



City Plan Commission Minutes

Hearing Date: January 4, 2022

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

Docket Item: C1

CD-CPC-2021-00207 A request to approve a Final MPD Plan for Brighton Industrial Park on about 37 acres generally located at the northeast corner of N. Brighton Avenue and Missouri Highway 210.

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

Commissioners Present: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. He said staff recommended approval with conditions and the applicant agreed. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Allender

Voting Aye: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2021-00213 A request to approve an MPD final plan on about 54.5 acres in District MPD (Master Planned Development) generally located at the northwest corner of NW Old Tiffany Springs Road and N. Line Creek Parkway, to allow for 220 residential units and amenities.

Applicant: Arman Abdigaliyev of Olsson

Commissioners Present: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Commissioners Absent: Baker; Enders

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

Motioned by: Sadowski

Seconded by: Allender

Voting Aye: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C3

CLD-FnPlat-2021-00059 A request to approve a final plat on about 27.8 acres in District MPD (Master Planned Development) generally located at the northwest corner of NW Old Stagecoach Road and N. Line Creek Parkway, creating 2 lots and 2 tracts.

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

Commissioners Present: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Commissioners Absent: Baker; Enders

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: Sadowski

Seconded by: Allender

Voting Aye: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C4

CLD-FnPlat-2021-00060 A request to approve a final plat in District R-0.3 on about 2.3 acres generally located on the west side of Bell Street ir between W. 39th Street to the north and W. 40th Street to the south, creating 3 lots.

Applicant: Marty Isabell of Taliaferro & Browne

Commissioners Present: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Commissioners Absent: Baker; Enders

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: Sadowski

Seconded by: Allender

Voting Aye: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C5

CLD-FnPlat-2021-00057 A request to approve a final plat on about 68.9 acres in District MPD (Master Planned Development) generally located at the southwest corner of NW 95th Street and N. Platte Purchase Drive, creating 1 lot and 2 tracts.

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

Commissioners Present: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. He said staff recommended approval with conditions and the applicant agreed. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Sadowski

Voting Aye: Allender; Beasley; Crowl; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2021-00164 A request to rezone from district DC-15 (Downtown Core) to district UR (Urban Redevelopment) and approve a development plan to allow for the redevelopment of an existing structure and development of a multifamily structure on about 1.37 acres generally located at 423 W 8th St.

Applicant: Toby Williams

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

Commissioners Absent: Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant Garry Hassinflu appeared for testimony. Commissioners discussed the merits of the development plan case and approved it with conditions, excluding the rezoning wording.

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Baker

Docket Item: 2

CD-CPC-2021-00203 A request to approve an amendment to a previously approved Development Plan for 47 Madison on about 1.467 acres generally located at 4651 Roanoke Pkwy.

Applicant: Ryan McNellis

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

Commissioners Absent: Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case and noted several changes: corrections 1 & 5, reword correction 13 and remove conditions 22 and 33. The applicant Aaron Mesmer appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Sadowski

Docket Item: 3

CD-SUP-2021-00085 A request to approve a Special Use Permit in the M1-5 (Industrial) district to allow for the expansion of Limited Manufacturing, Production, and Industrial Services (New Horizons LLC) on about 1.6 acres generally located at 2316 Troost Ave.

Applicant: Jeffrey Schutzler

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

Commissioners Absent: Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant, attorney Chris Mattix, appeared for testimony and asked for removal of conditions 5, 6, 8 & 9. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Hill

Seconded by: Allender

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

Docket Item: 4

CD-SUP-2021-00086 A request to approve an amendment to an existing Special use Permit in R-5 Zoning to allow for the addition of a Junior High School on about 7.3 acres of land generally located at 1331 E Meyer Blvd

Applicant: Kevin Wineinger

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

Commissioners Absent: Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant appeared for testimony. Luke Kasper with City Land Development spoke about water detention and stormwater review. Jamie Berry, the CFO for Hogan Prep Academy spoke about their projects. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Hill

Seconded by: Allender

Docket Item: 5

CD-SUP-2021-00087 A request to approve a Special use Permit in R-2.5 Zoning to allow for an Elementary School addition on about 5.8 acres generally located at 6409 Agnes Ave

Applicant: Kevin Wineinger

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

Commissioners Absent: Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case and asked for deletion of conditions 9, 11, 12 & 13. The applicant appeared for testimony. Luke Kasper with City Land Development spoke about water detention and stormwater review. Jamie Berry, the CFO for Hogan Prep Academy spoke about their projects. Commissioners discussed the merits of the case and approved it with conditions, removing conditions 9, 11, 12 & 13.

Motion: Approved with Conditions

Motioned by: Sadowski

Docket Item: 6

CD-CPC-2021-00208 9700 N Oak - A request to approve a major amendment to the approved MPD (Master Planned Development District) preliminary development plan, which also serves as preliminary plat to create five (5) lots and one (1) tract on about 7.2 acres, generally located at the northwest corner of N. Oak Trfy and NE. 97th St.

Applicant: Chris Holmquist

Commissioners Present: Allender; Baker; Beasley; Crawl; Hill; Rojas; Sadowski

Commissioners Absent: Enders

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: Allender

Seconded by: Sadowski

Docket Item: 7.1

CD-CPC-2021-00192 A request to approve an area plan amendment to the Shoal Creek Valley Area Plan from Mixed Use Neighborhood and Residential Low Density to Commercial use in order to allow the use of a building maintenance business on about 3.3 acres generally located at the southwest corner of NE 96th Street and Interstate Highway 435.

Applicant: Rachelle Biondo

Commissioners Present: Allender; Baker; Beasley; Crawl; Hill; Rojas; Sadowski

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony: Yes

Joe Rexwinkle introduced the case. Xue Wood gave a presentation. The applicant Zane Patton and attorney Patricia Jensen appeared and spoke about their plans. She proposed many changes to the conditions. Kirk Rome with the KC Water addressed the Water Dept conditions. Mike Schroeder and Joe Ragsdale with KC Fire Dept addressed their conditions. Neighbor Michael Popp of 5351 NE 96th St discussed building plans including parking and the need for fire protection. Joe Rexwinkle requested a continuance to allow a meeting between the applicant and the Development Review Committee to resolve case conditions. Commissioners discussed the merits of the case and continued it to January 18, 2022.

Docket Item: 7.2

CD-CPC-2021-00190 A request to approve a rezoning from R-80 (Residential dash 80) to AG-R (Agricultural Residential) to allow the use of horticultural services on about 3.3 acres generally located at the southwest corner of NE 96th Street and Interstate Highway 435.

Applicant: Rachelle Biondo

Commissioners Present: Allender; Baker; Beasley; Crawl; Hill; Rojas; Sadowski

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony: Yes

Joe Rexwinkle introduced the case. Xue Wood gave a presentation. The applicant Zane Patton and attorney Patricia Jensen appeared and spoke about their plans. She proposed many changes to the conditions. Kirk Rome with the KC Water addressed the Water Dept conditions. Mike Schroeder and Joe Ragsdale with KC Fire Dept addressed their conditions. Neighbor Michael Popp of 5351 NE 96th St discussed building plans including parking and the need for fire protection. Joe Rexwinkle requested a continuance to allow a meeting between the applicant and the Development Review Committee to resolve case conditions. Commissioners discussed the merits of the case and continued it to January 18, 2022.

Motion: Continued Fee: NO

Docket Item: 7.3

CD-CPC-2021-00191 A request to approve a development plan to allow a second building to be constructed for the use of horticultural services on about 3.3 acres generally located at the southwest corner of NE 96th Street and Interstate Highway 435.

Applicant: Rachelle Biondo

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony: Yes

Joe Rexwinkle introduced the case. Xue Wood gave a presentation. The applicant Zane Patton and attorney Patricia Jensen appeared and spoke about their plans. She proposed many changes to the conditions. Kirk Rome with the KC Water addressed the Water Dept conditions. Mike Schroeder and Joe Ragsdale with KC Fire Dept addressed their conditions. Neighbor Michael Popp of 5351 NE 96th St discussed building plans including parking and the need for fire protection. Joe Rexwinkle requested a continuance to allow a meeting between the applicant and the Development Review Committee to resolve case conditions. Commissioners discussed the merits of the case and continued it to January 18, 2022.

Motion: Continued Fee: NO

Docket Item: 9

CD-CPC-2021-00186 Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review.

Applicant: DMD City of Kansas City

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

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case. He requested a continuance as members of the public had requested more information prior to the case being heard by the CPC. Lauren Thompson and Richard Hernandez from the westside requested information in Spanish but did not give any testimony regarding the case. Commissioners continued the case to February 1, 2022.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Rojas

Docket Item: 10

CD-CPC-2021-00215 Cloverleaf Apartments - A request to approve the Cloverleaf Apartments PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. on about 17.73 generally located at 14554 S US 71 Hwy WS Utility

Applicant: Pamela Grego

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

Commissioners Absent: Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended a dismissal. No one appeared for testimony. Commissioners dismissed the case.

Motion: Dismissed

Motioned by: Baker

Seconded by: Sadowski

Docket Item: 11

CD-SUP-2021-00072 A request to approve a special use permit to allow expansion of an existing gas station in District B1-1 (Neighborhood Business - 1) on about 1.3 acres generally located at the southeast corner of East Bannister Road and Raytown Road.

Applicant: KHALID R BANDAY

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

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to March 1, 2022. No one appeared for testimony. Commissioners continued the case.

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

Docket Item: 12

CD-CPC-2021-00210 A request to approve a development plan that serves as a preliminary plat on about 60.8 acres in District M2-3 (Manufacturing 2 dash 3) generally located at the southwest corner of I-435 and N. Congress Avenue, to allow for three industrial buildings.

Applicant: Dustin Burton

Commissioners Present: Allender; Baker; Beasley; Crowl; Hill; Rojas; Sadowski
Commissioners Absent: Enders
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: Docketed Fee: NO
Motioned by: Allender
Seconded by: Sadowski
Voting Aye: Allender; Baker; Beasley; Crowl; Hill; Rojas; Sadowski

Docket Item: 13

CD-CPC-2021-00202 A request to rezone about 0.3 acres from R-6 (Residential dash 6) to B2 (Neighborhood Business 2) located at 4903 NE Vivion Road, to allow for additional parking for the bank to the east.

Applicant: William Michael Quitmeier

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

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to February 1, 2022. No one appeared for testimony. Commissioners continued the case.

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

Docket Item: 14

CD-CPC-2021-00200 A request to approve a development plan to allow construction of General Service Administration regional field office of approximately 145,000 square feet with accessory structures for the exclusive use of a federal security agency in District KCIA (Airport District) on about 423 acres generally located at the southwest corner of NW 112th Street and NW Prairie View Road.

Applicant: hosam habib

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

Commissioners Absent: Enders

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: Allender

Seconded by: Sadowski

Docket Item: 15

CD-CPC-2021-00197 A request to detach a portion of the Belton Golf Course from Kansas City, MO, and annex into Belton, MO on about 103 acres generally located at 4200 Bong Ave.

Applicant: Greg Rokos

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to February 1, 2022. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Sadowski

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

Docket Item: 16.1

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; Hill; Rojas; Sadowski

Commissioners Absent: Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended a dismissal. No one appeared for testimony. Commissioners dismissed the case.

Motion: Dismissed

Motioned by: Baker

Seconded by: Sadowski

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

Docket Item: 16.2

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; Hill; Rojas; Sadowski

Commissioners Absent: Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended a dismissal. No one appeared for testimony. Commissioners dismissed the case.

Motion: Dismissed

Motioned by: Baker

Seconded by: Sadowski

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

Docket Item: 17

CD-CPC-2021-00211 Southpointe UR Plan – A request to consider rezoning about 32 acres from Districts B4-2 (Heavy Business/ Commercial) B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment), which also serves as a preliminary to allow for mixed use development that includes multifamily residential, office and retail/ commercial on about 32 acres generally located at on the north side of E. 63rd Street on both sides of Prospect Avenue. Bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west.

Applicant: Anthony Brown

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

Commissioners Absent: Enders

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