



City Plan Commission Minutes

Hearing Date: December 18, 2024

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

Docket Item: C1

CD-CPC-2024-00181 A request to approve a project plan in District O-2 (Office) on about 2 acres generally located at 12800 Holmes to allow for the landscaping of private open space tracts.

Applicant: Paul Moss of Anderson Engineering

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

Commissioners Absent: Padilla

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: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2024-00041 A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St.

Applicant: Phillip Klawuhn of Phillip A. Klawuhn & Associates, P.C.

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Testimony: Yes

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending denial. The applicant team David Koelzel and his attorney Philip C. appeared and spoke about their requests. For public testimony, Will H. , Steve Walker and Diane H. appeared and spoke about their concerns. Commissioners discussed the merits of the case and continued the case to February 19, 2025 to allow the applicant to complete the items that are required by city staff.

Motion: Continued Fee: NO

Motioned by: Crowl

Seconded by: Beasley

Voting Aye: Arkin; Beasley; Crowl; Lynch

Voting Nay: Enders; Hasek

Abstaining: None

Docket Item: 2

CD-CPC-2024-00166 A request to approve a deannexation (detachment) from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Parkville, Missouri on about 80 acres generally located between NW 52nd Terrace on the south, NW 56th Street on the north and the corporate limits of the City of Parkville on the west.

Applicant: Ed Linnebur of Parkville Economic Development Council

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to February 5, 2025. No one appeared for public testimony. Commissioners approved to continue the case to February 5, 2025 with fee.

Motion: Continued - With Fee

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 3.1

CD-CPC-2024-00141 A request to approve an Area Plan amendment to the KCIA Area Plan from Mixed Use Community to Commercial/Industrial on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive.

Applicant: Lindsay Vogt of RL Buford

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to January 15, 2025. For public testimony appeared Lisa Reinier stating her opinion. Commissioners approved to continue the case to January 15, 2025 with fee.

Motion: Continued - With Fee

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 3.2

CD-CPC-2024-00144 A request to approve a rezoning from district AG-R to M2-1, B3-2, and R-5 on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive.

Applicant: Lindsay Vogt of RL Buford

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to January 15, 2025. For public testimony appeared Lisa Reinier stating her opinion. Commissioners approved to continue the case to January 15, 2025 with fee.

Motion: Continued - With Fee

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 3.3

CD-CPC-2024-00145 A request to approve a development plan, also serving as a preliminary plat, to allow construction of commercial and industrial buildings in proposed districts M2-1, B3-2, and R-5 on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive.

Applicant: Lindsay Vogt of RL Buford

Commissioners Present: Arkin; Beasley; Crawl; Enders; Hasek; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to January 15, 2025. For public testimony appeared Lisa Reinier stating her opinion. Commissioners approved to continue the case to January 15, 2025 with fee.

Motion: Continued - With Fee

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crawl; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-SUP-2024-00042 A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St.

Applicant: Nick Kratz of HOK

Commissioners Present: Beasley; Crawl; Enders; Hasek; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: Arkin

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicant Nick Kratz and Erick appeared and spoke about their requests. For public testimony, Ryan Gate appeared in support. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crawl; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-SUP-2024-00047 A request to approve a Special Use Permit to expand a parking lot on about 1.6 acres generally located at 3620 E 39th St.

Applicant: Cameron McCormick

Commissioners Present: Arkin; Beasley; Crawl; Enders; Hasek; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicants Ron Hardy and Camron McCormick 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: Enders

Seconded by: Hasek

Voting Aye: Arkin; Beasley; Crawl; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2024-00046 A request to approve a Special Use Permit in District M1-5 to allow for a demolition debris landfill and general manufacturing on about 9 generally located at 421 N Atlantic St.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent: Padilla

Commissioners Recusing: None

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

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2024-00156 A request to approve a rezoning from District M3-5 to District UR (Urban Redevelopment), and approved a development plan which also serves as a preliminary plat allowing for a mix of uses that includes residential, office, and manufacturing, on about 28 acres, generally located at the southeast corner of E. 135th Street and Wornall Road.

Applicant: Daniel Snead of Wallace Design Collective

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case on behalf of Olofu Agbaji and stated that the staff is recommending approval with conditions. The applicants Michael R. and Josh L. 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: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2024-00155 A request to approve a major amendment to an approved development plan which also serves as a preliminary plat, in District M2-3 to allow for about 3.7 million square foot of office warehouse development, on 7 lots in 3 phases, on about 280 acres generally located at the terminus of Tiffany Springs Parkway, west of I-29 extending to N. Amity Avenue.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present: Arkin; Beasley; Enders; Hasek; Lynch

Commissioners Absent: Padilla

Commissioners Recusing: Crowl

Sara Copeland introduced the case; Matthew Barnes presented the case on behalf of Olofu Agbaji and stated that the staff is recommending approval with conditions. The applicants Jim McClure and Will Block appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, adding condition #46.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Beasley

Voting Aye: Arkin; Beasley; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2024-00152 A request to approve a major amendment to an approved development plan to incorporate new phasing and building layout, in District M2-2 (Manufacturing) to allow for the existing land reclamation, quarry, excavation, office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case on behalf of Olofu Agbaji and stated that the staff is recommending approval with conditions. The applicants Patricia Jensen, Bob Collins, and Matt Schlick appeared and spoke about their requests. For public testimony, Michael Jacobs and Teresa Rice appeared and spoke about their concerns. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 10.1

CD-CPC-2024-00176 A request to approve a major amendment to a previously development in District B1-1 (commercial) on about 1.5 acres generally located at N. Cosby Avenue and NW 64th Terrace.

Applicant: John Lazenby

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval with conditions. The applicant John Lazenby appeared and spoke about his 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: Arkin; Beasley; Crowl; Enders; Hasek; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 10.2

CD-CPC-2024-00175 A request to approve a rezoning from District B1-1 (commercial) to B2-1 (commercial) on about 1.5 acres generally located at N. Cosby Avenue and NW 64th Terrace.

Applicant: John Lazenby

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval. The applicant John Lazenby appeared and spoke about his requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 11.1

CD-CPC-2024-00169 A request to approve a rezoning from district AG-R (agricultural-residential) to district R-7.5 (residential) to allow for a residential development on about 56 acres generally located at N. Line Creek Parkway and NW Old Stagecoach Road.

Applicant: Jacob Hodson of Olsson

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

Commissioners Absent: Padilla

Commissioners Recusing: None

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

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 11.2

CD-CPC-2024-00164 A request to approve a residential development plan in proposed R-7.5 (residential) district on about 56 acres generally located at N. Line Creek Parkway and NW Old Stagecoach Road.

Applicant: Jacob Hodson of Olsson

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

Commissioners Absent: Padilla

Commissioners Recusing: None

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

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 12.1

CD-CPC-2024-00135 A request to approve a rezoning from district UR to district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent: Padilla

Commissioners Recusing: None

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

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 12.2

CD-CPC-2024-00136 A request to approve a development plan, which also serves a preliminary plat, to allow 5 multi-unit residential buildings in proposed district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent: Padilla

Commissioners Recusing: None

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

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 13.1

CD-CPC-2024-00173 A request to approve an Area Plan amendment to the Midtown/Plaza Area Plan from a future land use recommendation of Residential Low Density to Residential Medium-High Density on about 0.3 acres generally located at the northeast corner of E 37th Street and Virginia Avenue.

Applicant: Sara Ladd of Elevate Design + Build

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff recommended dismissal. No one appeared for testimony. Commissioners dismissed the case.

Motion: Dismissed

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 13.2

CD-CPC-2024-00172 A request to approve a rezoning from district R-6 to district R-2.5 on about 0.3 acres generally located at the northeast corner of E 37th Street and Virginia Avenue.

Applicant: Sara Ladd of Elevate Design + Build

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff recommended dismissal. No one appeared for testimony. Commissioners dismissed the case.

Motion: Dismissed

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-SUP-2023-00044 A request to approve a Special Use Permit to allow for gasoline and fuel sales in District B3-2 (Business) on about 2 acres generally located at 400 feet north of the corner of Blue Ridge Blvd and Old Sante Fe Rd.

Applicant: Bassam Derbas of Complete h and c

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

Commissioners Absent: Padilla

Commissioners Recusing: None

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

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 15

CD-CPC-2024-00128 A request to approve a rezoning from district R-7.5 (Residential 7.5) to district R-1.5 (Residential 1.5) on about 0.47 acres generally located at the southeast corner of East 88th Street and Sycamore Avenue.

Applicant: Leslie Lewis

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Sara Copeland introduced the case and stated that the staff is recommending continuance off docket with fee. No one appeared for public testimony. Commissioners approved to continue the case off docket with fee.

Motion: Continued - Off Docket

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-CPC-2024-00165 A request to approve a residential development plan acting as a preliminary plat on about 0.68 acres generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue.

Applicant: Jacob Hodson of Olsson

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

Commissioners Absent: Padilla

Commissioners Recusing: None

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

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: Padilla

Abstaining: None

Docket Item: 17

CD-CPC-2024-00088 A request to approve a rezoning from R-80 (Residential) to MPD (Master Planned Development), with associated Development Plan, for an urban agriculture and composting facility campus on about 13 acres generally located at 5500 Bennington Ave.

Applicant: Jeremy Knoll of BNIM

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

Commissioners Absent: Padilla

Commissioners Recusing: None

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

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None
