



City Plan Commission Minutes

Hearing Date: September 5, 2023

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

Docket Item: C1

CD-CPC-2023-00086 A request to approve an MPD Final Plan in District MPD (Master Planned Development) for an eating and drinking establishment on about 1 acre generally located at E. Riverfront Drive and Troost Avenue.

Applicant: Lauren Brown of KEM STUDIO
Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Beasley
Commissioners Recusing: None

Joe Rexwinkle 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: Baker
Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: C2

CD-CPC-2023-00099 A request to approve a project plan in District B4-2 to construct a heavy equipment sales and rental facility on about 5.26 acres generally located at NW 112th Street and Interstate 29.

Applicant: Dustin Burton of Renaissance Infrastructure Consulting
Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Beasley
Commissioners Recusing: None

Joe Rexwinkle 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: Baker
Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: C3

CLD-FnPlat-2023-00013 A request to approve a Final Plat in District R-1.5 (Residential) on about 0.5 acres generally located at the southeast corner of east 29th Street and Forest Avenue allowing for the creation of 9 lots and 1 tract.

Applicant: Robert Young of rl buford
Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Beasley
Commissioners Recusing: None

Joe Rexwinkle 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: Baker
Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: C4

CD-CPC-2023-00111 A request to approve a Final Plan in District MPD (Master Planned Development) on about 2.5 acres generally located at the southeast corner of Northwest Roanridge Road and the entrance to the Edgewood Farms Development allowing for the creation of a restaurant.

Applicant: Chase Kohler of RIC

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

Joe Rexwinkle 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: Baker
Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 1.1

CD-CPC-2023-00114 A request to approve a rezoning from R-0.5 to B1-1 to permit a Short-Term Rental on about .17 acres generally located at 3244 Paseo.

Applicant: Lorene Bayan of BsyanoProServ

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

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant Lorene Bayan spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and denied it.

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

Docket Item: 1.2

CD-CPC-2023-00119 A request to approve an Area Plan Amendment, Heart of the City Area Plan, from Residential High Density to Mixed-Use Neighborhood on about .18 acres generally located at 3244 Paseo.

Applicant: Lorene Bayan of BsyanoProServ

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

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant Lorene Bayan spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and denied it.

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

Docket Item: 2

CD-CPC-2023-00109 A request to approve a rezoning, with associated Development Plan and Preliminary Plat, from B3-2 (Community Business), B4-5 (Commercial), and R-6 (Residential) to UR (Urban Redevelopment), within the Independence Overlay District, for a mixed-use project on about 1.2 acres generally located at 625 Prospect Ave.

Applicant: Thong Thai of B+A Architecture

Commissioners Present: Allender; Baker; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Beasley

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant and team Butch Dougherty with B+A Architecture spoke on their requests. Residents Eve Wolf 2620 E 8th St and Tim Tice spoke on their concerns. Commissioners discussed merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Baker

Voting Aye: Allender; Baker; Crawl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2023-00120 A request to approve a development plan to allow a mixed-use building in district DX-15 on about 0.35 acres generally located at 1818 and 1822 Main Street.

Applicant: Gretchen Blain of Generator Studio

Commissioners Present: Allender; Baker; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Beasley

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Genevieve Kohn presented that case. The applicant Jon Copaken along with Gretchen Blain and Mitchell Slutter spoke about their request.

Resident opposed to building due to the ally and garage

Chris Abele at 1819 Baltimore

Cynthia Sher1904 Main

Jennifer Higginboth HOA president of hotel Monroe condominiums

Jay Simpson 1819 Baltimore

Commissioners discussed merits of the case and continued it to September 19, with a technical study different models and makes driving in and out of garage, access to the adjacent building and transparency of the East and West sides of the building.

Motion: Continued

Motioned by: Sadowski

Seconded by: Allender

Voting Aye: Allender; Baker; Crawl; Enders; Hill; Rojas; Sadowski

Voting Nay: Crawl

Abstaining: None

Docket Item: 4

CD-SUP-2023-00017 A request to approve a Special Use Permit in proposed District B2-2 (commercial) on about 7 acres generally located at the southwest corner of East Bannister Road and Marion Park Drive allowing for the creation of a convenience store with fuel sales.

Applicant: Daniel Finn of Phelps Engineering, Inc.
Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Beasley
Commissioners Recusing: None

Joe Rexwinkle introduced the case. Larisa Chambi presented the case. The applicant and team Doug Stone with Lewis Rice and Dan Fin with Phelps engineering spoke about their request.

Residents opposed to building due to semi trucks being parked and left/more traffic

Carol McClure 6103 E 109th St

Mary Barnett 9622 Overhill Rd

Beth Burger Ruskin Heights Home Association

Teresa Edens 4425 E 107th Ter

Commissioners discussed merits of the case and approved it with conditions. With satisfaction of the Director, modification to condition 8 and 25 and working with the neighborhood association.

Motion: Approved with Conditions
Motioned by: Sadowski
Seconded by: Allender
Voting Aye: Allender; Baker; Hill; Sadowski
Voting Nay: Crowl; Enders; Rojas
Abstaining: None

Docket Item: 5.1

CD-CPC-2023-00127 A request to rezone an area of about 4 acres from B1-1 to B3-3 generally located at NE Barry Road and N. Brighton Avenue.

Applicant: Robin Polk of Cook, Flatt & Strobel Engineers, P.A.
Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Beasley
Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to September 19, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to September 19, 2023 without a fee.

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

Docket Item: 5.2

CD-CPC-2023-00135 A request to amend the Shoal Creek Valley Area Plan from mixed use community to commercial on about 4.3 acres generally located at N. Brighton Avenue and NE Barry Road.

Applicant: Robin Polk of Cook, Flatt & Strobel Engineers, P.A.

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Beasley

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to September 19, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to September 19, 2023 without a fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2023-00034 A request to approve a Special Use Permit to allow for an addition on an existing Campus in District R-6/R-80 (Residential dash six, Residential dash eighty), on about 95 acres generally located at the southwest corner of NW Barry Rd and N Congress Ave.

Applicant: DAVID WOOD of KAW VALLEY ENGINEERING, INC.

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Beasley

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Justin Smith presented the case. The Applicant Ryan Walter with Hollis + Miller Architects spoke on their requests. Travis Kiefer with The water department spoke about the need for private and public fire hydrants. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Sadowski

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2023-00105 A request to approve a major amendment to a previously approved development plan, also serving as a preliminary plat, in district B2-2 on about 4.8 acres generally located at 520 NE 107th Street.

Applicant: Lindsay Vogt of RL Buford

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Beasley

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. Applicant Sarah Cunningham and team spoke on their requests. No one 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: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-SUP-2023-00037 A request to approve a special use permit to allow a self-storage warehouse in an existing building in districts M1-5 and B4-5 on about 2.7 acres generally located on Gillham Plaza, north of Linwood Boulevard and south of E 31st Street.

Applicant: Zach Flitcroft of Blue Ribbon Capital

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Sadowski

Commissioners Absent: Beasley; Rojas

Commissioners Recusing: None

Testimony: Yes

Joe Rexwinkle introduced the case. Larisa Chambi presented the case. The applicant Eli Johnson and Michael Kelly spoke on their requests. Occupant Billy Hodis at 1028 W 58th st. Real Estate Agent Carrie Weems. Audrey Navarro a local resident spoke in support of project. Commissioners discussed the merits of the case and continued it.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Sadowski

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2023-00092 A request to approve a rezoning without plan from district AG-R to district M2-2 on about 10 acres generally located at the northeast corner of N Nevada Avenue and NW 136th Street.

Applicant: Lindsay Vogt of RL Buford

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Sadowski

Commissioners Absent: Beasley; Rojas

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. No one appeared for testimony. Commissioners discussed merits of the case and approved it.

Motion: Approved

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-CPC-2023-00107 A request to approve a rezoning from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) for the purpose of amending the current approve plan, which also serves as a preliminary to allow for mixed use development that includes multifamily residential, office and retail/ commercial on about 32 acres generally located on the north side of E. 63rd Street on both sides of Prospect Avenue. Bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west.

Applicant: Matt Eblen of McClure Engineering Company

Commissioners Present: Allender; Baker; Enders; Hill; Sadowski

Commissioners Absent: Beasley; Rojas

Commissioners Recusing: Crowl

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. Applicants Robert Farmer and Matt Eblen 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: Enders

Seconded by: Sadowski

Voting Aye: Allender; Baker; Enders; Hill; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-CPC-2023-00131 A request to approve a major amendment to a previously approved Master Planned Development to allow for an oversized menu board monument sign in district MPD on about 1.4 acres generally located at the northwest corner of NE 97th Street and N Oak Trafficway.

Applicant: Lora Martinson of Springfield Sign
Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Beasley
Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to September 19, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to September 19, 2023 without a fee.

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

Docket Item: 12

CD-SUP-2023-00020 A request to reapprove a Special Use Permit in District R-2.5 to allow for Public and Civic Uses (Office/ Administrative) for the reuse of Franklin Elementary School as a Community Center and KCSD Operation offices, on about 4.5 acres generally located on the north side of E. 35th Street, between Highland Avenue on the east and Wayne Avenue on the west.

Applicant: Harriet Grindel of ACI Boland
Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Beasley
Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to September 19, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to September 19, 2023 without a fee.

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

Docket Item: 13

CD-CPC-2023-00088 A request to approve a Preliminary Plat in District R-80 (Residential) on about 10 acres generally located south of East 79th Street approximately 1000 feet west of Little Blue Road (15201 E 79th St)

Applicant: Travis Willson of Veritas A+D
Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski
Commissioners Absent: Beasley
Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to September 19, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to September 19, 2023 without a fee.

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

Docket Item: 14

CD-SUP-2022-00056 A request to approve a Special Use Permit to allow for a restaurant in District R-6 on about 0.059 acres located at 2032 Summit St.

Applicant: Kate Crossley

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Beasley

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to October 3, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to October 3, 2023 without a fee.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None
