



# City Plan Commission Minutes

Hearing Date: September 19, 2023

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

**Docket Item:** C1

**CLD-FnPlat-2022-00041** A request to approve a final plat in district R-7.5 (Residential) to create 58 lots and eight tracts on about 60 acres generally located at N. Green Hills Road and NW 108th Street.

**Applicant:** Steve Warger of Warger Associates LLC  
**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas; Sadowski  
**Commissioners Absent:** Crawl  
**Commissioners Recusing:** None

Larisa Chambi 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:** Allender; Baker; Beasley; Enders; Hill; Rojas; Sadowski  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** C2

**CLD-FnPlat-2023-00021** A request to approve a Final Plat in District UR (Urban Redevelopment) on about 1.6 acres generally located at the northeast corner of West 31st Street and Baltimore Avenue to allow for the creation of one (1) lot to allow for a parking structure.

**Applicant:** Mitchell Slutter of Renaissance Infrastructure Consulting  
**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas; Sadowski  
**Commissioners Absent:** Crawl  
**Commissioners Recusing:** None

Larisa Chambi 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:** Allender; Baker; Beasley; Enders; Hill; Rojas; Sadowski  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** C3

**CLD-FnPlat-2023-00020** A request to approve a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located at the northeast corner of West 31st Street and Wyandotte Avenue to create one (1) lot and two (2) tracts to allow for a multifamily structure

**Applicant:** Mitchell Slutter of Renaissance Infrastructure Consulting  
**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas; Sadowski  
**Commissioners Absent:** Crawl  
**Commissioners Recusing:** None

Larisa Chambi 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:** Allender; Baker; Beasley; Enders; Hill; Rojas; Sadowski  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** C4

**CD-CPC-2023-00137** A request to approve a project plan for the construction of an eating and drinking establishing and drive-through facility in district B3-2 on about .56 acres generally located at Westport Road and State Line Road.

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

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

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Larisa Chambi introduced the case. Andrew Clarke presented the case. Applicant Mark Untersee 3100 Broadway with Domini Tutera and team spoke about their requests. Resident Gilbert Pintar 4178 Cambridge spoke about the concerns of traffic safety. Commissioners discussed the merits of the case and approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Allender

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1.1

**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; Beasley; Enders; Hill; Rojas; Sadowski

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Larisa Chambi introduced the case. Andrew Clarke presented case. Applicant Scott Slaggie at 4600 Madison with Kirk Peterson 900 West 48th Place spoke about his requests. Commissioners discussed merits of the case and approved it with conditions removing conditions 21/22/24/25 and 6.

**Motion:** Approved

**Motioned by:** Sadowski

**Seconded by:** Allender

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1.2

**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; Beasley; Enders; Hill; Rojas; Sadowski

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Larisa Chambi introduced the case. Andrew Clarke presented case. Applicant Scott Slaggie at 4600 Madison with Kirk Peterson 900 West 48th Place spoke about his requests. Commissioners discussed merits of the case and approved it with conditions removing conditions 21/22/24/25 and 6.

**Motion:** Approved

**Motioned by:** Sadowski

**Seconded by:** Allender

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1.3

**CD-SUP-2023-00039** A request to approve a special use permit for motor vehicle repair, general on about 3 acres generally located at NE Barry Road and N. Brighton Avenue.

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

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

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Larisa Chambi introduced the case. Andrew Clarke presented case. Applicant Scott Slaggie at 4600 Madison with Kirk Peterson 900 West 48th Place spoke about his requests. Commissioners discussed merits of the case and approved it with conditions removing conditions 21/22/24/25 and 6.

**Motion:** Approved with Conditions

**Motioned by:** Sadowski

**Seconded by:** Allender

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**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; Beasley; Enders; Hill; Rojas; Sadowski

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case. Larisa Chambi presented the case. Applicant Eli Johnson with team spoke on their requests to remove condition 6 with team. Audrey Navarro at 1 East Armor Blvd with Clemens Real Estate spoke in support of project. Commissioners discussed the merits of the case and approved it with conditions, revising condition 6 to 10 years.

Quorum from 9-5-23: Allender, Baker, Crawl, Enders, Hill, Sadowski

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Hill

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

**Voting Nay:** Baker

**Abstaining:** None

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**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; Beasley; Enders; Hill; Rojas; Sadowski

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Larisa introduced the case. Genevieve Kohn presented the case. Applicant Gretchen Blaine and team spoke about their requests. Chris Obley at 1819 Baltimore spoke about the parking garage. Commissioners discussed the merits of the case and approved it with conditions.

Quorum Allender, Enders, Hill, Rojas, Sadowski

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-SUP-2023-00038** A request to approve a Special Use Permit for a hotel along a Boulevard on about .125 acres generally located at 1108 Grand Blvd.

**Applicant:** Pam Nowak of Metropolitan Build

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

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Larisa Chambi introduced the case. Ahnna Nanoski presented the case. Applicant Douglas Stone and Jay Simone spoke about their request. Commissioners discussed the merits of the case and approved it with conditions 4/5/6/7 and 8 being resolved prior to BZA review and to edit condition 15 to obtain a valet parking zone permit which is renewed annually prior to certificate of occupancy.

**Motion:** Approved with Conditions

**Motioned by:** Sadowski

**Seconded by:** Enders

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-CPC-2023-00133** A request to approve a rezoning without plan from District UR to District DX-2 on about 0.16 acres generally located at 2936 Cherry Street.

**Applicant:** of Scott Holdings L.L.C.

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

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Larisa Chambi introduced the case. Genevieve Kohn presented the case. Applicant Dale Scott with Ryan Heiser and team spoke about their request. Commissioners discussed the merits of the case and approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Sadowski

**Seconded by:** Allender

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-CPC-2023-00141** A request to approve a the Westside Heritage Urban Renewal Plan and declare the area blighted and insanitary and in need of redevelopment and rehabilitation as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W 31st Street on the south, and the Stateline/ 25th St./Kansas City Terminal Railway tracks on the west.

**Applicant:** Robert Long of EDCKC

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

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Testimony: Yes

Ahnna Nanoski introduced the case. Larisa Chambi presented the case. Richard Hernandez President of the Westside neighborhood association, Michael Duffy 4202 Roanoke Road Commissioners discussed the merits of the case and continued it to 10-3-23.

**Motion:** Continued

**Motioned by:** Enders

**Seconded by:** Baker

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-CPC-2023-00124** A request to approve a development plan for a cottage house development in an R-2.5 (Residential) zoning district on about .8 acres generally located at 2508 Chestnut Ave.

**Applicant:** Brian Hochstein of MKEC Engineering, Inc.

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

**Commissioners Absent:** Cowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated staff recommended a continuance to October 17, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to October 17, 2023 without a fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-CPC-2023-00053** Major Street Plan - A request to approve an amendment to the major street plan by adding NE 100th Street east of Maplewoods Parkway and removing NE 96th Street from the major street plan east of Maplewoods Parkway.

**Applicant:** Shawn Duke of Snyder & Associates, Inc.

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

**Commissioners Absent:** Cowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated staff recommended a continuance to October 17, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to October 17, 2023 without a fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9

**CD-SUP-2023-00022** A request to approve a special use permit in district B1-1 to allow for the expansion of an existing gasoline and fuel sales establishment on about .517 generally located at NE Vivion Road and N. Lawn Avenue.

**Applicant:** RIAD BAGHDADI of RB ARCHITECTURE ENGINEERING CONST. LLC

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

**Commissioners Absent:** Cowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi 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: YES

**Motioned by:** Enders

**Seconded by:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**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; Beasley; Enders; Hill; Rojas; Sadowski

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated staff recommend to be continued off docket with fee. No one appeared for testimony. Commissioners continued case off docket with fee.

**Motion:** Continued - Off Docket Fee: YES

**Motioned by:** Enders

**Seconded by:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 11

**CD-CPC-2023-00106** A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review.

**Applicant:**

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

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated staff recommended a continuance to October 17, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to October 17, 2023 without a fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12

**CD-CPC-2023-00101** A request to approve a Project Plan for Holly Farms 2nd Plat in District R-7.5 (Residential Seven Point Five) on about 12 acres generally located at the southeast corner of NW Shoal Creek Pkwy and N Holly St.

**Applicant:** Michele Romano of Schlagel & Associates, PA

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

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated staff recommended a continuance to October 17, 2023 without a fee. No one appeared for testimony. Commissioners continued the case to October 17, 2023 without a fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 13

**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; Beasley; Enders; Hill; Rojas; Sadowski

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated staff recommended a continuance to October 17, 2023 with a fee. No one appeared for testimony. Commissioners continued the case to October 17, 2023 with a fee.

**Motion:** Continued Fee: YES

**Motioned by:** Enders

**Seconded by:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 14.1

**CD-CPC-2023-00074** A request to to consider amending the Martin City/ Richards-Gebaur Area Plan by changing the recommended land use from Residential Medium Density, Residential Low Density and Open Space Buffer land use to Residential Low Density and Open Space Buffer land use designation on about 365 acres in an area generally bordered by 150 Hwy on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west.

**Applicant:** Doug Ubben of Phelps Engineering, Inc.

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

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi 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:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 14.2

**CD-CPC-2023-00073** A request to approve a rezoning from District R-80 (Residential 80) to District R-7.5 (Residential 7.5), on about 365 acres in an area generally bordered by 150 Hwy on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west.

**Applicant:** Doug Ubben of Phelps Engineering, Inc.

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

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi 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:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 14.3

**CD-CPC-2023-00072** A request to approve a Preliminary Plat in District R-7.5 to allow for 580 detached lots on about 365 acres in an area generally bordered by 150 Hwy on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west.

**Applicant:** Doug Ubben of Phelps Engineering, Inc.

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

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi 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:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 15

**CD-CPC-2023-00085** A request to rezone about 10 acres from district R-7.5 to district R-80 generally located at Blue Ridge Boulevard and E. 29th Street.

**Applicant:** Terry Riley of TRANSFORMATION Consultants LLC

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

**Commissioners Absent:** Crowl

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi 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:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 16

**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; Beasley; Enders; Hill; Rojas; Sadowski

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Larisa Chambi introduced the case and stated staff recommended dismissal. No one appeared for testimony. Commissioners dismissed case.

**Motion:** Dismissed

**Motioned by:** Enders

**Seconded by:** Sadowski

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

**Voting Nay:** None

**Abstaining:** None

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