



City Plan Commission Minutes

Hearing Date: October 2, 2024

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

Docket Item: C1

CLD-FnPlat-2024-00013 A request to approve a Final Plat in District R-7.5 (Residential) on about 15 acres generally located at the terminus of North Holly Street south of Northwest 106th Street allowing for the creation of 46 lots and 1 tract for the purposes of a residential development.

Applicant: Michele Romano of Schlagel & Associates, PA

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public 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-2024-00121 A request to approve an MPD Final Plan to allow for vehicle storage in district MPD on about 42.64 acres generally located at NE corner of Highway 210 and North Brighton Avenue.

Applicant: Tyler Wysong of Kimley-Horn

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public 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: C3

CD-CPC-2024-00112 A request to approve a Project Plan to permit an expansion of a church in a DC-15 zoning district on about 0.86 acres generally located west of Cherry Street between 8th and 9th Street.

Applicant: Chris Busch of PGAV Architects

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public 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: 1

CD-SUP-2024-00036 A request to approve a special use permit to allow one temporary, modular classroom building in district R-6 on about 3.89 acres generally located at 7302 Pennsylvania Avenue.

Applicant: EDWARD PHILLIPS of NORTON & SCHMIDT CONSULTING ENGINEERS

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicants Amy Casein and Edward Phillips from Norton & Schmidt Consulting Engineers appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, extending the SUP to 4 years.

Motion: Approved with Conditions

Motioned by: Beasley

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-CPC-2024-00107 A request to approve a development plan for one industrial logistic/warehouse building in district KCIA on about 7.6 acres generally located at 10220, 10200, and 10150 N Everton Avenue.

Applicant: Johnathon Phillips of Davidson A+E

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to 10/16/24. No one appeared for public testimony. Commissioners approved to continue the case to 10/16/24 with fee.

Motion: Continued - With Fee

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2024-00122 Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-335-01-B and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending required separation distances.

Applicant: Mario Vasquez

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval without conditions. No one appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek

Voting Nay: Arkin; Lynch

Abstaining: None

Docket Item: 4.1

CD-CPC-2024-00123 A request to approve an area plan amendment for the Heart of the City Area Plan from Residential Low Density to Residential Medium Density on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St.

Applicant: John DeBauche of Land Bank of Kansas City, MO

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 16, 2024. No one appeared for testimony. Commissioners approved to continue the case to October 16, 2024 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 4.2

CD-CPC-2024-00104 A request to approve a rezoning from District UR (Urban Redevelopment) to R-2.5 (Residential) on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St.

Applicant: John DeBauche of Land Bank of Kansas City, MO

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 16, 2024. No one appeared for testimony. Commissioners approved to continue the case to October 16, 2024 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-CPC-2024-00089 A request to approve an MPD Final Plan in district MPD (Master Planned Development) to develop two mixed use buildings on Parcels 6 and 7 on about 8 acres generally located at Berkely Parkway and Lydia Avenue.

Applicant: Grace Tang of PERKINS EASTMAN

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 16, 2024. No one appeared for testimony. Commissioners approved to continue the case to October 16, 2024 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-CPC-2024-00117 A request to approve a rezoning from district B3-3 (Commercial) to M1-2 (Manufacturing) on about 10.75 acres generally located west of Interstate 29 on NW Prairie View Road, between NW Cookingham Drive to the north and NW 112th Street to the south.

Applicant: Neel Patel of Trueparkings KC LLC

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 16, 2024. No one appeared for testimony. Commissioners approved to continue the case to October 16, 2024 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2024-00041 A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St.

Applicant: Phillip Klawuhn of Phillip A. Klawuhn & Associates, P.C.

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to 10/16/24. No one appeared for public testimony. Commissioners approved to continue the case to 10/16/24 with fee.

Motion: Continued - With Fee

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-SUP-2024-00029 A request to approve a Special Use Permit (SUP) for a hotel in district R-0.5 (Residential) on about .253 acres generally located at 804 W 48th St.

Applicant: Heather Caster

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 16, 2024. No one appeared for testimony. Commissioners approved to continue the case to October 16, 2024 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-SUP-2024-00028 A request to approve a special use permit in district R-6 (Residential) to allow for the expansion of a religious assembly on about 1.29 acres generally located at northwest corner of Wornall Rd and W 67 St.

Applicant: Hannah Pachunka of Duggan Shadwick Doerr & Kurlbaum LLC

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

Commissioners Absent: Padilla

Commissioners Recusing: None

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

Motion: Dismissed

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None
