



City Plan Commission Minutes

Hearing Date: May 16, 2023

414 E 12th Street, 26th Floor, Council Chamber
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: C1

CLD-FnPlat-2023-00007 A request to approve a Final Plat in District UR (Urban Redevelopment) on about 2 acres generally located at the northeast corner of 3rd Street and Grand Boulevard creating 1 lot.

Applicant: Sam Sahlfeld of Olsson

Commissioners Present: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Larisa Chambi introduced the case and stated staff recommended approval with conditions. No one appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Rojas

Voting Aye: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2023-00009 A request to approve a Final Plat in District R-1.5 (Residential) on about 1 acre generally located at the northwest corner of East 28th Street and Tracy Avenue creating one lot.

Applicant: Brad Sonner of Olsson

Commissioners Present: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff recommended a continuance to June 6, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to June 6, 2023 without a fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Rojas

Voting Aye: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C3

CLD-FnPlat-2023-00008 A request to approve a Final Plat in District MPD (Master Planned Development) on about 18 acres generally located at the northwest corner of Northeast 76th Street and North Brighton Avenue.

Applicant: Adam DeGonia of McClure

Commissioners Present: Beasley; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: Crawl

Larisa Chambi introduced the case and stated staff recommended approval with conditions. No one appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Beasley; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C4

CD-CPC-2023-00028 A request to approve a project plan for limited motor vehicle repair in district B3-2 on about 1 acre generally located at NW Barry Road and N. Green Hills Road.

Applicant: John Moreland of Knoche Engineering

Commissioners Present: Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Testimony: Yes

Larisa Chambi introduced the case. Andrew Clarke presented the case. The applicant team of Reid Moreland and Royce Barrington appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and had questions about the exterior. They proposed instead of painting the brick gray with a blue trim, to use a natural color that matches businesses in the area. The applicants agreed. Commissioners asked the applicants to come back with colored renderings that reflect their surroundings. The applicants agreed. Commissioners continued the case to June 6, 2023 without a fee.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Beasley

Voting Aye: Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 1.1

CD-CPC-2023-00046 A request to approve a development plan in district UR (Urban Redevelopment) and preliminary plat on about 18 acres generally located at Truman Road and Van Brunt Boulevard.

Applicant: Brian Hochstein of MKEC Engineering, Inc.

Commissioners Present: Beasley; Crawl; Enders; Hill; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: Rojas

Larisa Chambi introduced the case. Andrew Clarke presented the case. The applicant team of Brian Hochstein with MKEC Engineering, Alan Olson with Guadalupe Centers, and Jim Potter with Housing Initiatives appeared and spoke about their requests. Bonnie Ramos of 1523 Poplar appeared and wanted to know if the school planned to extend development to neighboring houses. The applicants said no. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Beasley

Voting Aye: Beasley; Crawl; Enders; Hill; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 1.2

CD-ROW-2023-00009 A request to approve a Vacation of Right of Way in District R-2.5 (Residential) on about 11,000 Square Feet generally located to the west of Hardesty Avenue between East Truman Road and Van Brunt Drive.

Applicant: Patty Yang of Taliaferro & Browne, Inc.

Commissioners Present: Beasley; Crowl; Enders; Hill; Sadowski

Commissioners Absent:

Commissioners Recusing: Rojas

Larisa Chambi introduced the case. Andrew Clarke presented the case. The applicant team of Brian Hochstein with MKEC Engineering, Alan Olson with Guadalupe Centers, and Jim Potter with Housing Initiatives appeared and spoke about their requests. Bonnie Ramos of 1523 Poplar appeared and wanted to know if the school planned to extend development to neighboring houses. The applicants said no. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Beasley

Voting Aye: Beasley; Crowl; Enders; Hill; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-CPC-2023-00036 A request to approve a development plan (non-residential), which also acts as a preliminary plat, in district M2-3 on about 60.7 acres generally located at the southwest corner of I-435 and N Congress Avenue.

Applicant: Omid Shahbazian of Genesis Construction Management

Commissioners Present: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Larisa Chambi introduced the case. Genevieve Kohn presented the case. The applicant, Dustin Burton appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Beasley

Voting Aye: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2023-00002 A request to approve a rezoning from District B4-2 (Heavy Business/Commercial 4) to District UR (Urban Redevelopment) and a non-residential development plan on about 1.19 generally located at the corner of East 65th Street and Troost Avenue.

Applicant: Butch Rigby of BB63 II, LLC

Commissioners Present: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Olofu Agbaji introduced the case. Larisa Chambi presented the case. The applicants, Butch Rigby and Byron Pendleton appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Enders

Voting Aye: Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2023-00042 A request to approve a rezoning from District R-7.5 (Residential) to District O (Office) on about 2.17 acres generally located at the southwest corner of Eastern Avenue and Old Santa Fe Road.

Applicant: Carla Barksdale of In-House Counsel, LLC

Commissioners Present: Beasley; Cowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Larisa Chambi introduced the case. Olofu Agbaji presented the case. The applicant, Carla Barksdale and the owner, Samantha Cruce appeared and spoke about their requests. Beth Boerger and Teresa Edens of Southern Communities Coalition appeared in opposition. They said the property was located on the 3 trails greenway and was registered with the National Park Service and with KCMO Parks. They said it was a historical site for the Haskell Indigenous people. They requested denial and for the property to become a museum. Olofu Agbaji shared site info that indicated the trail and historical area was outside of the property lines. Commissioners discussed merits of the case and approved it. Olofu Agbaji stated he would forward survey results to the neighborhood group.

Motion: Approved

Motioned by: Hill

Seconded by: Sadowski

Voting Aye: Beasley; Cowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 5.1

CD-CPC-2023-00045 A request to approve a rezoning from District M2-3 and B3-3 to District M2-3, on about 280 acres generally located at the terminus of Tiffany Springs Parkway, west of I-29 extending to N. Amity Avenue.

Applicant: Ashley McAlmond of Polsinelli

Commissioners Present: Beasley; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: Cowl

Larisa Chambi introduced the case. Olofu Agbaji presented the case. The applicant team of Roxsen Koch with Polsinelli PC and Will Block with Block Real Estate Services appeared and gave a presentation. Neighbor George Brock with Airport Industry Associates from 97th & N Conant appeared and asked the applicant to participate in the process as their property would be affected by the stream mitigation. The applicants agreed. Commissioners discussed merits of the case and approved it.

Motion: Approved

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Beasley; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 5.2

CD-CPC-2023-00044 A request to approve a Development Plan in District M2-3 to allow for about 3.7 million square foot of commercial, office and warehouse development on seven (7) lots in three (3) phases on about 280 acres generally located at the terminus of Tiffany Springs Parkway, west of I-29 extending to N. Amity Avenue.

Applicant: Ashley McAlmond of Polsinelli

Commissioners Present: Beasley; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: Crawl

Larisa Chambi introduced the case. Olofu Agbaji presented the case. He said the applicant submitted an updated condition 25 that the Fire Dept agreed with. He also said the applicant submitted an updated condition 34. The applicant team of Roxsen Koch with Polsinelli PC and Will Block with Block Real Estate Services appeared and gave a presentation. Travis Kiefer with KC Water said the water mains are to be extended to the boundary lines then the city will extend to tie in to their lines. He stated to split condition 34 into 2 parts. The applicants agreed. Neighbor George Brock with Airport Industry Associates from 97th & N Conant appeared and asked the applicant to participate in the process as their property would be affected by the stream mitigation. The applicants agreed. Commissioners discussed merits of the case and approved it with conditions. Language for updated condition 25 as stated in the staff report. Language for updated condition 34 is as follows "To require prior to the final plat 2 secured deferral agreements for the construction of the water main along North Amity , 1) going north to be required if and only if the city is to create the connection, 2) and to the south tied to the third phase of the plan, agreed to by the city prior to the first final plat, unless the city and applicant come to another solution that both agree upon."

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Beasley

Voting Aye: Beasley; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2023-00007 A request to approve a Special Use Permit to bring an existing Bed and Breakfast into compliance on about .5 acres generally located at 426 Gladstone Blvd.

Applicant: ROSS WRIGHT

Commissioners Present: Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Allender; Baker

Commissioners Recusing: None

Larisa Chambi introduced the case. Ahnna Nanoski presented the case and stated her recommendation was for denial. The applicant appeared and spoke about his requests. No one else appeared for testimony. Commissioners discussed merits of the case and motioned for approval, but the vote was 3-3. Therefore, there was no recommendation for the Board of Zoning Adjustment.

Motion: No Recommendation

Motioned by: Sadowski

Seconded by: Enders

Voting Aye: Crawl; Enders; Sadowski

Voting Nay: Beasley; Hill; Rojas

Abstaining: None

Docket Item: 7

CD-CPC-2023-00063 Amending the Major Street Plan to change and amend the street typology of N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street from parkway to local link. on about

Applicant:

Commissioners Present: Beasley; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Allender; Baker
Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff recommended a continuance to June 6, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to June 6, 2023 without a fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Sadowski
Voting Aye: Beasley; Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 8

CD-CPC-2023-00013 A request to approve a rezoning from R-6 (Residential) to M3-5 (Manufacturing 3) to permit an existing nonconforming business on the subject site on about 6 acres generally located at 3808 E 78th St.

Applicant: Phillip Klawuhn of Phillip A. Klawuhn & Associates, P.C.

Commissioners Present: Beasley; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Allender; Baker
Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated staff recommended a continuance to June 6, 2023 with a fee. No one appeared for testimony. Commissioners continued the case to June 6, 2023 with a fee.

Motion: Continued Fee: YES
Motioned by: Enders
Seconded by: Sadowski
Voting Aye: Beasley; Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 9

CD-CPC-2022-00138 A request to approve an 11,500 capacity soccer stadium for the Kansas City Current soccer club at the Berkley Riverfront Development in District MPD (Master Planned Development) on about 10 acres generally located at Berkley Parkway and Lydia Avenue.

Applicant: Jared Hagedorn of Generator Studio

Commissioners Present: Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Allender; Baker
Commissioners Recusing: Beaseley

Larisa Chambi introduced the case and stated staff recommended a continuance to June 20, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to June 20, 2023 without a fee.

Motion: Continued
Motioned by: Enders
Seconded by: Sadowski
Voting Aye: Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None
