



# City Plan Commission Minutes

Hearing Date: September 18, 2024

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

**Docket Item:** C1

**CD-CPC-2024-00091** A request to approve an MPD Final Plan for Woodhaven, second plat, to allow 63 residential lots in district MPD on about 19.4 acres generally located at N Robinhood Avenue and NW 96th Terrace.

**Applicant:** Kaitlin Raynor of Kimley Horn

**Commissioners Present:** Arkin; Crowl; Enders; Lynch; Padilla

**Commissioners Absent:** Beasley; Hasek

**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:** Arkin

**Voting Aye:** Arkin; Crowl; Enders; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C2

**CD-CPC-2024-00111** A request to approve a Final Plat in District MPD (Master Planned Development) on about 1 acre generally located at the northwest corner of North Antioch Road and Northeast 53rd Street (5368 N Antioch Rd) to allow for the construction of a financial institution.

**Applicant:** Scott Wells of GastingerWalker&

**Commissioners Present:** Arkin; Crowl; Enders; Lynch; Padilla

**Commissioners Absent:** Beasley; Hasek

**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:** Arkin

**Voting Aye:** Arkin; Crowl; Enders; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C3

**CLD-FnPlat-2024-00019** A request to approve a Final Plat in District MPD (Master Planned Development) on about 20 acres generally located north of Northwest 96th Street along North Robinhood Avenue, allowing for the creation of 63 residential lots and 3 tracts.

**Applicant:** Kaitlin Raynor of Kimley Horn

**Commissioners Present:** Arkin; Crowl; Enders; Lynch; Padilla

**Commissioners Absent:** Beasley; Hasek

**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:** Arkin

**Voting Aye:** Arkin; Crowl; Enders; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 1

**CD-MISC-2024-00002** Director of City Planning and Development Department Amending Chapter 88, the Zoning and Development Code, by enacting new sections 88-347-01 through 88-347-03 and subject matter for the purpose of creating standards for gasoline and fuel sales, amending Section's 88-120-03 and 88-140-03 and amending Section 88-805-04 and Section 88-810 by adding and revising definitions applicable to this new code section.

**Applicant:**

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

**Commissioners Absent:** Hasek

**Commissioners Recusing:** None

Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval without conditions. The applicant Councilperson Curls, Andrew Clarke and Officer Krebs appeared and spoke about their requests. For public testimony appeared Patricia Jensen, Tim Roth, Angela Clarity, Taylor Main, Mary Barnard, Tom Myer, Tony Borches, Allen Homewrecker, Billy Davis, and Diane Herschberger on behalf of Marlborough Community Coalition who all talked about their concerns. Commissioners discussed the merits of the case and approved it with conditions, asking for many clarifications and modifications of items be written.

**Motion:** Approved with Conditions

**Motioned by:** Crowl

**Seconded by:** Beasley

**Voting Aye:** Arkin; Beasley; Crowl; Padilla

**Voting Nay:** Enders; Lynch

**Abstaining:** None

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**Docket Item:** 2

**CD-CPC-2024-00113** A request to approve a rezoning from R-6 (Residential) to B3-2 (Community Business) to permit a mobile vendor park to be established on the subject site on about 2 acres generally located at 5005 N Brighton Ave.

**Applicant:** Randall Brack of Trinity Christian Center

**Commissioners Present:** Arkin; Beasley; Crowl; Lynch; Padilla

**Commissioners Absent:** Enders; Hasek

**Commissioners Recusing:** None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval without conditions. No one appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

**Motion:** Approved

**Motioned by:** Lynch

**Seconded by:** Beasley

**Voting Aye:** Arkin; Beasley; Crowl; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-CPC-2024-00109** A request to approve a non-residential development plan in district B3-3 on about 1.8 acres generally located at N. Green Hills Road and NW Barry Road.

**Applicant:** Braedon Kemplin of Kimley-Horn

**Commissioners Present:** Arkin; Beasley; Crowl; Lynch; Padilla

**Commissioners Absent:** Enders; Hasek

**Commissioners Recusing:** None

Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval with conditions. The applicants Nick McPhee, Jake McPhee, and Matt Lingam 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:** Crowl

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

**Voting Nay:** Crowl

**Abstaining:** None

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**Docket Item:** 4

**CD-CPC-2024-00106** A request to approve a preliminary plat and non-residential development plan in district B3-3 on about 18 acres generally located at N. Ambassador Drive and N. Polo Drive.

**Applicant:** Kaitlin Raynor of Kimley Horn

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

**Commissioners Absent:** Hasek

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee off-docket. No one appeared for testimony. Commissioners approved to continue the case off-docket without fee.

**Motion:** Continued - Off Docket

**Motioned by:** Enders

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-MISC-2023-00004** A request to approve an Equitable Transit-Oriented Development Implementation Plan related to the Transit-Oriented Development (TOD) Overlay for the Prospect Corridor as a guiding document for development in the Prospect Avenue area on about 854.28 acres located to generally include properties that front on Prospect Ave, from 12th St to 77th St, and properties that front on 12th St, from Charlotte Street to Prospect Avenue. In addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street.

**Applicant:** City Planning & Development Department, City of KCMO

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

**Commissioners Absent:** Hasek

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to January 15, 2025. No one appeared for testimony. Commissioners approved to continue the case to January 15, 2025, without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-CPC-2024-00020** A request to approve a Transit-Oriented Development (TOD) Overlay for the Prospect Corridor to create development and site design standards for the Prospect Avenue area on about 854.28 acres located to generally include properties that front on Prospect Ave, from 12th St to 77th St, and properties that front on 12th St, from Charlotte Street to Prospect Avenue. In addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street.

**Applicant:** City Planning & Development Department, City of KCMO

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

**Commissioners Absent:** Hasek

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to March 5, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 5, 2025, without fee.

**Motion:** Continued

**Motioned by:** Enders

**Seconded by:** Arkin

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

**Voting Nay:** None

**Abstaining:** None

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