



City Plan Commission Minutes

Hearing Date: January 3, 2023

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

Docket Item: C1

CD-CPC-2022-00212 A request to approve an MPD Final Plan for a residential development on about 52 acres generally located at 5800 N Brighton Avenue

Applicant: Adam DeGonia of McClure

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

Commissioners Absent: Sadowski

Commissioners Recusing: Cowl

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

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: C2

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: Allender; Cowl; Enders; Hill; Rojas

Commissioners Absent: Baker; Sadowski

Commissioners Recusing: Beaseley

Joe Rexwinkle introduced the case and stated staff recommended a continuance to January 17, 2023. No one appeared for testimony. Commissioners continued the case to January 17, 2023 without a fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hill

Voting Aye: Allender; Cowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2022-00196 A request to approve a Development Plan in a B2-2 (Neighborhood Business) and R-6 (Residential) zoning district to site residential uses (detached dwelling units, a duplex, fourplexes, and apartments) on about 25 acres generally located at 2 NW Shoal Creek Pkwy.

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

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

Commissioners Absent: Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case and stated conditions 4, 23, & 38 had been revised. The applicant team of attorney Patricia Jensen, Brian Mertz of PC Homes, Matt Schlict of Engineering Solutions and Janelle Clayton of Merge Midwest Engineering appeared and spoke about the project. They requested condition 39 to add signage, certificate of occupancy and fencing. Shanna Gratzner of 11024 N Wyandotte and Andrea Rees of 11027 N Wyandotte appeared in opposition. Ms Gratzner requested more single family homes instead of rental properties. Both Ms Gratzner and Ms Rees opposed their street being open to more traffic. Jacob McFee, owner of 201 NW 108th St appeared in support.

Commissioners discussed the merits of the case and approved it with conditions including the revised conditions, 4, 23 & 38 and adding condition 39 regarding signage and Certificate of Occupancy, but not fencing.

Motion: Approved with Conditions

Motioned by: Hill

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-CPC-2022-00194 Project Royal Development Plan - A request to approve a development plan which also serves as a preliminary plat, in District M1-5 (Manufacturing) to allow for 500,000 square foot of office and warehouse development on one (1) lot and one (1) tract, on about 53 acres generally located at the southwest corner of 150 Hwy and Thunderbird Road.

Applicant: Dean Randolph of Davidson Architecture and Engineering

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

Commissioners Absent: Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Matt Barnes presented the case. The applicant team of Will DuBois & Chris Hafner appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2022-00192 A request to approve a major amendment to an approved development plan to add new fencing and the construction of a new parking area on about 20.6 acres generally located at Emanuel Cleaver II Boulevard and E. 46th Street.

Applicant: Amanda Grosdeck of Time Equities Inc.

Commissioners Present: Allender; Baker; Beasley; Cowl; Enders; Hill; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Andrew Clarke presented the case and requested removal of condition 5. The applicant team of Dennis DeBenedetto and Amanda Grosdeck with Time Equities appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition 5.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Beasley

Voting Aye: Allender; Baker; Beasley; Cowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-SUP-2022-00049 A request to approve a latex printing business in District B4-5 on about 0.153 acres generally located at the Northwest corner of Wabash Avenue and East Truman Road.

Applicant: Joe Eastwood of Dragon Print and Sign

Commissioners Present: Allender; Baker; Beasley; Cowl; Enders; Rojas

Commissioners Absent: Sadowski

Commissioners Recusing: Hill

Joe Rexwinkle introduced the case. Justin Smith presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case. They approved the Special Use Permit with conditions and no term limit.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Cowl; Enders; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-CPC-2022-00207 A request to approve a residential development plan in district R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue.

Applicant: Brad Sonner of Olsson

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

Commissioners Absent: Sadowski

Commissioners Recusing: None

Larisa Chambi introduced the case. Andrew Clarke presented the case. The applicant appeared and spoke about their requests. The following appeared in opposition:

Adrienne Valleyo of St Vincent's Academy at 2727 Tracy--late receiving notice

Amy Robertson of 2830 Tracy & the Beacon Hill Neighborhood, presented a petition

Ressie Hill of 2805 Tracy

They all stated they wanted permanent housing, not transitional housing. They said the women in the program currently loitered in the neighborhood, drinking & doing drugs. They said they broke into cars.

The applicant said the Beacon Hill Neighborhood Association and 30 others had provided letters of support. She said the housing was not transitional and spoke about the Amethyst Place program helping women achieve goals and promote success in education and life.

Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: Beasley

Abstaining: None

Docket Item: 6

CD-CPC-2022-00174 A request to approve a rezoning from district Urban Redevelopment (UR) to district Urban Redevelopment (UR), in order to build mixed-use residential apartment complex with approximately 300 residential units on about 0.98 acres generally located at 400 Main Street.

Applicant: Jesse Crupper of KEM Studio

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

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to February 7, 2023. No one appeared for testimony. Commissioners continued the case to February 7, 2023 without a fee.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 7.1

CD-CPC-2022-00198 Shoemaker Rezoning – A request to approve a rezoning from Districts R-80 and R-5 (Residential) to District R-7.5 (Residential) on about 15 acres generally located at the northwest corner of NE 88th Street and N. Highland Avenue.

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

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

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to February 7, 2023. No one appeared for testimony. Commissioners continued the case to February 7, 2023 without a fee.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 7.2

CD-CPC-2022-00197 Shoemaker, Preliminary Plat – A request to approve a preliminary plat in District R-7.5 creating three (3) detached residential on about 15 acres generally located at the northwest corner of NE 88th Street and N. Highland Avenue.

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

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

Commissioners Absent: Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to February 7, 2023. No one appeared for testimony. Commissioners continued the case to February 7, 2023 without a fee.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-MISC-2022-00001 Receiving from Long Range Planning & Development staff a memo in reference to the release of 7 new objectives in The KC Spirit Playbook. Said seven objectives being: "Connected City", "Displacement Mitigation", "Housing Affordability and Diversity", "Public Spaces", "Public Health", "Quality Development" and "Smart City Technology and Trends". All of the draft objectives will be posted for public review on playbook.kcmo.gov by the end of business on December 30th, 2022. The Commission and the general public will discuss all 21 of the objectives in a public hearing on January 17, 2023.

Applicant:

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Motion: No Recommendation

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None
