



## City Plan Commission Minutes

Hearing Date: May 22, 2024

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:**

**CLD-FnPlat-2024-00007** A request to approve a Final Plat in District MPD to allow for the creation of three (3) industrial lots and two (2) tracts on about 209 acres generally located at the northeast corner of Mexico City Ave and NW 132nd St.

**Applicant:** Nelson Willoughby of Olsson

**Commissioners Present:**

**Commissioners Absent:**

**Commissioners Recusing:** None

**Motion:** Continued

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:**

**CD-CPC-2024-00049** A request to approve the designation of the Carmen building on 101 W Linwood Boulevard to the Kansas City Register of Historic Places (H/O Overlay) on about 1.45 acres generally located between Wyandotte Street and Baltimore Avenue on the south side of West Linwood Boulevard.

**Applicant:** Nadja Karpilow of Old Hyde Park Historic District

**Commissioners Present:**

**Commissioners Absent:**

**Commissioners Recusing:** None

**Motion:** Continued

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:**

**CD-CPC-2024-00045** A request to approve a Project Plan in District UR (Urban Redevelopment) to allow for a temporary signage extension for the Three Light Apartments on about 1 acre generally located at the northwest corner of E Truman Rd and Walnut St.

**Applicant:** Adam Lockard of Kansas City Power and Light District

**Commissioners Present:**

**Commissioners Absent:**

**Commissioners Recusing:** None

**Motion:** Continued

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:**  
**CLD-FnPlat-2023-00028** A request to approve a final plat in district R-7.5 (Residential) to allow for 47 single-family residential lots on about 45 acres generally located at 12200 NE Sherman Rd, at the NW corner of NE 120th St and NE Sherman Rd.

**Applicant:** Nelson Willoughby of Olsson

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:**  
**CLD-FnPlat-2024-00009** A request to approve a Final Plat in District M2-5 (manufacturing) on about 48 acres generally located at the northwest corner of East 155th Street and Highway 71 creating 2 lots and 1 tract for the purposes of an industrial development.

**Applicant:** Kevin White of NorthPoint

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:**  
**CD-CPC-2024-00066** A request to approve an amendment to Chapter 88-605-03 Street Naming Committee on about generally located at

**Applicant:** DMD City of Kansas City of KCMO

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:**  
**CD-CPC-2024-00050** A request to approve a rezoning from R-0.5 to O-3 to update the zoning map to reflect existing conditions on about 2 acres generally located at 4900 Oak St.

**Applicant:** Christi Jones of Russell Stover Chocolates

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:**  
**CD-CPC-2024-00019** A request to approve a development plan to allow for the construction of a hotel (lodging) in district B3-3 on about 2.4 acres generally located at NW Tiffany Springs Parkway and Interstate 29.

**Applicant:** Kaitlin Raynor of Kimley Horn

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:**  
**CD-ROW-2023-00053** A request to approve a vacation of Public Right-of-Way in District R-7.5 (Residential) of about 130 feet generally located on Fremont Avenue north of East 55th Terrace.

**Applicant:** Herb Hardwick of Hardwick Law Firm, LLC

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:**  
**CD-SUP-2024-00017** A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a General Recycling facility on about 23 acres generally located at 3005 Manchester Trfy.

**Applicant:** Dan Koziatek of CEC, Inc.

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:**  
**CD-CPC-2024-00053** A request to approve an MPD Final Plan in district MPD (Master Planned Development) to allow for the construction of a mixed-use development on about 2.12 acres generally located at the intersection of E. Riverfront Drive and Berkley Parkway.

**Applicant:** Kelsey Morgan of NorthPoint Development

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** C1  
**CLD-FnPlat-2024-00008** A request to approve a Final Plat in District B3-3 (business) on about 88 acres generally located at the northeast corner of Northwest Roanridge Road and Northwest Cookingham Drive creating 5 lots and 1 tract for a multi use development.

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

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

Ahnna Nanoski introduced the case and stated that this was a consent item; she also stated 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:** Hasek  
**Seconded by:** Padilla  
**Voting Aye:** Arkin; Crowl; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** C2

**CLD-FnPlat-2021-00014** Berkley Riverfront East - A request to approve a final plat in District MPD (Master Planned Development), creating one lot to allow for renovation of the existing casino to a mixed use development that includes retail, hotel and amphitheater on about 30 acres generally lbordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west.

**Applicant:** Sam Sahlfeld of Olsson

**Commissioners Present:** Arkin; Crowl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case and stated that this was a consent item; she also stated 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:** Hasek

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C3

**CD-CPC-2024-00029** A request to approve a Project Plan in District SC (Shoal Creek), to allow for a commercial building as part of the Eagle Pointe development on about 1 acre generally located at the northwest corner of N. McKinley Avenue and NE Shoal Creek Valley Drive.

**Applicant:** Austin Lage of BHC Rhodes

**Commissioners Present:** Arkin; Crowl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case and stated that this was a consent item; she also stated 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:** Hasek

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1

**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:** Arkin; Crowl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant 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:** Hasek

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**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:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

**Commissioners Present:** Arkin; Crawl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Padilla

**Voting Aye:** Arkin; Crawl; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3.1

**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:** Arkin; Beasley; Crawl; Hasek; Padilla

**Commissioners Absent:** Enders; Lynch

**Commissioners Recusing:** None

Ahnna 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 requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

**Motion:** Approved

**Motioned by:** Hasek

**Seconded by:** Padilla

**Voting Aye:** Arkin; Beasley; Crawl; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3.2

**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:** Arkin; Beasley; Crawl; Hasek; Padilla

**Commissioners Absent:** Enders; Lynch

**Commissioners Recusing:** None

Ahnna 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 requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

**Motion:** Approved

**Motioned by:** Hasek

**Seconded by:** Padilla

**Voting Aye:** Arkin; Beasley; Crawl; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4.1  
**CD-CPC-2024-00043** A request to approve an Area Plan Amendment of the Truman Plaza Area Plan from Light Industrial to Mixed-Use Community on about 22 acres generally located at 601 Hardesty Ave.

**Applicant:** Brenton Sells of Taliaferro & Browne

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

Ahnna Nanoski introduced the case and stated staff recommended approval without conditions. The applicant team Brenton Sells (Taliaferro & Brown), Johnathan Arnold and Scott Rosen appeared. No one appeared for public testimony. Commissioners approved the case without conditions.

**Motion:** Approved  
**Motioned by:** Hasek  
**Seconded by:** Padilla  
**Voting Aye:** Arkin; Crowl; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 4.2  
**CD-CPC-2024-00039** A request to approve a rezoning from UR (Urban Redevelopment) and M1-5 (Manufacturing 1) to UR (Urban Redevelopment), with associated Development Plan and Preliminary Plat, for the redevelopment of the former Hardesty Federal Complex on about 22 acres generally located at 601 Hardesty Ave.

**Applicant:** Brenton Sells of Taliaferro & Browne

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

Ahnna Nanoski introduced the case and stated staff recommended approval with conditions. The applicant team Brenton Sells (Taliaferro & Brown), Johnathan Arnold and Scott Rosen appeared. No one appeared for public testimony. Commissioners approved the case with conditions; adding conditions 41, 42, & 43; removing conditions 36, 37, 39; and updating conditions 38 and 40.

**Motion:** Approved with Conditions  
**Motioned by:** Hasek  
**Seconded by:** Padilla  
**Voting Aye:** Arkin; Crowl; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 5  
**CD-ROW-2024-00005** A request to approve a vacation of public right of way in District MPD (Master Planned Development) on about 80,783 SF generally located north of East Front street at the vehicular entrance to Bally's Casino.

**Applicant:** Nelson Willoughby of Olsson

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

Ahnna Nanoski introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicants Nelson Willoughby of Olsson and Kelsey Wishman of Bally's appeared. No one appeared for public testimony. Commissioners approved the case with conditions.

**Motion:** Approved with Conditions  
**Motioned by:** Hasek  
**Seconded by:** Padilla  
**Voting Aye:** Arkin; Crowl; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 6

**CD-SUP-2024-00012** A request to approve a special use permit to allow for drive-through facility for an eating and drinking establishment in district DC-15 on about .8 acres generally located at Grand Boulevard and E. 12th Street.

**Applicant:** David Waters of Spencer Fane LLP

**Commissioners Present:** Arkin; Crowl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Lynch

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-CPC-2024-00038** A request to approve a development plan, which also serves as a preliminary plat, for an industrial development in District M2-3 on about 60 acres generally located at 10951 N Congress Avenue.

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

**Commissioners Present:** Arkin; Crowl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant team James McClure and Roxsen Koch of Polsinelli and Mike Strongberg of Opus Development Company, LLC appeared and spoke about their requests. Travis from KC Water also appeared and spoke. No one appeared for public testimony. Commissioners approved it with conditions, modifying conditions 3 and 37.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8.1

**CD-CPC-2024-00031** A request to approve an area plan amendment to the KCIA Area Plan from Mixed Use Community to Commercial/Industrial on about 59 acres generally located at Interstate 435 and NW Cookingham Drive.

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

**Commissioners Present:** Arkin; Crowl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8.2  
**CD-CPC-2024-00030** A request to rezone about 59 acres from zoning district AG-R to district M2-3 generally located at Interstate 435 and NW Cookingham Drive.

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

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

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Padilla  
**Voting Aye:** Arkin; Crowl; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 9  
**CD-SUP-2024-00014** A request to approve the renewal of a special use permit (SUP) in district B4-2 on about 1.2 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard.

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

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

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Padilla  
**Voting Aye:** Arkin; Crowl; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 10  
**CD-SUP-2024-00016** A request to approve a special use permit for an event venue serving as a community center in district R-6 on about 0.28 acres generally located at the southwest corner of West 26th Street and Bellevue Avenue.

**Applicant:** Barrett Kroll of Urban Prairie Architectural Collaborative

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

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Padilla  
**Voting Aye:** Arkin; Crowl; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 11

**CD-SUP-2024-00015** A request to approve a special use permit for a parking lot expansion in district R-6 (Residential 6) on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street.

**Applicant:** Roger Barrett of SK Design Group, Inc.

**Commissioners Present:** Arkin; Beasley; Crawl; Hasek; Padilla

**Commissioners Absent:** Enders; Lynch

**Commissioners Recusing:** None

Testimony: Yes

Ahnna Nanoski introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant team, Roger Barrett of SK Design Group, Inc., Chris Newman COO of St. Teresa's Academy and Dan Wehmiller who is the owner representative and project manager appeared and spoke about the case. Also for testimony, in opposition, appeared the following neighbors: Tom Usher, Jason O., Karen Karns, Jim Karns, Daniel K., and Vicky N. Commissioners discussed the merits of the case and agreed to continue without fee to June 18, 2024 to allow the applicant to complete another public engagement meeting.

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

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**Docket Item:** 12

**CD-SUP-2024-00006** A request to approve the renewal of a special use permit (SUP) to allow for gasoline and fuel sales in district B3-2 on about 1.1 acres generally located at E. 27th Street and Prospect Avenue.

**Applicant:** RIAD BAGHDADI of RB ARCHITECTURE ENGINEERING CONST. LLC

**Commissioners Present:** Arkin; Crawl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

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

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**Docket Item:** 13

**CD-CPC-2024-00032** A request to approve a non-residential development plan to allow for Communications Service Establishments in districts in the proposed M2-3 zoning district on about 59 acres generally located at Interstate 435 and NW Cookingham Drive.

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

**Commissioners Present:** Arkin; Crawl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

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

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**Docket Item:** 14

**CD-CPC-2023-00131** A request to approve a major amendment to a previously approved Master Planned Development to allow for an oversized menu board monument sign in district MPD on about 1.4 acres generally located at the northwest corner of NE 97th Street and N Oak Trafficway.

**Applicant:** Lora Martinson of Springfield Sign

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

**Commissioners Absent:** Enders; Lynch

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending denial. The applicant Chris Hampton 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:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 15

**CD-CPC-2024-00033** A request to approve a major amendment to a previously approved development plan, also serving as a preliminary plat, to allow approximately 127 residential units in district B3-2 and R-2.5 on about 19.5 acres generally located at the southwest and southeast corners of NW Englewood Road and N Mercier Drive.

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

**Commissioners Present:** Arkin; Crowl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 16

**CD-CPC-2024-00048** A request to approve an amendment to the Major Street Plan to remove 128th Street from the east side of HWY 169 to the intersection of NE 132nd Street and N Virginia Avenue.

**Applicant:** James McClure of Polsinelli, P.C.

**Commissioners Present:** Arkin; Crowl; Hasek; Padilla

**Commissioners Absent:** Beasley; Enders; Lynch

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Hasek

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 17  
**CD-CPC-2024-00012** A request to approve a development plan to allow for the construction of a residential mixed-use building in district M1-5 and B4-5 on about 1.1 acres generally located at the northeast corner of E 16th Street and Holmes Street.

**Applicant:** Matthew Ledbetter of Grayson Capital

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

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/5/24. Commissioners approved to continue the case to 6/5/24 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Hasek  
**Seconded by:** Padilla  
**Voting Aye:** Arkin; Crowl; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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