024-00090 A request to approve a rezoning from District B3-2 (Business) to District M1-5 (Manufacturing) on about 1 acre generally located at 7332 E US 40 Hwy.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval without conditions. The applicant Patricia Jensen from Rouse Frets White Goss Gentile Rhodes, P.C.. LLC and Steve Westhead appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5.1

CD-CPC-2024-00056 A request to approve a preliminary plat to create four (4) lots for residential development in districts R-1.5, R-7.5 and R-10 on about 45 acres generally located at NE 96th Street and Maplewoods Parkway

Applicant: Shawn Duke of Snyder & Associates, Inc.

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

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: Enders

Seconded by: Lynch

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5.2

CD-CPC-2024-00080 A request to approve the realignment of NE 96th Street which is on the City's Major Street Plan in districts R-1.5, R-7.5 and R-10 on about 45 acres generally located at NE 96th Street and Maplewoods Parkway.

Applicant: Shawn Duke of Snyder & Associates, Inc.

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

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: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-CPC-2024-00095 A request to approve a rezoning from R-1.5 to R-0.75 for about 4 lots to construct a multi-unit apartment on about .387 acres generally located at 4438 Washington St.

Applicant: Douglas Stone of LEWIS RICE

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated applicant, Doug Stone, is requesting continuance without fee to August 21, 2024 to allow more time to work with neighbors before the case is heard. No one appeared for testimony. Commissioners approved to continue the case to August 21, 2024, without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 7.1

CD-CPC-2024-00073 A request to approve an amendment to the Swope Area Plan from Residential Medium-High Density to Mixed-Use Community on about 11.05 acres generally located at 3427 E 59th St.

Applicant: Matthew Gibbs of BHC Rhodes

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval without conditions. The applicant team Bret Gross, William Buck, and Mark Miller appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 7.2

CD-CPC-2024-00072 A request to approve a rezoning from R-1.5 (Residential) to MPD (Master Planned Development), with associated Development Plan and Preliminary Plat, for a health services campus on about 11.05 acres generally located at 3427 E 59th St.

Applicant: William Buck of BHC Rhodes

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicant team Bret Gross, William Buck, and Mark Miller appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, adding condition regarding vehicle and bicycle count.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 8

CD-CPC-2024-00084 A request to approve a residential development plan in district B2-2 and R-6 on about 13.52 acres generally located at N. Jefferson Street and NW Cookingham Drive.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 21, 2024. No one appeared for testimony. Commissioners approved to continue the case to August 21, 2024, without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-SUP-2024-00023 A request to approve a Special Use Permit in District R-6 (Residential) on about 16 acres generally located at the along both sides of Northeast 44th Street, west of Northeast Davidson Road allowing for the expansion of an existing school and accessory facilities.

Applicant: Vince LaTona of LaTona Architects

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Vince LaTona and Mick Witherow 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: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-SUP-2024-00024 A request to approve a Special Use Permit in District R-2.5 (Residential) on about 45 acres generally located at the southeast corner of Northeast 39th Terrace and North Homes Street allowing for the expansion of an existing athletic complex.

Applicant: David Eickman of Olsson

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Jay Cobson appeared and spoke about their requests. For public testimony, Karen Brantner appeared for public testimony and spoke about her requests to the applicant regarding fixing a sign for a live stream that is on their property. Commissioners discussed the merits of the case and approved it with conditions, removing condition number 3.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-CPC-2024-00088 A request to approve a rezoning from R-80 (Residential) to MPD (Master Planned Development), with associated Development Plan, for an urban agriculture and composting facility campus on about 13 acres generally located at 5500 Bennington Ave.

Applicant: Jeremy Knoll of BNIM

Commissioners Present: Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: Yes

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicant team Kristen Ellis Johnson, Dan Heryer, Brooke Salvaggio and Stone Taylor appeared and spoke about their requests. For public testimony, Leah Suttington, Denika Ahmenrah, Ken Mosley, Zara Briggs, Angel Adams, Debra Nabors, Carrena Motry, and Felecia George appeared in opposition; Michael Jacobs, Natalia Lawther, Leona Starky, Destiny Miller, Callie Mclaughlin, Anita Templeton, Elizabeth Reynolds, Shannon Moore, and Dan and Donna Morales appeared in favor. Commissioners discussed the merits of the case and continued the case to September 4, 2024 to create a plan with a new access point and geared towards addressing existing violations. Quorum established 8-7-24: Crowl, Enders, Hasek, Lynch, Padilla

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 12.1

CD-CPC-2024-00083 A request to approve an Area Plan amendment to the Briarcliff/Winnwood Area Plan from Mixed Use Neighborhood to Light Industrial on about 25 acres generally located at the northeast corner of I-435 and NE 48th Street.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 21, 2024. No one appeared for testimony. Commissioners approved to continue the case to August 21, 2024, without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 12.2

CD-CPC-2024-00082 A request to approve a major amendment to a previously approved MPD (Master Planned Development) to allow for one industrial building in district MPD on about 25.6 acres generally located at the northeast corner of I-435 and NE 48th Street.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 21, 2024. No one appeared for testimony. Commissioners approved to continue the case to August 21, 2024, without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-SUP-2024-00026 A request to approve a Special Use Permit for two second story apartments in an M2-1 zoning district on about 0.923 acres generally located at 1203 Woodswether Rd.

Applicant: Ben Bortnick of BDB Properties llc

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 21, 2024. No one appeared for testimony. Commissioners approved to continue the case to August 21, 2024, without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-SUP-2024-00027 A request to approve a Special Use Permit for an expansion of Friendship Baptist Church in an R-2.5 zoning district on about 19.38 acres generally located at 3530 Chelsea Avenue.

Applicant: MATTHEW SCHLICHT of MIDWEST ENGINEERING SOLUTIONS

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to August 21, 2024. No one appeared for testimony. Commissioners approved to continue the case to August 21, 2024, without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 15

CD-SUP-2024-00028 A request to approve a special use permit in district R-6 (Residential) to allow for the expansion of a religious assembly on about 1.29 acres generally located at northwest corner of Wornall Rd and W 67 St.

Applicant: Hannah Pachunka of Duggan Shadwick Doerr & Kurlbaum LLC

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 4, 2024. No one appeared for testimony. Commissioners approved to continue the case to September 4, 2024, without fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None
