



City Plan Commission Minutes

Hearing Date: February 5, 2025

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

Docket Item: C1

CLD-FnPlat-2024-00037 A request to approve a To consider approval of a final plat in District SC (Shoal Creek) creating twenty-seven (27) lots and one (1) tract on about 13 acres generally located at the northeast corner of NE 76th Street and N. Donnelly Avenue.

Applicant: Doug Ubben of Phelps Engineering, Inc.

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

Commissioners Absent:

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; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2024-00166 A request to approve a deannexation (detachment) from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Parkville, Missouri on about 80 acres generally located between NW 52nd Terrace on the south, NW 56th Street on the north and the corporate limits of the City of Parkville on the west.

Applicant: Ed Linnebur of Parkville Economic Development Council

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending denial. The applicant team, Ed Linnebur and Scott Ferguson appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case denied the case.

Motion: Denial

Motioned by: Arkin

Seconded by: Hasek

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

Voting Nay: Crowl

Abstaining: None

Docket Item: 2

CD-CPC-2024-00177 A request to approve a rezoning from district UR to district UR acting as a major amendment in district UR for a residential development on about 1.83 acres generally located on three different properties: the first located on Cherry Street between East 4th and East 5th Street, the second located at the northeast corner of Charlotte Street and East 5th Street, and the third located north of the East 4th and Campbell Street connection south of East 3rd Street.

Applicant: Adam DeGonia of McClure

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

Commissioners Absent:

Commissioners Recusing: Crawl

Sara Copeland introduced the case; Larissa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant team, Lee Berman and Lance Carlton appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Arkin

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2024-00198 A request to approve a Major Amendment to a Development Plan in District R-7.5 (Residential) on about 60 acres generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road to allow for the creation of 251 units with deviations to the required lot and building standards of the R-7.5 Zoning District.

Applicant: Steve Warger of Warger Associates LLC

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Steve Warger appeared and spoke about his requests. For public testimony, Jim Jones and Paul Opler appeared and spoke about their many concerns including drainage and zoning variances. Commissioners discussed the merits of the case and approved it with conditions adding a condition for adding a swail for stormwater drainage.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 4.1

CD-CPC-2024-00194 A request to approve a rezoning from District R-7.5 to R-6 on about 77 acres generally located at the southwest corner of North Platte Purchase Drive and Northwest 108th Street.

Applicant: Lindsay Vogt of RL Buford

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval without conditions. The applicant team Lindsey Vogt and Sara Cunningham appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 4.2

CD-CPC-2024-00195 A request to approve a development plan, also serving as preliminary plat, to allow for the construction of 295 residential lots in District R-7.5 on about 77 acres generally located at the southwest corner of North Platte Purchase Drive and Northwest 108th Street.

Applicant: Lindsay Vogt of RL Buford

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicant team Lindsey Vogt and Sara Cunningham appeared and spoke about their requests. No one appeared for public 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: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-CPC-2024-00105 A request to approve a rezoning from District R-2.5 (Residential) to District M1-5 (Manufacturing) on about 0.8 acres generally located at the northwest corner of East US 40 Highway and Lewis Avenue.

Applicant: GEORGE BUKATY of GEORGE E BUKATY & CO., INC.

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval without conditions. The applicant George Bukaty appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 6.1

CD-CPC-2024-00199 A request to approve an Area Plan amendment of the Line Creek Valley Area Plan from a future land use recommendation of Mixed Use Community to Commercial on about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue.

Applicant: Daniel Goodwin of Olsson

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval without conditions. The applicants Jacob Hodson and Daniel Gregory appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 6.2

CD-CPC-2024-00197 A request to approve a rezoning from district B3-2 to district B4-3 on about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue.

Applicant: Daniel Goodwin of Olsson

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval without conditions. The applicants Jacob Hodson and Daniel Gregory appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 6.3

CD-CPC-2024-00196 A request to approve a development plan to allow a self-storage warehouse in proposed district B4-3 on about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue.

Applicant: Daniel Goodwin of Olsson

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

Commissioners Absent:

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 Jacob Hodson and Daniel Gregory appeared and spoke about their requests. No one appeared for public 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: Arkin; Beasley; Crawl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2024-00053 A request to approve a special use permit for a cemetery in district R-7.5 on about 10 acres generally located at 6200 E 58th Street.

Applicant: Christine Drechsler of St. Mary of Egypt Orthodox Church

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant Christine Drechsler appeared and spoke about her requests. For public testimony, Amie Tompkins appeared and stated that she wasn't notified and would like the case to be continued. Ian Flowers appeared in support. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2024-00192 A request to approve a non-residential development plan also acting as a preliminary plat in district B3-2 on about 13.18 acres generally located at 8601 North Madison Avenue.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant team Patricia Jensen, Matt Schlicht, Tim Hughes, and Cathy Worman appeared and spoke about their requests. No one appeared for public 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: Arkin; Beasley; Crawl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2024-00191 A request to approve a major amendment to a previously approved UR Plan to add Communication Service Establishment and additional uses on about 4.705 acres generally located on E Truman Road between McGee Street and Oak Street.

Applicant: Joe Morgan of Patmos Hosting

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

Commissioners Absent: Crawl

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant Joe Morgan appeared and spoke about his requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, adding two conditions to remove use of warehousing and for city staff to work with applicant to provide limits of use.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-SUP-2024-00049 A request for re-approval of a Special Use Permit in District R-5 (Residential 5) to allow for a Bed and Breakfast on about 9 acres generally located at the southwest corner of E. 67th Street and Elmwood Avenue.

Applicant: Michael Blackledge of Piper-Wind Architects, Inc

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

Commissioners Absent: Crawl; Lynch

Commissioners Recusing: None

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant team Michael Blackledge and Laura Wesche appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, amending condition number 5 to extend to 7 years.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-SUP-2024-00046 A request to approve a Special Use Permit in District M1-5 to allow for a demolition debris landfill and general manufacturing on about 9 generally located at 421 N Atlantic St.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent: Cowl

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicant team Patricia Jensen and Kevin Ash spoke about their requests. No one appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, amending condition #1 to 3 years and condition #14 to 20 feet.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-SUP-2024-00050 A request to approve a Special Use Permit to expand Recreation and Entertainment uses on the subject site on about 15 acres generally located at 6800 Lakeside Dr.

Applicant: Jameson Jones of TESSERE

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

Commissioners Absent: Cowl

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicant team Linda Falk and Cooper Dahms appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-SUP-2024-00033 A request to approve a Special Use Permit for a Drive Through Facility within the Independence Ave Overlay District on about .4 acres generally located at 543 Van Brunt Blvd.

Applicant: DANA BLAY of DBL ARCHITECTURE + INC

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

Commissioners Absent: Cowl

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicant Dana Blay and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Padilla

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

Voting Nay: Hasek

Abstaining: None

Docket Item: 14

CD-MISC-2024-00003 A request to approve a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district or any master planned development (MPD) plan that includes industrial uses within the KCI Area Plan boundary during the KCI Area Plan update process.

Applicant:

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

Commissioners Absent: Cowl

Commissioners Recusing: None

Sara Copeland introduced the case; Councilman Willet presented the case. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Hasek

Seconded by: Padilla

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

Voting Nay: None

Abstaining: None

Docket Item: 15

CD-CPC-2024-00193 A request to approve a major amendment to a previously approved plan in district UR on about 13.41 acres generally located at 241 East Linwood Boulevard, between Costco and Home Depot.

Applicant: Riley Johnson of Barghausen Consulting Engineers

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to February 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to February 19, 2025 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-SUP-2024-00055 A request to approve a special use permit for motor vehicle repair, general and light equipment sales/rentals outdoor, in District B3-2 on about .6 acres generally located at the northeast corner of E. Truman Road and White Avenue.

Applicant: Jimmy JIMMY CASTANON of JMEB GROUP LLC

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 19, 2025 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 17

CD-CPC-2024-00163 A request to approve a preliminary plat, with deviations, in District R-7.5 on about 41 acres generally located at 16001 Ess Road.

Applicant: Robert Parks of Weiskirch and Parks Engineers, Inc

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to February 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to February 19, 2025 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None
