



City Plan Commission Minutes

Hearing Date: July 3, 2024

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: C1

CLD-FnPlat-2023-00010 A request to approve a Final Plat in District R-1.5 (Residential) on about 1 acres generally located on the west side of Oak Street between Linwood Boulevard and 31st Street creating 12 lots for single unit homes.

Applicant: Lindsay Vogt of RL Buford

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case and stated staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2024-00067 A request to approve an MPD final plan for Redwood on N Ambassador in district MPD on about 36 acres generally located at 9799 NW Skyview Avenue.

Applicant: Adam DeGonia of McClure

Commissioners Present: Arkin; Beasley; Enders; Hasek; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: Crowl

Ahna Nanoski introduced the case and stated staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Beasley

Voting Aye: Arkin; Beasley; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2024-00049 A request to approve the designation of the Carmen building on 101 W Linwood Boulevard to the Kansas City Register of Historic Places (H/O Overlay) on about 1.45 acres generally located between Wyandotte Street and Baltimore Avenue on the south side of West Linwood Boulevard.

Applicant: Nadja Karpilow of Old Hyde Park Historic District

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: Beasley; Hasek

Ahna Nanoski introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. The applicant appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved
Motioned by: Enders
Seconded by: Arkin
Voting Aye: Arkin; Crowl; Enders; Lynch
Voting Nay: None
Abstaining: None

Docket Item: 2

CD-ROW-2023-00053 A request to approve a vacation of Public Right-of-Way in District R-7.5 (Residential) of about 130 feet generally located on Fremont Avenue north of East 55th Terrace.

Applicant: Herb Hardwick of Hardwick Law Firm, LLC

Commissioners Present: Arkin; Crowl; Enders; Lynch
Commissioners Absent: Padilla
Commissioners Recusing: Beasley; Hasek

Ahna Nanoski introduced the case. Matthew Barnes presented the case. Applicants and business owners, BNIM and council member appeared and spoke about their requests. There were several that spoke during Public Testimony for both sides. Commissioners discussed merits of the case and passed the motion 3 to 1.

Motion: Approved
Motioned by: Enders
Seconded by: Arkin
Voting Aye: Arkin; Enders; Lynch
Voting Nay: Crowl
Abstaining: None

Docket Item: 3

CD-CPC-2024-00058 A request to approve a major amendment to a previously approved development plan to allow approximately 147 units in district DX-15 on about 0.35 acres generally located at 1818 Main Street.

Applicant: Gretchen Blain of Generator Studio

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch
Commissioners Absent: Padilla
Commissioners Recusing: Arkin

Ahna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant 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: Enders
Seconded by: Hasek
Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch
Voting Nay: None
Abstaining: None

Docket Item: 4.1

CD-CPC-2024-00070 A request to approve an Area Plan amendment to the Greater Downtown Area Plan future land use recommendation from Residential Medium Density to Downtown Residential on about 0.18 acres generally located at 521 Campbell Street.

Applicant: Thong Thai of B+A Architecture

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch
Commissioners Absent: Padilla
Commissioners Recusing: None

Ahna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval without conditions. The applicant and B & A architects appeared and spoke about their requests. Erin Royals appeared for testimony supporting the project moving forward. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Enders
Seconded by: Beasley
Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch
Voting Nay: Padilla

Abstaining: None

Docket Item: 4.2

CD-CPC-2024-00069 A request to approve a rezoning without plan from district R-1.5 to district DR-3 on about 0.18 acres generally located at 521 Campbell Street.

Applicant: Thong Thai of B+A Architecture

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Motion: Approved

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 5.1

CD-CPC-2024-00060 A request to approve a rezoning from district R-2.5 to district R-1.5 on about 15.3 acres generally located between NW Milrey Drive and NW 83rd Street.

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

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahnna Nanoski introduced the case. Andrew Clarke presented the case. The applicant team of attorney Patricia Jensen, and Brian Mertz spoke about their requests. Tabb Reese, business owner, and Kim Norman, a property manager, appeared for testimony. Commissioners discussed merits of the case and approved it.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 5.2

CD-CPC-2024-00061 A request to approve a residential development plan in the proposed R-1.5 zoning district on about 15.3 acres generally located between NW Milrey Drive and NW 83rd Street.

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

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahnna Nanoski introduced the case. Andrew Clarke presented the case. The applicant team of attorney Patricia Jensen, and Brian Mertz spoke about their requests. Tabb Reese, business owner, and Kim Norman, a property manager, appeared for testimony. Commissioners discussed merits of the case and approved it.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 6.1

CD-CPC-2024-00064 A request to approve an amendment to the Heart of the City Area Plan future land use recommendation from Institutional to Residential Medium High Density on about 23 acres generally located at 4520 Benton Boulevard.

Applicant: Lamin Nyang of TALIAFERRO & BROWNE, INC

Commissioners Present: Arkin; Beasley; Crowl; Enders; Lynch

Commissioners Absent:

Commissioners Recusing: Hasek

Ahna Nanoski introduced the case. Genevieve Kohn presented the case. The applicant team of Aaron Thomas Jensen, and engineer Judd Ullom spoke about their requests. Oak Park HOA president Oak Park Leadership, and 2 neighbors appeared for testimony. Commissioners discussed merits of the case and approved it requesting the applicants add community engagement.

Motion: Approved

Motioned by: Enders

Seconded by: Lynch

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: Beasley

Abstaining: None

Docket Item: 6.2

CD-CPC-2024-00063 A request to approve a rezoning from district R-2.5 to district UR and preliminary development plan, which also serves as a preliminary plat, to allow a residential development containing approximately 290 dwelling units on about 23 acres generally located at 4520 Benton Boulevard.

Applicant: Lamin Nyang of TALIAFERRO & BROWNE, INC

Commissioners Present: Arkin; Beasley; Crowl; Enders; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: Hasek

Ahna Nanoski introduced the case. Genevieve Kohn presented the case. The applicant team of Aaron Thomas Jensen, and engineer Judd Ullom spoke about their requests. Oak Park HOA president Oak Park Leadership, and 2 neighbors appeared for testimony. Commissioners discussed merits of the case and approved it with conditions also requesting the applicants add additional community engagement.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Lynch

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: Beasley

Abstaining: None

Docket Item: 7

CD-SUP-2024-00022 A request to approve a renewal of a special use permit to complete fill work for a demolition debris landfill in district R-80 on about on about 7.37 acres generally located at generally located at 11202 and 11206 E MO 150 HWY.

Applicant: Jadrienne Rodell-Tipton of Powell CWM

Commissioners Present: Arkin; Crowl; Enders; Hasek; Lynch

Commissioners Absent: Beasley; Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case. Genevieve Kohn presented the case. The applicant Keith Ash spoke about their requests. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions, including changing the time to come back before the commission, from 1 yr to 3yrs.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2024-00068 A request to approve a non residential development plan in district B3-2 to allow for outdoor and indoor sports and recreation on about 24.7 acres generally located at Interstate 35 and NE Oak Ridge Drive.

Applicant: Jacob Dobbs of Kaw Valley Engineering

Commissioners Present: Arkin; Crowl; Enders; Hasek; Lynch

Commissioners Absent: Beasley; Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case and Andrew Clarke presented and stated staff recommended approval with conditions. Matt Cross represented the applicant team. No one appeared for testimony. Commissioners approved the case with conditions, adding the addition of tree preservation requirement.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Crowl; Enders; Hasek; Lynch
Voting Nay: None
Abstaining: None

Docket Item: 9
CD-MISC-2023-00005 Presenting an update on the implementation of the KC Spirit Playbook after one year since adoption.

Applicant:

Commissioners Present: Arkin; Crowl; Enders; Hasek; Lynch
Commissioners Absent: Beasley; Padilla
Commissioners Recusing: None

Ahna Nanoski presented the case stating that this was an update on the implementation of KC Playbook. Morgan Pemberton, Jeffrey Williams and Gerald Williams presented the one year update.

Motion: No Recommendation
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 10.1
CD-CPC-2024-00056 A request to approve a preliminary plat to create four (4) lots for residential development in districts R-1.5, R-7.5 and R-10 on about 45 acres generally located at NE 96th Street and Maplewoods Parkway

Applicant: Shawn Duke of Snyder & Associates, Inc.

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch
Commissioners Absent: Padilla
Commissioners Recusing: None

Testimony: No

Ahna Nanoski introduced the case and stated staff recommended continuance to August 7, 2024 without fee. No one appeared for testimony. Commissioners continued the case to August 7, 2024 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch
Voting Nay: None
Abstaining: None

Docket Item: 10.2
CD-CPC-2024-00080 A request to approve the realignment of NE 96th Street which is on the City's Major Street Plan in districts R-1.5, R-7.5 and R-10 on about 45 acres generally located at NE 96th Street and Maplewoods Parkway.

Applicant: Shawn Duke of Snyder & Associates, Inc.

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch
Commissioners Absent: Padilla
Commissioners Recusing: None

Testimony: No

Ahna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 8/7/24. Commissioners approved to continue the case to 8/7/24 without fee.

Motion: Continued Fee: NO
Motioned by: Enders

Seconded by: Hasek
Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch
Voting Nay: None
Abstaining: None

Docket Item: 11

CD-CPC-2023-00159 A request to approve a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhome in two (2) phases on one (1) lot, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive (609 W. 49th Street).

Applicant: Masoud Shahbazi

Commissioners Present: Arkin; Beasley; Crowl; Enders; Hasek; Lynch
Commissioners Absent: Padilla
Commissioners Recusing: None

Testimony: No

Ahna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 8/7/24. Commissioners approved to continue the case to 8/7/24 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Arkin; Beasley; Crowl; Enders; Hasek; Lynch
Voting Nay: None
Abstaining: None