



City Plan Commission Minutes

Hearing Date: April 16, 2024

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

Docket Item: C1

CLD-FnPlat-2024-00006 A request to approve a Final Plat in District B3-2 (Commercial) on about 4.75 acres generally located at the southeast corner of North Oak Trafficway and Northeast Shoal Creek Parkway creating 3 lots for commercial development.

Applicant: Jason Robbins of RL Buford & Associates Engineering

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

Commissioners Absent:

Commissioners Recusing: None

Ahna Nanoski introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: **Approved with Conditions**

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2024-00022 A request to approve a Project Plan in District R-7.5 (Residential) on about 1.68 acres generally located on the west of North Elmwood Avenue south of Northeast 88th Street allowing for the creation of a community pool and accessory parking.

Applicant: Austin Sitzmann of Milburn Civil Engineering

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

Commissioners Absent:

Commissioners Recusing: None

Ahna Nanoski introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: **Approved with Conditions**

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2024-00042 A request to amend Chapter 88, Code of Ordinances, by repealing Section 88-405-10, Streets, and enacting in lieu thereof a new section of like number and subject matter; and repealing Section 88-405-21, Installation or Financial Guarantee of Required Improvements, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-405-26, Plats Straddling Jurisdictional Boundaries, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-08, Administration and Procedures, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-10, Inspections, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-11, Plan Review Process, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-570-02, Applicability; Authorized Administrative Adjustments; and/or other necessary changes all in order to redirect certain permitting and inspection functions from the City Planning and Development Department to the Water Services and Public Works Departments.

Applicant:

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

Commissioners Absent:

Commissioners Recusing: None

Ahna Nanoski presented the case and stated that there is no recommendation. Commissioners discussed the merits of the case and approved it.

Motion: No Recommendation

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-ROW-2023-00050 A request to approve a Vacation of Public Right of Way in District M1-5 (Manufacturing) of about 647 feet in length generally located between Washington Street and Broadway Boulevard north of West 17th Street.

Applicant: Tyler Wysong of Kimley-Horn

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

Commissioners Absent:

Commissioners Recusing: None

Ahna Nanoski introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval with conditions. The applicant team, Matt Kist and Austin Bradley, appeared and spoke about their requests. 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: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-ROW-2023-00051 A request to approve a Vacation of Public Right of Way in District M1-5 (Manufacturing) of about 260 feet in length generally located on Washington Street north of West 17th Street.

Applicant: Tyler Wysong of Kimley-Horn

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

Commissioners Absent:

Commissioners Recusing: None

Ahna Nanoski introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval with conditions. The applicant team, Matt Kist and Austin Bradley, appeared and spoke about their requests. 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: Lynch

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

Voting Nay: Hasek; Padilla

Abstaining: None

Docket Item: 4

CD-CPC-2024-00023 A request to approve a rezoning in current Districts R-2.5 (Residential) and B2-2 (Commercial) to District B3-3 (Commercial) on about 12 generally located east of North Chatham Avenue on the north and south side of Northwest Prairieview Road.

Applicant: Robert Young of rl buford

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

Commissioners Absent:

Commissioners Recusing: None

Ahna Nanoski introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. The applicant appeared and spoke about their request. Also for testimony in opposition appeared neighbors Katie Zewe at 1500

NW 62nd St., Kim Norman from Block and Company, and Vincent Principe at 6125 N Maddox Rd. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Enders
Seconded by: Beasley
Voting Aye: Allender; Beasley; Enders; Hasek; Arkin; Padilla
Voting Nay: Crowl; Lynch
Abstaining: None

Docket Item: 5

CD-CPC-2024-00025 A request to approve a major amendment to an approved UR (Urban Redevelopment) Development Plan to increase the impervious surface for twenty-nine (29) additional parking stalls on about 30.26 acres generally located at E. 87th Street and Interstate 435.

Applicant: Perla Diosdado of Kimley-Horn

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

Commissioners Absent:

Commissioners Recusing: None

Ahna Nanoski introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval with conditions. The applicant team, attorney Patricia Jensen, engineer Perla Diosdado, and Erin Dewalt from Foley Equipment, appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition number 4.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Allender; Beasley; Crowl; Enders; Hasek; Arkin; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 6

CD-CPC-2024-00028 A request to approve a rezoning from district AG-R (Agriculture dash Residential) to R-7.5 (Residential) on about 57 acres generally located at Northwest corner of NW Cookingham Dr and N Robinhood Ln.

Applicant: Shawn Duke of Snyder & Associates, Inc.

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

Commissioners Absent:

Commissioners Recusing: None

Ahna Nanoski introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval. The applicant appeared and spoke about their request. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approval
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Allender; Beasley; Crowl; Enders; Hasek; Arkin; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 7

CD-ROW-2023-00007 A request to approve a vacation of public right of way of about 162 feet generally located on the west side of Santa Fe Street between West 11th Street and Union Avenue.

Applicant: Stephen Brefo of SK Design Group, Inc.

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

Commissioners Absent:

Commissioners Recusing: None

Ahna Nanoski presented the case, and Larisa Chambi presented and stated that there is no recommendation, however if case moves forward staff is recommending the addition of 3 conditions. Applicant team Stephen Brefo, Grant Romus, David Lawrence appeared and spoke about their requests. Commissioners discussed the merits of the case and approved it, adding 4 conditions.

Motion: Approved with Conditions
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Allender; Beasley; Crowl; Enders; Hasek; Arkin; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 8

CD-CPC-2024-00018 A request to approve a preliminary plat, residential development plan and rezoning from districts M1-5, R-7.5 and B3-2 to master planned development (MPD) to allow for a mobile home development on about 50 acres generally located at Raytown Road and Blue Ridge Cutoff.

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

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

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Ahna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 5/8/24. Commissioners approved to continue the case to 5/8/24 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Allender; Beasley; Crowl; Enders; Hasek; Arkin; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 9.1

CD-CPC-2024-00044 A request to approve an area plan amendment to the Truman Plaza Area Plan from Residential Low Density to Mixed Use Neighborhood on about 0.14 acres generally located at the northwest corner of N Topping Avenue and Scarritt Avenue.

Applicant: Saratou Shively of M&S Contractors, LLC

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

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Ahna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 5/8/24. Commissioners approved to continue the case to 5/8/24 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Allender; Beasley; Crowl; Enders; Hasek; Arkin; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 9.2

CD-CPC-2024-00021 A request to approve a rezoning from district R-2.5 (residential 2.5) to district O (office) on about 0.14 acres generally located at the northwest corner of N Topping Avenue and Scarritt Avenue.

Applicant: Saratou Shively of M&S Contractors, LLC

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

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Ahna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 5/8/24. Commissioners approved to continue the case to 5/8/24 without fee.

Motion: Continued Fee: NO
Motioned by: Enders

Seconded by: Hasek
Voting Aye: Allender; Beasley; Crowl; Enders; Hasek; Arkin; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 10

CD-CPC-2024-00002 A request to approve a major amendment to a previously approved development plan, which also serves as a preliminary plat, to allow the construction of a 13,000 square foot day care center in district B2-2 on about 1.5 acres generally located at 9880 N Cedar Avenue.

Applicant: Daniel Finn of Phelps Engineering, Inc.

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

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 5/8/24. Commissioners approved to continue the case to 5/8/24 without fee.

Motion: Continued Fee: NO
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Allender; Beasley; Crowl; Enders; Hasek; Arkin; Lynch; Padilla
Voting Nay: None
Abstaining: None