



City Plan Commission Minutes

Hearing Date: December 7, 2021

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

Docket Item: C1

CD-CPC-2021-00050 Barry Plaza Lot 12 Project Plan - A request to approve a project plan in District B3-3, to allow for Animal Services on about 1 acre generally located on the west side of N. Green Hills Road, between MO Route 152 on the north and NW Barry Road on the south.

Applicant: Michael McGrew of Windfield Design-Build

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Rojas

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C10

CLD-FnPlat-2021-00048 CLD-FnPlat-2021-00048, Final Plat Mansi Square – A request to approve a final plat in District B1-1 (Neighborhood Business) creating one commercial lot on approximately 2 acres generally located at the southwest corner of E. Bannister Road and James A. Reed Road.

Applicant: Roger Backues of Boundary & Construction Surveying

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

Commissioners Absent: Hill; 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: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C11

CLD-FnPlat-2021-00049 A request to approve a final plat on about 76.7 acres in District MPD (Master Planned Development) generally located on the north side of Highway 152 in between N. Line Creek Parkway to the west and N. Platte Purchase Drive to the east, creating 1 lot.

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

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. Zach Nelson stated correction #1 was removed. No one else appeared for testimony. Commissioners approved the case with conditions, including the removal of correction of #1.

Motion: Approved with Modifications

Motioned by: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C12

CLD-FnPlat-2021-00050 A request to approve a Final Plat on about 2.6 acres generally located at the northeast corner of Northeast 82nd Terrace and North Flintlock Road.

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

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

Commissioners Absent: Hill; 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: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C13

CLD-FnPlat-2021-00054 CLD-FnPlat-2021-00054 – Highland Plaza East 5th Plat – A request to approve a final plat on about 6.8 acres in District B2-2 (Commercial Business dash 2) located at 9731 N. Ash Avenue, creating one commercial lot and one tract.

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

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

Commissioners Absent: Hill; 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: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C14

CLD-FnPlat-2021-00055 A request to approve a Final Plat on about 1.6 acres generally located on North Chatham Avenue approximately 270 feet south of Northwest 64th Street.

Applicant: Payton Hatcher of NorthPoint Development

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

Commissioners Absent: Hill; 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: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C15

CD-CPC-2021-00198 Bally's KC Casino Final MPD Plan - A request to approve a Final MPD Plan in District MPD (Master Planned Development) to allow for renovation of the existing casino to a mixed use development that includes retail and restaurant on about 30 acres in an area generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west.

Applicant: David Eickman of Olsson; Daniel Goodwin of Olsson

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. Olofu Agbaji stated condition 3 was amended and conditions 5 & 8 were deleted. No one else appeared for testimony. Commissioners approved the case with conditions, including amended condition 3 and without conditions 5 & 8 as written in the updated staff report.

Motion: Approved with Modifications

Motioned by: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C16

CD-CPC-2021-00169 A request to approve a project plan on about 6 acres in District R-7.5 (Residential dash 7.5) generally located on the south side of NE. 108th Street and approximately 725 ft from N. Eastern Avenue, creating five tracts.

Applicant: Robert Parks of Weiskirch and Parks Engineers, Inc

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

Commissioners Absent: Hill; 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: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C2

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; Rojas

Commissioners Absent: Hill; 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: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C3

CD-CPC-2021-00180 A request to approve a project plan on about 24 acres generally located at southeast corner of Northeast 112th Street and North Stark Avenue, creating private open space improvements within Somerbrook 10th Plat.

Applicant: Chris Holmquist of Olsson

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. Matt Barnes stated condition #1 was reworded, as written in the revised staff report. No one else appeared for testimony. Commissioners approved the case with conditions, including revised condition #1.

Motion: Approved with Modifications

Motioned by: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C4

CD-CPC-2021-00196 A request to approve a project plan on about 6.8 acres in District B2-2 (Commercial Business dash 2) located at 9731 N. Ash Avenue, creating one commercial lot and one tract.

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

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended to approve the case with conditions. Matt Barnes stated correction #1 was removed, as it was a contradiction to correction #9. Patricia Jensen appeared for the applicant and agreed. No one else appeared for testimony. Commissioners approved the case with conditions, including the removal of correction #1.

Motion: Approved with Modifications

Motioned by: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C5

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; Rojas

Commissioners Absent: Hill; 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 with a fee.

Motion: Continued - Off Docket Fee: YES

Motioned by: Rojas

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: C6

CLD-FnPlat-2021-00044 A request to approve a final plat on about 31.1 acres in District R-1.5 (Residential dash 1.5) generally located south of MO Highway 152 on the west side of N. Winfield Avenue, creating 11 lots and 5 tracts.

Applicant: Michele Romano of Schlagel & Associates, PA

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

Commissioners Absent: Hill; 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: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C7

CLD-FnPlat-2021-00045 CLD-FnPlat-2021-00045 – Foley Equipment 1st Plat – A request to approve a final plat on about 30.7 acres in District UR (Urban Redevelopment) generally located at the southwest corner of E. 87th Street and I-435, creating one lot.

Applicant: Matthew Gibbs of BHC Rhodes

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

Commissioners Absent: Hill; 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: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C8

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; Crawl; Enders; Rojas

Commissioners Absent: Hill; 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: Enders

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: C9

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; Rojas

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

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 Fee: NO

Motioned by: Enders

Seconded by: Baker

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

Voting Nay: Hill; Sadowski

Abstaining: None

Docket Item: 1

CD-CPC-2021-00175 A request to approve a Council Approved Signage Plan in District MPD to allow for a digital oversized monument sign pursuant to Section 88-445-11-E on about 30 acres generally located at the northeast corner of E. Front Street and I-29/35.

Applicant: Jerry Dean Riffel

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Rojas
Commissioners Absent: Hill; Sadowski
Commissioners Recusing: None

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. The applicant appeared and requested a change to condition #2, changing the timing for messages or images on the digital sign to every 8 seconds instead of every hour. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, including the change to condition #2.

Motion: Approved with Modifications
Motioned by: Enders
Seconded by: Beasley

Docket Item: 2

CD-SUP-2021-00058 A request to approve a Special Use Permit in District R-80 (Residential 80) to allow for open pit sand and gravel operation on about 407 acres generally located at the northeast corner of MO Route 210 and Birmingham Levee District Drive Road.

Applicant: Michele D Romano

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Rojas
Commissioners Absent: Hill; Sadowski
Commissioners Recusing: None

Testimony: No

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

Motion: Continued - Off Docket Fee: YES
Motioned by: Baker
Seconded by: Rojas
Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Rojas

Docket Item: 3.1

CD-CPC-2021-00188 A request to approve an Area Plan Amendment to the Gashland/Nashua Area Plan from Residential Low Density to Mixed-Use Neighborhood, to allow for the Personal Improvement Service use on about 0.8 acres generally located at 8532 N Oak Trfy

Applicant: Chanda Lakenia Oneal

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Rojas
Commissioners Absent: Hill; Sadowski
Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO
Motioned by: Baker
Seconded by: Rojas
Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Rojas

Docket Item: 3.2

CD-CPC-2021-00187 A request to approve a Rezoning from R-7.5 (Residential dash 7.5) to B1-1 (Neighborhood Business 1 dash 1) for Healing Hands Massage LLC on about 0.8 acres generally located at 8532 N Oak Trfy

Applicant: Chanda Lakenia Oneal

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Rojas

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

Docket Item: 4

CD-SUP-2021-00069 A request to approve a Special Use Permit to allow for the construction of a new gas station building at an existing fuel sales site on about 0.41 acres generally located at 8425 N Oak Trafficway

Applicant: james f sullivan

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Motion: Approved with Modifications Fee:

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 4

CD-SUP-2021-00069 A request to approve a Special Use Permit to allow for the construction of a new gas station building at an existing fuel sales site on about 0.41 acres generally located at 8425 N Oak Trafficway

Applicant: james f sullivan

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicant appeared and requested a change to condition #1, not requiring lighting in the rear of the building, as they have cameras & lighting already present to illuminate that area. Jared Clements agreed. The applicant also requested to delete condition #7, but Stacey Lowe with the Land Development Division of City Planning and Development asked the City Plan Commission to accept the recommendation of the upcoming Transportation and Development Committee. Commissioners agreed. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, including the change to condition #1 and the recommendation regarding condition #7.

Motion: Approved with Modifications

Docket Item: 4

CD-SUP-2021-00069 A request to approve a Special Use Permit to allow for the construction of a new gas station building at an existing fuel sales site on about 0.41 acres generally located at 8425 N Oak Trafficway

Applicant: james f sullivan

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Motion: Held Fee:

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Docket Item: 4

CD-SUP-2021-00069 A request to approve a Special Use Permit to allow for the construction of a new gas station building at an existing fuel sales site on about 0.41 acres generally located at 8425 N Oak Trafficway

Applicant: james f sullivan

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicant appeared and requested a change to condition #1, not requiring lighting in the rear of the building, as they have cameras & lighting already present to illuminate that area. Jared Clements agreed. The applicant also requested to delete condition #7, but Stacey Lowe with the Land Development Division of City Planning and Development asked the City Plan Commission to accept the recommendation of the upcoming Transportation and Development Committee. Commissioners agreed. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, including the change to condition #1 and the recommendation regarding condition #7.

Motion: Held

Docket Item: 5

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; Rojas

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicants Scott Tillema & Craig Shaw and the owner Terrel John appeared and agreed with the staff report. Kirk Rome and Travis Kiefer with KC Water appeared and spoke about the case. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions as written in the staff report.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Beasley

Docket Item: 6

CD-SUP-2021-00074 A request to approve a Special Use Permit for a High School in the R-2.5 district on about 2.3 acres generally located at 1522 Winchester Ave.

Applicant: Sally Wurtzler

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. She presented several changes as noted in the revised staff report including: 3 additional conditions, removal of corrections 2 & 3 from the Public Works Dept and changes in the language of conditions 9, 13, 14 and 15. Jana Cooper, the Executive Director of the Kipp School appeared and spoke about their campuses and goals.

Patricia Jensen, the attorney for the applicant appeared and requested removal of condition 6. Stacey Lowe with the Land Development Division of City Planning and Development asked that condition 6 be left in, as she needed to review it. She did agree to striking it before the Board of Zoning Adjustment hearing if needed, after her review.

No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, including the proposed changes from Ahnna Nanoski and Stacey Lowe.

Docket Item: 7

CD-CPC-2021-00159 A request to approve a rezoning from B3-2 (Business) to M-2 (Industrial) to allow for outdoor storage and to resolve code violations on about .17 acres generally located at 908 E 5th St.

Applicant: Rocky Argento

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to January 18, 2022. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Rojas

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

Docket Item: 8

CD-SUP-2021-00082 A request to approve a Special Use Permit in the M1-5 (Industrial) district to allow for expansion of Recycling Services on about 2.5 acres generally located at 1411 E 19th St.

Applicant: David Maddock

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant appeared and Doug Stone with Lewis Rice LLC appeared. They requested a date change from in 30 days to March 30, 2022 in condition #1. Ahnna Nanoski agreed. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, including the change to condition #1.

Motion: Approved with Modifications

Motioned by: Beaseley

Seconded by: Allender

Docket Item: 9

CD-SUP-2021-00080 A request to approve a Special Use Permit for a new 12 unit group living facility on about .51 acres generally located at E 35th Street and Euclid Avenue.

Applicant: Lamin Bumi Nyang

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Andrew Clarke presented the case. The applicant and Nailah M'Biti with the Ivanhoe Neighborhood Council appeared and spoke. 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: Beasley

Docket Item: 10.1

CD-CPC-2021-00183 A request to amend the Midtown/Plaza Area Plan on approximately 2.3 acres in Districts R-2.5, R-5, and B3-2 generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, changing the recommended land use from "Medium Density Residential" and "Medium High Density Residential" to "Residential Urban".

Applicant: Christian Hinton

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Rojas

Docket Item: 10.1

CD-CPC-2021-00183 A request to amend the Midtown/Plaza Area Plan on approximately 2.3 acres in Districts R-2.5, R-5, and B3-2 generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, changing the recommended land use from "Medium Density Residential" and "Medium High Density Residential" to "Residential Urban".

Applicant: Kaitlyn Davis

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Rojas

Docket Item: 10.1

CD-CPC-2021-00183 A request to amend the Midtown/Plaza Area Plan on approximately 2.3 acres in Districts R-2.5, R-5, and B3-2 generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, changing the recommended land use from "Medium Density Residential" and "Medium High Density Residential" to "Residential Urban".

Applicant: Kara Bouillette

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Rojas

Docket Item: 10.1

CD-CPC-2021-00183 A request to amend the Midtown/Plaza Area Plan on approximately 2.3 acres in Districts R-2.5, R-5, and B3-2 generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, changing the recommended land use from "Medium Density Residential" and "Medium High Density Residential" to "Residential Urban".

Applicant: Lamin Bumi Nyang

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Rojas

Docket Item: 10.2

CD-CPC-2021-00181 A request to rezone approximately 2.3 acres from Districts R-2.5, R-5, and B3-2 to District R-0.3 generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, to allow for an apartment building.

Applicant: Kaitlyn Davis

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Rojas

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

Docket Item: 10.2

CD-CPC-2021-00181 A request to rezone approximately 2.3 acres from Districts R-2.5, R-5, and B3-2 to District R-0.3 generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, to allow for an apartment building.

Applicant: Kara Bouillette

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Rojas
Commissioners Absent: Hill; Sadowski
Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO
Motioned by: Baker
Seconded by: Rojas
Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Rojas

Docket Item: 10.2

CD-CPC-2021-00181 A request to rezone approximately 2.3 acres from Districts R-2.5, R-5, and B3-2 to District R-0.3 generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, to allow for an apartment building.

Applicant: Lamin Bumi Nyang

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Rojas
Commissioners Absent: Hill; Sadowski
Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO
Motioned by: Baker
Seconded by: Rojas
Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Rojas

Docket Item: 10.3

CD-CPC-2021-00184 A request to approve a development plan that serves as a preliminary plat in District R-0.3 on approximately 2.3 acres generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, to allow for a 223-unit apartment building.

Applicant: Christian Hinton

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Rojas
Commissioners Absent: Hill; Sadowski
Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO
Motioned by: Baker
Seconded by: Rojas

Docket Item: 10.3

CD-CPC-2021-00184 A request to approve a development plan that serves as a preliminary plat in District R-0.3 on approximately 2.3 acres generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, to allow for a 223-unit apartment building.

Applicant: Kaitlyn Davis

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Rojas

Docket Item: 10.3

CD-CPC-2021-00184 A request to approve a development plan that serves as a preliminary plat in District R-0.3 on approximately 2.3 acres generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, to allow for a 223-unit apartment building.

Applicant: Lamin Bumi Nyang

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to December 21, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Rojas

Docket Item: 11

CD-CPC-2021-00182 Crescendo - A request to approve a preliminary development plan which also serves as a preliminary plat to create two (2) lots in order to construct thirty-nine (39) residential units in District UR (Urban Redevelopment) on about 2.276 acres generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south.

Applicant: Kathleen Bole

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Xue Wood presented the case. The applicant team of Kathleen Bole with Brinshore Development, Lamin Nyang with Taliaferro & Browne, and Shalaunda Holmes and Diane Cleaver with Urban Neighborhood Initiatives appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions as written in the staff report.

Motion: Approved with Conditions

Docket Item: 11

CD-CPC-2021-00182 Crescendo - A request to approve a preliminary development plan which also serves as a preliminary plat to create two (2) lots in order to construct thirty-nine (39) residential units in District UR (Urban Redevelopment) on about 2.276 acres generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south.

Applicant: Lamin Bumi Nyang

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

Commissioners Absent: Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Xue Wood presented the case. The applicant team of Kathleen Bole with Brinshore Development, Lamin Nyang with Taliaferro & Browne, and Shalaunda Holmes and Diane Cleaver with Urban Neighborhood Initiatives appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions as written in the staff report.

Motion: Approved with Conditions

Docket Item: 12.1

CD-CPC-2021-00144 NE 76th St & N Flintlock Parking Facility - A request to approve an area plan amendment to the Shoal Creek Valley Area Plan from Open Space/Buffer and Mixed Use Community to Industrial use to allow the use of outdoor vehicle storage on about 3.251 acres generally located at the northwest corner of NE 76th Street and N Flintlock Road.

Applicant: Rachelle Biondo

Commissioners Present: Allender; Beasley; Crawl; Enders; Rojas

Commissioners Absent: Baker; Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Xue Wood presented the case. Patricia Jensen, attorney for the applicant and Robert de la Fuente, developer appeared and spoke about their requests. They requested rewording of conditions 1 & 2 and to delete conditions 17, 18 and 20. Stacey Lowe with City Planning and Development talked about stream buffers and land development. Commissioner Beasley asked several questions about the project. Commissioner Allender inquired about green infrastructure. Patricia Jensen agreed to add a condition to explore green infrastructure with staff. Joe Rexwinkle spoke about the plans. Travis Kiefer with the Water Dept spoke about the requirements in conditions 1 & 2. Patricia Jensen asked for some flexibility. Stacey Lowe asked for condition 17 to remain. Jeff Bryan with Public Works spoke about conditions 18 and 20.

Docket Item: 12.2

CD-CPC-2021-00143 NE 76th St & N Flintlock Parking Facility - A request to approve a rezoning to MPD (Master Planned Development District) and a preliminary development plan to allow the use of outdoor vehicle storage in District B2-2 (Neighborhood Business 2 dash 2) on about 3.251 acres generally located at the northwest corner of NE 76th Street and N Flintlock Road.

Applicant: Rachelle Biondo

Commissioners Present: Allender; Beasley; Crawl; Enders; Rojas

Commissioners Absent: Baker; Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Xue Wood presented the case. Patricia Jensen, attorney for the applicant and Robert de la Fuente, developer appeared and spoke about their requests. They requested rewording of conditions 1 & 2 and to delete conditions 17, 18 and 20. Stacey Lowe with City Planning and Development talked about stream buffers and land development. Commissioner Beasley asked several questions about the project. Commissioner Allender inquired about green infrastructure. Patricia Jensen agreed to add a condition to explore green infrastructure with staff. Joe Rexwinkle spoke about the plans. Travis Kiefer with the Water Dept spoke about the requirements in conditions 1 & 2. Patricia Jensen asked for some flexibility. Stacey Lowe asked for condition 17 to remain. Jeff Bryan with Public Works spoke about conditions 18 and 20.

Docket Item: 13

CD-ROW-2021-00032 A request to vacate a portion of NE 76th Street generally locate 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; Beasley; Crowl; Enders; Rojas

Commissioners Absent: Baker; Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Xue Wood presented the case. Patricia Jensen, attorney for the applicant and Robert de la Fuente, developer appeared and spoke about their requests. Stacey Lowe with City Planning and Development talked about stream buffers and land development.

Commissioner Beasley asked several questions about the project. Joe Rexwinkle spoke about the plans. Commissioners discussed the merits of the case and approved it with conditions as written in the staff report.

Motion: Approved with Conditions

Docket Item: 14

CD-CPC-2021-00204 A request to approve an amendment to Chapter 88-605-03 Street Naming Committee

Applicant: DMD City of Kansas City

Commissioners Present: Allender; Beasley; Crowl; Enders; Rojas

Commissioners Absent: Baker; Hill; Sadowski

Commissioners Recusing: None

Joe Rexwinkle presented the case. No one appeared for testimony.

Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Beaseley

Seconded by: Enders

Voting Aye: Allender; Beasley; Crowl; Enders; Rojas

Voting Nay: None