



## City Plan Commission Minutes

Hearing Date: May 21, 2025

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

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**Docket Item:** C1

**CD-CPC-2025-00053** A request to approve a Project Plan in District B3-2 (Commercial) on about 1 acre generally located at the southwest corner of North Indiana Avenue and Northeast Barry Road, allowing for the creation of a drive through car wash and associated vacuums.

**Applicant:** Lindsay Vogt of RL Buford

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; 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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CLD-FnPlat-2025-00006** A request to approve a Final Plat in District B1-1 (Commercial) on about 1.7 acres generally located at the southeast corner of West 79th Street and Ward Parkway, allowing for the creation of two lots for a commercial development.

**Applicant:** Daniel Finn of Phelps Engineering, Inc.

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; 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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C3

**CLD-FnPlat-2025-00010** A request to approve a Final Plat in Districts B3-2 (Commercial) and M2-1 (Industrial) on about 22 acres generally located at the southeast corner of Northwest Cookingham Drive and North Congress Avenue creating 3 lots and 1 tract for the purpose of a commercial and industrial development.

**Applicant:** Lindsay Vogt of RL Buford

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; 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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C4

**CLD-FnPlat-2025-00005** A request to approve a Final Plat in District MPD (Master Planned Development) on about 19 acres generally located at the northwest corner of Northwest 95th Street and North Platte Purchase Drive, allowing for the creation of one lot for the purposes of an educational facility.

**Applicant:** Matthew Kist of Kimley-Horn

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; 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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C5

**CLD-FnPlat-2025-00009** A request to approve a Final Plat in District B2-2 (Commercial) on about 10 acres generally located at the southwest corner of Northwest Cookingham Drive and Highway 169 creating three lots and one tract for a residential development.

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

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; 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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C6

**CD-CPC-2025-00043** A request to approve a project plan for a 33-unit apartment building on about .3 acres generally located at 2700 Forest Ave.

**Applicant:** Nicki Chestnut of Taliaferro & Browne, Inc.

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; 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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C7

**CD-CPC-2023-00043** A request to approve an extension of the approval time period for an MPD Final Plan, in district MPD, by one year on about 18 acres generally located at 7700 N Brighton Avenue.

**Applicant:** Adam DeGonia of McClure

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 4, 2025. No one appeared for testimony. Commissioners approved to continue the case to June 4, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1

**CD-SUP-2025-00004** A request to approve a Special Use Permit to allow for the expansion of Gasoline and Fuel Sales establishment in District B4-5 (Commercial) on about .8 acres generally located at E. Truman Road and Brooklyn Avenue.

**Applicant:** KHALID BANDAY of KAM DESIGN GROUP LLC

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; 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 Khalid Banday appeared and spoke about his 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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-SUP-2025-00013** A request to approve a Special Use Permit to allow for the construction of a Gasoline and Fuel Sales establishment in districts B3-2 and R-7.5 on about 1 acre generally located at Dr. Martin Luther King Jr. Boulevard and Bellaire Avenue.

**Applicant:** KHALID BANDAY of KAM DESIGN GROUP LLC

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: Yes

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to June 18, 2025. For public testimony appeared Elizabeth Jacobs and Khalid Banday in opposition and requesting the case be continued to a later date. Commissioners approved to continue the case to July 16, 2025 with fee.

**Motion:** Continued - With Fee Fee: YES

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-SUP-2025-00003** A request to approve a Special Use Permit to allow for Gasoline and Fuel Sales in District M1-5 (Manufacturing) on about .7 acres generally located at E. 12th Street and Jackson Avenue.

**Applicant:** KHALID BANDAY of KAM DESIGN GROUP LLC

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to June 18, 2025. No one appeared for public testimony. Commissioners approved to continue the case to June 18, 2025 with fee.

**Motion:** Continued - With Fee Fee: YES

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-SUP-2025-00016** A request to approve a special use permit for the expansion of The Daniel Academy in an R-7.5 zoning district on about 18.33 acres generally located at 310 W 106th Street.

**Applicant:** Dalton Signer of Kimley-Horn

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Sara Copeland introduced the case; Stephanie Saldari presented the case and stated that the staff is recommending approval with conditions. The applicant team Dalton Signer, Johnathan Lee, and Kevin Corlu appeared and spoke about their requests. For public testimony appeared Laura Belt, Kevin, Zach Sellers, Jeremy Schofield, and Linda Lepor all in opposition with multiple concerns including traffic safety, displacement of wildlife, water runoff, etc. Commissioners discussed the merits of the case and approved it with conditions, modifying condition #1 and adding a condition that permanent nets be shown on the plan prior to being heard at BZA.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Hasek

**Voting Aye:** Beasley; Enders; Hasek

**Voting Nay:** Crowl

**Abstaining:** None

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**Docket Item:** 5

**CD-SUP-2025-00015** A request to approve a special use permit for general manufacturing in M1-5 on about 13.39 acres generally located south of the Missouri River and Riverfront Park, located at 4950 Stillwell Avenue.

**Applicant:** Kristina Voth of R&R Pallet

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 4, 2025. No one appeared for testimony. Commissioners approved to continue the case to June 4, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-CPC-2025-00017** A request to approve a Council Approved Signage Plan in District MPD (Master Planned Development) on about 2,143 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.

**Applicant:** Qiyamah Muhammad of Olsson

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Jacob Hodson appeared and spoke about his 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:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-CPC-2025-00047** A request to approve a a Major Amendment to a Development Plan in Districts M1-5 (Manufacturing and US (Underground Space) on about 23 acres generally located on the south side of Northeast Parvin Road, approximately 280 feet west of North Corrington Avenue, allowing for the expansion of an existing outdoor vehicle staging lot and limited use manufacturing.

**Applicant:** Jacob Hodson of Olsson

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Jacob Hodson appeared and spoke about his requests. For public testimony appeared Chris R. in support of the project. Commissioners discussed the merits of the case and approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-CPC-2025-00042** A request to approve a major amendment to a previously approved Development Plan for apartment complexes on the subject site on about 1 acre generally located at 2702 & 2701 Troost Ave.

**Applicant:** Nicki Chestnut of Taliaferro & Browne, Inc.

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; 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 applicant team Nicki Chestnut, Joe Christianson, and Mike Schwaller appeared and spoke about their requests. For public testimony appeared Carolina Shirley who spoke about her traffic concerns. Commissioners discussed the merits of the case and approved it with conditions, adding a condition that at least one building vary in tone.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9

**CD-SUP-2025-00005** A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a hotel on about .4 acres generally located at W 80th Terrace and Brookside Road.

**Applicant:** George Ismert of Old Glory Development Co

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 18, 2025. No one appeared for testimony. Commissioners approved to continue the case to June 18, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**CD-ROW-2025-00007** A request to approve a vacation of public right-of-way R-1.5/R-7.5 (Residential) on about 17,000 square feet generally located south of the intersection of Northeast Barry Road and North Cleveland Avenue.

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

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 4, 2025. No one appeared for public testimony. Commissioners approved to continue the case to June 4, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 11

**CD-ROW-2025-00008** A request to approve a vacation of public right-of-way in District R-7.5 (Residential) on about 31,000 square feet generally located east of the intersection of Northeast Barry Road and North Cleveland Avenue.

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

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 4, 2025. No one appeared for public testimony. Commissioners approved to continue the case to June 4, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12.1

**CD-CPC-2025-00050** A request to approve a rezoning without plan from district O-2 to district B1-2 on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E 102nd Street.

**Applicant:** Rick Cline of Baker Design Group P.A.

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 4, 2025. No one appeared for public testimony. Commissioners approved to continue the case to June 4, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12.2

**CD-CPC-2025-00049** A request to approve an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E 102nd Street.

**Applicant:** Rick Cline of Baker Design Group P.A.

**Commissioners Present:** Beasley; Crowl; Enders; Hasek

**Commissioners Absent:** Arkin; Lynch; Padilla

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 4, 2025. No one appeared for public testimony. Commissioners approved to continue the case to June 4, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Beasley

**Voting Aye:** Beasley; Crowl; Enders; Hasek

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 13  
**CD-CPC-2025-00039** A request to approve a rezoning from Districts B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment) with an associated plan on about 2.6 generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street, allowing for the redevelopment for warehousing/distribution.

**Applicant:** Robert Wilson of Falk Architects

**Commissioners Present:** Beasley; Crawl; Enders; Hasek  
**Commissioners Absent:** Arkin; Lynch; Padilla  
**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to June 4, 2025. No one appeared for public testimony. Commissioners approved to continue the case to June 4, 2025 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Beasley  
**Voting Aye:** Beasley; Crawl; Enders; Hasek  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 14  
**CD-CPC-2025-00011** A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review.

**Applicant:**

**Commissioners Present:** Beasley; Crawl; Enders; Hasek  
**Commissioners Absent:** Arkin; Lynch; Padilla  
**Commissioners Recusing:** None

Testimony: No

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

**Motion:** Continued - Off Docket Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Beasley  
**Voting Aye:** Beasley; Crawl; Enders; Hasek  
**Voting Nay:** None  
**Abstaining:** None

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