



City Plan Commission Minutes

Hearing Date: October 4, 2022

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

Docket Item: C1

CD-CPC-2022-00124 A request to approve a project plan in Districts UR (Urban Redevelopment) and US (Underground Space) on about 17 acres generally located on the southwest side of N. Arlington Avenue, approximately 3,000 feet north of NE Parvin Road to allow for a new 203,899 square feet office/ warehouse building.

Applicant: Chris Holmquist of Olsson

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

Commissioners Absent: Beasley

Commissioners Recusing: None

Joe Rexwinkle introduced the case. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Hill

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2022-00029 A request to approve a Final Plat in District UR (Urban Redevelopment) on about 3 acres generally located at the northeast corner of East 45th Street and Olive creating one lot.

Applicant: Trevor Fox of Anderson Engineering. Inc.

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

Commissioners Absent: Beasley

Commissioners Recusing: None

Joe Rexwinkle introduced the case. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Hill

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

Voting Nay: None

Abstaining: None

Docket Item: C3.1

CD-CPC-2022-00159 A request to approve a Project Plan in District B2-2 for a multi-unit residential building containing 48 units on about 3.2 acres generally located at 8601 N Wyandotte St

Applicant: Kyle Macdonald of Summa Terra Ventures LLC

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. The applicant team of attorney Patricia Jensen, Mike Watson with Summa Terra Ventures LLC and Gary Hays with MD Mgmt Inc spoke about their requests. They asked to strike conditions 7 & 8. No one else appeared for testimony. Commissioners discussed the merits of the case then denied it.

Motion: Denial

Motioned by: Allender

Seconded by: Hill

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

Voting Nay: Baker; Enders

Abstaining: None

Docket Item: C3.2

CD-CPC-2022-00158 A request to approve a Project Plan in District B2-2 to for a multi-unit residential building containing 48 units on about 1.5 acres generally located at the northwest corner of Main St and NW 85th Ter

Applicant: Rex Buys of Summa Terra Ventures

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Motion: Scheduled

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: C4

CD-CPC-2022-00157 A request to approve a Project Plan in District B1-1 for a multi-unit residential building containing 48 units on about 1.61 acres generally located at the southeast corner of N Main St and NE 85th Ter

Applicant: Rex Buys of Summa Terra Ventures

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

Commissioners Absent: Beasley; Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. The applicant team of attorney Patricia Jensen and engineer Lance Scott spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case then approved it with conditions including two additional conditions: 1) the final plat must be submitted prior to receiving any building permit, per Travis Kiefer, KC Water, 2) if detention basin is above ground, green infrastructure must be included, per Commissioner Allender as written in the updated staff report.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Rojas; Sadowski

Voting Nay: Crowl; Hill

Abstaining: None

Docket Item: C5

CD-CPC-2022-00156 A request to approve a Project Plan in District B2-2 for a multi-unit residential building containing 48 units on about 3.8 acres generally located at 5000 NE Russell Rd

Applicant: Rex Buys of Summa Terra Ventures

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

Commissioners Absent: Beasley

Commissioners Recusing: None

Joe Rexwinkle introduced the case. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Hill

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

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2022-00114 A request to approve a rezoning without a plan on a property currently zoned R-1.5 (Residential 1.5) to B1 (Neighborhood Business 1) on about 2.17 acres generally located at 5220 Troost Ave

Applicant: STEVEN D. FOUTCH of FBKC SPORTS MANAGEMENT ,LLC

Commissioners Present: Allender; Crowl; Enders; Rojas

Commissioners Absent: Beasley

Commissioners Recusing: Baker; Hill; Sadowski

Joe Rexwinkle introduced the case. Najma Muhammad presented the case. The applicant team of attorney Bob Johnson with Polsinelli and Steven Foutch with FBKC Sports Management, LLC spoke about their requests.

The following appeared for testimony:

Vincent Gautier-- Opposed due to no firm plans regarding use, said the applicant didn't confirm the meeting with neighbors, so no one showed up

Alicia Douglas with Rockhurst University--read a letter requesting a continuance to obtain more info regarding the plans

Kenneth Spare from 2 of the neighborhood organizations--Opposed. Needs plans regarding use. Requested continued use of the parish hall.

Tom Bradshaw--Opposed. Wants parish hall.

Mr. Pat Miller representing the diocese (owner)--Supported the plan as presented

Sean Ackerson with Southtown Council--Opposed. Wants specific plan for use.

Ann Sheridan of 1001 NE 52nd St, with St Francis Xavier parish. requested more time.

Commissioners discussed the merits of the case and approved it with an added condition for the applicant to work with staff regarding the Declaration of Use Restrictions prior to the council presentation.

Motion: Approved with Modifications

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 2.1

CD-CPC-2022-00152 The 27th and Cleveland PIEA General Development Plan - A request to approve The 27th and Cleveland PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620 on about 2.5 acres generally located on the south side of E. 27th Street, on the east side of Monroe Avenue and the west side of Cleveland Avenue.

Applicant: Pamela Grego of Planned Industrial Expansion Authority

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

Commissioners Absent: Beasley

Commissioners Recusing: Crawl

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant team of David Macoubrie with PIEA, Jim Potter with Development Initiatives, Machai Norwood with developer MO Housing Partners, Kim Jones with McClure Engineering and Mr. Robin Martinez spoke about their requests. Tiffany Moore of 222 W 75th St had questions regarding the development and pedestrian access. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Baker

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: 2.2

CD-CPC-2022-00099 A request to approve an Area Plan Amendment to the Heart of the City Area Plan from Institutional to Mixed Use Neighborhood and Residential Medium High Density on about 2.4 acres generally located at 3711 E 27th St.

Applicant: Kim Jones of McClure Engineering

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

Commissioners Absent: Beasley

Commissioners Recusing: Crawl

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant team of David Macoubrie with PIEA, Jim Potter with Development Initiatives, Machai Norwood with developer MO Housing Partners, Kim Jones with McClure Engineering and Mr. Robin Martinez spoke about their requests. Tiffany Moore of 222 W 75th St had questions regarding the development and pedestrian access. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Baker

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: 2.3

CD-CPC-2022-00073 A request to approve a rezoning from B3-2 (Community Business) and R-2.5 (Residential) to UR (Urban Redevelopment), with an associated Development Plan, to develop a 49 unit senior housing complex on the subject site on about 2.4 acres generally located at 3711 E 27th St.

Applicant: Kim Jones of McClure Engineering

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

Commissioners Absent: Beasley

Commissioners Recusing: Crawl

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. She asked to strike condition 11 and add condition 22 per the staff report. The applicant team of David Macoubrie with PIEA, Jim Potter with Development Initiatives, Machai Norwood with developer MO Housing Partners, Kim Jones with McClure Engineering and Mr. Robin Martinez spoke about their requests. Tiffany Moore of 222 W 75th St had questions regarding the development and pedestrian access. Commissioners discussed the merits of the case and approved it with conditions and added condition 23 to add a pedestrian access point on Cleveland Avenue.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2021-00214 Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-535, Minor Subdivisions and 88-110-06, Residential Districts Lot and Building Standards and any other necessary related amendments.

Applicant:

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

Commissioners Absent: Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Najma Muhammad presented the case. Tiffany Moore of KCNAC, who worked on the amendment as well, gave a presentation. Sharon Pendleton of the West Plaza area asked commissioners to reconsider verticality of new homes as many new homes on the Plaza were larger & taller than older homes. Commissioners discussed the merits of the case and approved it with a condition to refine the language.

Motion: Approved

Motioned by: Baker

Seconded by: Hill

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

Voting Nay: Allender

Abstaining: None

Docket Item: 4

CD-CPC-2022-00143 A request to approve a rezoning to UR district to allow for a mixed use multi family development with amenities and structured parking on about 1.4 acres generally located at 2001 Walnut Street

Applicant: Matthew Baumann of Hoefer Welker

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

Commissioners Absent: Beasley; Enders

Commissioners Recusing: Baker

Joe Rexwinkle introduced the case. Larisa Chambi presented the case. The applicant spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case approved it with conditions.

Motion: Approved with Conditions

Motioned by: Hill

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-CPC-2022-00031 Paragon Star- A request to approve an interjurisdictional preliminary plat within the cities of Lee's Summit, MO and Kansas City, MO in District R-80 (Residential 80) creating four (4) lots and one (1) tract on about 20 acres generally located at the northeast corner of NE View High Drive and I-470.

Applicant: Jay Healy of George Butler Associates, Inc

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

Commissioners Absent: Beasley; Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. He advised the legal description will change the plat to a preliminary plat, not an interjurisdictional plat. The applicant spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Hill

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

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-CPC-2022-00150 A request to approve a major amendment to a previously approved development plan to allow construction of two multi-unit residential buildings containing 112 units on about 4 acres generally located in the Bristol Commercial area at the northwest corner of NW Shoal Creek Pkwy and HWY 169

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

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

Commissioners Absent: Beasley; Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. She asked to strike conditions 5, 7, 8, 10 & 22 and add a condition per the staff report. The applicant team of attorney Patricia Jensen, developer Brian Mertz and engineer Matt Schlicht spoke about their requests. Tiffany Moore of 222 W 75th St had questions regarding the development and pedestrian access. Commissioners discussed the merits of the case and approved it with conditions, striking conditions 5, 7, 8, 10 & 22, and including the added condition per the staff report.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Hill

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

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2022-00041 A request to approve a Type 2 -Year round Short Term Rental through the Special Use Permit process on about 0.084 acres generally located at 716 W 44th Ter

Applicant: James Engle

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

Commissioners Absent: Beasley; Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Najma Muhammad presented the case. The applicant spoke about his requests. The following were opposed due to parking, lowering values of neighboring properties, loud noise, unknown people in the neighborhood:

Sharon Pendleton of 4743 Jarboe

Jason Laqua of 720 W 44th Terr gave a presentation

Ken Pearson of 700 W 44th Terr

George Heyns of 732 W 44th Terr

Commissioners discussed the merits of the case and denied it.

Motion: Denied

Motioned by: Baker

Seconded by: Rojas

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

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-SUP-2022-00039 A request to approve a Special Use Permit to allow for a Short Term Rental in zoning district R-2.5 on about 0.12 acres generally located at 4742 Jarboe Street

Applicant: Theodore Anderson of The Real Estate Law Firm

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

Commissioners Absent: Beasley; Enders

Commissioners Recusing: None

Testimony: Yes

Joe Rexwinkle introduced the case. Jared Clements presented the case. He requested a continuance to allow time for an inspection as the applicant requested short term rental permits for a duplex, but the Certificate of Occupancy lists the property as a single family house. The applicant team of Theodore Anderson with The Real Estate Law and Mr. Kerry Stronak with the ownership group spoke about their requests. They said they were approved by the West Plaza Neighborhood Association. The following appeared in opposition and said the applicants didn't get approval from the West Plaza Neighborhood Association:

Sharon Pendleton of 4743 Jarboe

Alex Kisch of 807 W 48th St

Commissioners discussed the merits of the case and continued it to November 1, 2022.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-SUP-2022-00038 A request to approve a Special Use Permit to allow for a Short Term Rental in zoning district R-2.5 on about 0.13 acres generally located at 4412 Terrace Street.

Applicant: Theodore Anderson of The Real Estate Law Firm

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

Commissioners Absent: Beasley; Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicant team of Theodore Anderson with The Real Estate Law and Mr. Kerry Stronak with the ownership group spoke about their requests. They said they were approved by the West Plaza Neighborhood Association.

Sharon Pendleton of 4743 Jarboe appeared in opposition and said the applicants didn't get approval from the West Plaza Neighborhood Association.

Commissioners discussed the merits of the case and denied it.

Motion: Denied

Motioned by: Baker

Seconded by: Allender

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

Voting Nay: Crowl

Abstaining: None

Docket Item: 10

CD-SUP-2022-00033 A request to approve a drive-through facility on about .55 acres generally located at E. Linwood Boulevard and Van Brunt Boulevard.

Applicant: Matthew Gibbs of BHC Rhodes

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 November 1, 2022 with a fee. No one appeared for testimony. Commissioners continued the case to November 1, 2022 with a fee.

Motion: Continued Fee: YES

Motioned by: Baker

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-CPC-2022-00128 A request to rezone .3 acres of land from UR (Urban Redevelopment) to DR-5 (Downtown Residential dash 5) generally located at E. 21st Street and Vine Street.

Applicant: George White

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 November 1, 2022. No one appeared for testimony. Commissioners continued the case to November 1, 2022.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-CPC-2022-00137 A request to approve a rezoning to MPD (Master Planned Development) from districts R-0.5, B4-5, and B3-2, and approving a preliminary development plan, which also acts as a preliminary plat for 179 residential units on about 25.61 acres generally located at the northeast corner of NE 48th St and I-435.

Applicant: Adam DeGonia of McClure

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

Commissioners Absent: Beasley; Enders

Commissioners Recusing: Crawl

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. She advised a condition was added "The developer shall submit revised plans showing the pedestrian connection to NE 50th St prior to ordinance request". The applicant spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case then approved it with conditions including the additional condition and another condition to "evaluate green infrastructure options prior to the MPD Final Plan" as written in the updated staff report.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Hill; Rojas

Voting Nay: Sadowski

Abstaining: None
