



## City Plan Commission Minutes

Hearing Date: May 7, 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-2025-00051** A request to approve a project plan to approve private open space tract for a residential development in district R-1.5 on about 15 acres generally located at NW Milrey Drive and NW 83rd Street.

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

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

**Commissioners Absent:** Arkin; Lynch

**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:** Beasley; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CLD-FnPlat-2024-00025** A request to approve a Final Plat in District MPD (Master Planned Development) on about 22 acres generally located at the northeast corner of Highway 169 and Highway 152 to allow for the creation 80 lots and 4 tracts for the purposes of a residential development.

**Applicant:** Lindsay Vogt of RL Buford

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

**Commissioners Absent:** Arkin; Lynch

**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:** Beasley; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C3  
**CD-CPC-2024-00146** A request to approve a Final Plan in District MPD (Master Planned Development) on about 24 acres generally located on the west side of Skyview Avenue approximately 1500 feet north of NW 108th Street allowing for the construction of a 102 single unit houses.

**Applicant:** Morgan Stahl of Kimley-Horn

**Commissioners Present:** Beasley; Crowl; Enders; Hasek; Padilla  
**Commissioners Absent:** Arkin; Lynch  
**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:** Beasley; Crowl; Enders; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** C4  
**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; Padilla  
**Commissioners Absent:** Arkin; Lynch  
**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending continuance without fee to May 21, 2025. No one appeared for public testimony. Commissioners approved to continue the case to May 21, 2025.

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

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**Docket Item:** C5  
**CLD-FnPlat-2023-00022** A request to approve a final plat in Districts B2-2 and R-6 creating thirty two mixed residential lots and two (2) tracts for a total of 409 units (single family, duplexes, fourplexes and multiunit apartments). on about 25.5 acres generally located at the northeast corner of NE Shoal Creek Parkway and Hwy 169.

**Applicant:** MATTHEW SCHLICHT of MIDWEST ENGINEERING SOLUTIONS

**Commissioners Present:** Beasley; Crowl; Enders; Hasek; Padilla  
**Commissioners Absent:** Arkin; Lynch  
**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. Patricia Jensen appeared for public testimony and requested the item be pulled from the consent agenda for revisions to the staff report to drop condition #21. Commissioners approved the case with conditions, removing condition #21.

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

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**Docket Item:** 1

**CD-ROW-2025-00005** A request to approve a vacation in District R-7.5 (Residential) on about 0.14 acres generally located on East 52nd Terrace approximately 1050 feet west of Dr. Martin Luther King Jr Boulevard.

**Applicant:** Richard Shafer of BHC

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

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Testimony: Yes

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Kevin Pinkowski appeared and spoke about his requests. For public testimony appeared Lawrence Goldblatt via Zoom but had technical issues and was unable to give 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:** Beasley; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-ROW-2025-00004** A request to approve a vacation in District MPD (Master Planned Development) on about 1.25 acres generally located on White Avenue approximately 1250 feet north of East 56th Street.

**Applicant:** Richard Shafer of BHC

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

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Testimony: Yes

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Kevin Pinkowski appeared and spoke about his requests. For public testimony appeared Lawrence Goldblatt via Zoom but had technical issues and was unable to give 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:** Beasley; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-ROW-2025-00006** A request to approve a vacation of public right-of-way in District R-6 (Residential) on about 1,120 square feet generally located on the west side of the 1800 block of Mercier Street.

**Applicant:** Alex Reed of Lathrop GPM LLP

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

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicant Jerry Riffle appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition number 1.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-CPC-2025-00041** A request to approve a major amendment to a previously approved Development Plan, which also acts as a Preliminary Plat, for Fareway Meat Market on about 1.7 acres generally located at 1307 W 79th St.

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

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

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Testimony: Yes

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicant team Judd Claussen, Koby Pritchard, Mark DeYoung and Andy Meyer 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:** Beasley; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-CPC-2025-00045** A request to approve a rezoning from District M2-3 (Manufacturing) to District R-80 (Residential) on about 25 acres generally located at 9500 Northwest Old Tiffany Springs Road.

**Applicant:** of STARR HOMES, LLC

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

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval without conditions. The applicants Thomas Freeman and Jared Klein appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

**Motion:** Approved

**Motioned by:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-SUP-2025-00011** A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for outdoor warehousing on about 4.5 acres generally located approximately 350 feet east of the corner of Connecticut Avenue and North Topping Avenue.

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

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

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Testimony: Yes

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicants Judd Claussen, David Escoff, Saeed Saleh, and Jack Faulkare 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 a condition to require a lighting plan to be submitted prior to approval.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-SUP-2025-00007** A request to approve a major amendment to a special use permit for an addition on about 7.91 acres generally located at the southwest corner of East 83rd Street and Holmes Street.

**Applicant:** James Marshall of Jrma Architects Inc.

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

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Testimony: Yes

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicants James Marshall, Wendall Tilburt and Bishop Chavis appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition number 6.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-CPC-2025-00035** A request to approve a development plan allowing multiple six-unit residential buildings on about 1.97 acres generally located at 20 W Linwood Boulevard.

**Applicant:** Doug Ubben of Phelps Engineering, Inc.

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

**Commissioners Absent:** Arkin; Enders; Padilla

**Commissioners Recusing:** None

Testimony: Yes

Sara Copeland introduced the case; Genevieve Kohn-Smith presented the case and stated that the staff is recommending approval with conditions. The applicants David Rezek, Scott Roseman, and Christina Fenwick 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:** Hasek

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9

**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; Padilla

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 21, 2025. No one appeared for testimony. Commissioners approved to continue the case to May 21, 2025 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Enders

**Seconded by:** Hasek

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**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; Padilla

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 21, 2025. No one appeared for testimony. Commissioners approved to continue the case to May 21, 2025 without fee.

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

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**Docket Item:** 11

**CD-SUP-2025-00012** A request to approve an entertainment venue in district B3-2 on about 0.47 acres generally located at the southeast corner of Broadway Boulevard and W 39th Street.

**Applicant:** Lauren Brown of KEM STUDIO

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

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Testimony: No

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

**Motion:** Continued - Off Docket Fee: YES  
**Motioned by:** Enders  
**Seconded by:** Hasek  
**Voting Aye:** Beasley; Crowl; Enders; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 12.1

**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; Padilla

**Commissioners Absent:** Arkin; Lynch

**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 21, 2025. No one appeared for testimony. Commissioners approved to continue the case to May 21, 2025 without fee.

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

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**Docket Item:** 12.2  
**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; Padilla  
**Commissioners Absent:** Arkin; Lynch  
**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 21, 2025. No one appeared for testimony. Commissioners approved to continue the case to May 21, 2025 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Enders  
**Seconded by:** Hasek  
**Voting Aye:** Beasley; Crowl; Enders; Hasek; Padilla  
**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; Crowl; Enders; Hasek; Padilla  
**Commissioners Absent:** Arkin; Lynch  
**Commissioners Recusing:** None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to May 21, 2025. No one appeared for testimony. Commissioners approved to continue the case to May 21, 2025 without fee.

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

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