



City Plan Commission Minutes

Hearing Date: November 16, 2021

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

Docket Item: C1

CD-CPC-2021-00167 A request to approve a Project Plan for Better Wash car wash at Barry Pointe Plaza on about 6.62 acres generally located at 8270 N Crescent Ave

Applicant: Melissa DeGonia of Northpoint Development; Payton Hatcher of NorthPoint Development

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crawl; Enders; Hill

Voting Nay: None

Abstaining: None

Docket Item: C10

CLD-FnPlat-2021-00047 A request to approve a final plat on about 24.4 acres in District R-7.5 (Residential dash 7.5) generally located south of NE 113th Terrace and east of NE Reinking Road, creating 47 lots and 5 tracts.

Applicant: Justin Milburn of Milburn Civil Engineering, LLC

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 7, 2021. No one appeared for testimony. Commissioners continued the case to December 7, 2021.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crawl; Enders; Hill

Voting Nay: None

Abstaining: None

Docket Item: C11

CD-CPC-2021-00185 A request to approve a project plan for a neighborhood entrance sign on about 6.237 acres generally located at W. 104th Terrace and Wornall Road.

Applicant: Robby Steffens of Olsson

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. Attorney Doug Stone appeared for the applicant. Kevin Barthol of 37 W 104th Terr had 2 concerns about the setback and the sign measurements. Andrew Clarke gave a presentation that addressed Kevin Barthol's concerns. Timmy Trabon asked for an access gate to be added. Commissioners discussed the merits of the case and approved it with conditions, as written in the staff report.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C12

CLD-FnPlat-2021-00046 A request to approve a final plat in District UR creating one commercial lot on about 35 acres generally located at the southwest corner of Noland Road and E. US 40 Hwy.

Applicant: Kurt Yoder of BHC Rhodes; Kellee Madinger of Rouse Frets White Goss Gentile Rhodes, P.C.; Aaron March of Rouse Frets White Goss

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 7, 2021. No one appeared for testimony. Commissioners continued the case to December 7, 2021.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2021-00031 A request to approve a final plat on about 27.4 acres in District MPD (Master Planned Development) generally located at the northeast corner of Highway 152 and Highway 169, creating 3 residential lots and 2 tracts.

Applicant: Tyler Wysong of Kimley-Horn

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance off-docket. No one appeared for testimony. Commissioners continued the case off-docket.

Motion: Continued - Off Docket Fee: NO

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C3

CLD-FnPlat-2021-00039 A request to approve a final plat on about 19 acres in District R-7.5 (Residential dash 7.5) located on the east side of N. Amity Avenue in between NW Old Tiffany Springs Road to the north and MO Highway 152 to the south, creating 47 residential lots and 1 tract.

Applicant: Jeffrey Means of Olsson; Sam Sahlfeld of Olsson; James Holdcroft of Olsson; Nelson Willoughby of Olsson Associates

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C4

CLD-FnPlat-2021-00040 A request to approve a final plat on about 0.4 acres in District R-5 (Residential dash 5) located at 4937 N. Denver Avenue, creating 2 lots.

Applicant: Dennis Schmidt of Countryside Survey, LLC.

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 7, 2021. No one appeared for testimony. Commissioners continued the case to December 7, 2021.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C5

CLD-FnPlat-2021-00043 A request to approve a final plat on about 9.5 acres in Districts R-1.5, B2-2, and B4-3 generally located at the northwest corner of NE Barry Road and N. Indiana Avenue, creating 3 lots and 1 detention tract.

Applicant: Justin Milburn of Milburn Civil Engineering, LLC

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C6

CD-CPC-2021-00170 A request to approve an MPD (Master Planned Development) Final Plan for 54 residential lots on Twin Creeks Village 1st Plat - Erika's Place. on about 11.3 acres generally located south of NW 96th St and approximately 1,800 feet west of Platte Purchase Rd

Applicant: Kellee Madinger of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Complete

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C7

CD-CPC-2021-00177 A request to approve a Better Wash tunnel car wash project plan at Tremont Square East on about 1.66 acres generally located at 6301 N Chatham Avenue

Applicant: Melissa DeGonia of Northpoint Development; Payton Hatcher of NorthPoint Development

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C8

CD-CPC-2021-00178 A request to approve a Project Plan for Bristol South Gasoline and Fuel Sales on Lot 1 of Bristol Plaza on about 1.81 acres generally located at the northwest corner of NW 108th Street and HWY 169

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

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. The applicant team of attorney Patricia Jensen, Bryan Ruoff and Brian Mertz appeared. Patricia Jensen asked for removal conditions 7 and 21. Stacey Lowe with Land Development agreed to delete condition 7. Joe Rexwinkle agreed to the removal of condition 21. Commissioners discussed the merits of the case and approved it with conditions, removing conditions 7 and 21.

Motion: Approved with Modifications

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C9

CD-CPC-2021-00179 A request to approve project plan on about 24.4 acres in District R-7.5 (Residential dash 7.5) generally located at the southeast corner of NE 113th Terrace and NE Reinking Road, to allow for private open space tracts and amenities.

Applicant: Justin Milburn of Milburn Civil Engineering, LLC

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

Commissioners Absent: Rojas; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 7, 2021. No one appeared for testimony. Commissioners continued the case to December 7, 2021.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-SUP-2021-00075 A request to approve a Special Use Permit in the B4-5 (business) district to allow for the operation of a dental office on about .275 generally located at 606 W. 48th Street

Applicant: Melanie Torres

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Andrew Clarke presented the case and advised the special use permit will expire when the lease expires, but that is an unknown date at this time. Joe Rexwinkle stated the lease expiration date must be known by the time the case is presented at BZA. Applicants Amy Gray and M. Torres with A3G Architects appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Hill

Docket Item: 2

CD-CPC-2021-00166 The Westley - A request to approve a Development Plan to allow a major amendment to the signage plan in District B1-5 (Neighborhood Business dash 5) on about 1.71 acres generally located at the southeast corner of Broadway and Westport Road.

Applicant: Joseph R. Oaks

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Sadowski

Commissioners Absent: Rojas

Commissioners Recusing: Beaseley

Xue Wood presented the case. The applicant team of Joseph Oaks with Polsinelli and Devin Coffee with the developer appeared for testimony. 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; Sadowski

Docket Item: 3

CD-SUP-2021-00076 A request to approve a Special Use Permit to allow for office use in a mixed-used building (office and residential) on about 0.15 acres generally located at 1302 Brush Creek Blvd.

Applicant: B. Craig Shaw

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 7, 2021. No one appeared for testimony. Commissioners continued the case to December 7, 2021.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Enders

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

Docket Item: 4

CD-SUP-2021-00077 A request to approve a Special Use Permit for the expansion of Parks/Recreation uses in the R-5 district on about 1,805 acres generally located at 6800 Zoo Drive.

Applicant: Chris John Fink

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Ahnna Nanoski presented the case. Applicant Steve Salzer, an architect with El Dorado Inc appeared for testimony. 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; Beasley; Crowl; Enders; Hill; Sadowski

Docket Item: 4

CD-SUP-2021-00077 A request to approve a Special Use Permit for the expansion of Parks/Recreation uses in the R-5 district on about 1,805 acres generally located at 6800 Zoo Drive.

Applicant: Robert Phillip Lee

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Ahnna Nanoski presented the case. Applicant Steve Salzer, an architect with El Dorado Inc appeared for testimony. 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; Beasley; Crowl; Enders; Hill; Sadowski

Docket Item: 4

CD-SUP-2021-00077 A request to approve a Special Use Permit for the expansion of Parks/Recreation uses in the R-5 district on about 1,805 acres generally located at 6800 Zoo Drive.

Applicant: Sean Mitchell

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Ahnna Nanoski presented the case. Applicant Steve Salzer, an architect with El Dorado Inc appeared for testimony. 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; Beasley; Crowl; Enders; Hill; Sadowski

Docket Item: 4

CD-SUP-2021-00077 A request to approve a Special Use Permit for the expansion of Parks/Recreation uses in the R-5 district on about 1,805 acres generally located at 6800 Zoo Drive.

Applicant: Kevin Thompson

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Ahanna Nanoski presented the case. Applicant Steve Salzer, an architect with El Dorado Inc appeared for testimony. 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; Beasley; Crowl; Enders; Hill; Sadowski

Docket Item: 5.1

CD-CPC-2021-00111 A request to approve a rezoning from the M1-5 (Industrial) district to the UR (Urban Redevelopment) district to allow for the construction of an 19-unit residential townhouse project on about 1.29 acres generally located at 3116 Oak St.

Applicant: Sara Wells

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to January 4, 2022. No one appeared for testimony. Commissioners continued the case to January 4, 2022.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Enders

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

Docket Item: 5.2

CD-CPC-2021-00163 A request to approve an Urban Renewal Plan, as required by the Land Clearance for Redevelopment Authority (LCRA) Law of Missouri, Section 99.300 through 99.715, inclusive, R.S.Mo. on about 1.29 acres generally located at 3116 Oak St.

Applicant: Robert Long

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to January 4, 2022. No one appeared for testimony. Commissioners continued the case to January 4, 2022.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Enders

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

Docket Item: 6

CD-SUP-2021-00071 A request to approve a Special Use Permit for Outdoor Warehouse, Wholesaling, Storage, and Freight Movement in the M1-5 district on about 1.5 acres generally located at 811 N Agnes Ave.

Applicant: Patrick Cassity

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Ahnna Nanoski presented the case. The applicant team of attorney Allison Tanner and Patrick Cassity and Chip Corcoran with Renaissance Infrastructure Consulting appeared for testimony and asked to remove conditions 13 and 14. Stacey Lowe with Land Development spoke about the conditions.

Larry Howard who owns a couple of buildings just west of the location appeared and voiced his concerns. He was concerned about water retention and the safety of children who play in a football league at the nearby park due to the truck traffic.

Commissioners discussed the merits of the case and approved it with conditions, removing conditions 13 and 14.

Motion: Approved with Conditions

Docket Item: 8

CD-ROW-2021-00032 A request to vacate a portion of NE 76th Street generally located in between NE Flintlock Road to the west and N. Church Road to the east to allow for a parking facility.

Applicant: Rachelle Biondo

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

Commissioners Absent: Rojas

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 7, 2021. No one appeared for testimony. Commissioners continued the case to December 7, 2021.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Enders

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