



City Plan Commission Minutes

Hearing Date: July 17, 2024

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

Docket Item: C1

CLD-FnPlat-2024-00016 A request to approve a Final Plat in District R-5 (Residential) on about 29 acres generally located on west side of Grandview Road at Kings Highway creating two (2) lots and three (3) tracts to allow for a residential and golf course development.

Applicant: Anthony Knipp of AMK LAW, LLC

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

Commissioners Absent:

Commissioners Recusing: Crawl

Larisa Chambi introduced the Consent item. Chairperson Coby Crawl recused himself. There wasn't any public testimony. Commissioners discussed the merits of the case and approved it with conditions

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2024-00079 A request to approve an MPD Final Plan for a data center campus in district MPD on about 500 acres generally located at the northeast corner of I-435 and Highway 169.

Applicant: David Lotz of Continental Consulting Engineers, Inc.

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

Commissioners Absent:

Commissioners Recusing: None

Larisa Chambi introduced the Consent Item recommending approval with conditions. 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; Crawl; Enders; Hasek; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C3

CD-CPC-2024-00026 A request to consider approval of a project plan in Districts UR/ US (Urban Redevelopment) and (Underground Space), allowing for 307,000 square foot of office/ warehouse development on about 42 acres generally located at the southwest corner of NE 48th Street and N. Arlington Avenue.

Applicant: Chris Holmquist of Olsson

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

Commissioners Absent:

Commissioners Recusing: None

Larisa Chambi introduced the Consent Item recommending approval with conditions. The Applicant requested an update to the condition,

item #20, be corrected. Olofu Agbaji confirmed and presented the case and stated that the staff is recommending approval with conditions. 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; Padilla
Voting Nay: None
Abstaining: None

Docket Item: C4

CD-CPC-2024-00081 A request to approve a project plan to allow for retail sales and gasoline and fuel sales in district B2-2 on about 1.62 acres generally located at N. Indiana Avenue and NE Barry Road.

Applicant: Jeffrey Laubach of SBB Engineering, LLC

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

Larisa Chambi introduced the Consent Item recommending approval with conditions. 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; Padilla
Voting Nay: None
Abstaining: None

Docket Item: C5

CLD-FnPlat-2021-00061 A request to approve a final plat in District UR (Urban Redevelopment) creating one lot for mixed-use development on about 0.92 acres generally located at the northeast corner of Gillham Rd and E 31st St.

Applicant: Marty Isabell of Taliaferro & Browne

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

Larisa Chambi introduced the Consent Item recommending approval with conditions. Justin Smith presented the case and staff recommendations. 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; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 1

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; Crowl; Hasek; Padilla
Commissioners Absent:
Commissioners Recusing: None

Larisa Chambi introduced and presented the case and stated that the staff is recommending approval with conditions. The applicant team, including Roger Barret, Babette Macy, Robert Whitman, Chris Newman, appeared to speak about the changes made since last meeting. Many people spoke to both sides of support or asking for more concessions to be added: John McGurt, Vicky Notice, Jerry Bowers, Tim Sacks, Dr. Sullivan, Tom Ushert, Susan Burnett, Josh Encure, Mark Palmer, Jim Kearns, Season Bennett, Mary Jane Judy, Sister Rose M and Sister Marilyn Lot, etc. A list of 10 points the neighbors brought forth were discussed and reviewed by the staff and commissioners. Commissioners approved with conditions.

Motion: Approved with Conditions

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

Docket Item: 2

CD-CPC-2023-00159 A request to approve a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhome in two (2) phases on one (1) lot, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive (609 W. 49th Street).

Applicant: Masoud Shahbazi

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

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Larisa Chambi introduced the case and stated that the staff is recommending continuance without fee to 8/7/24. Commissioners approved to continue the case to 8-7-24.

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

Docket Item: 3

CD-CPC-2024-00074 A request to approve a major amendment to a previously approved development plan in district MPD (Master Planned Development) on about 90 acres in an area generally bounded by the Missouri River on the north and west, I-29 on the east, and railroad tracks on the south.

Applicant: Bob Gregor of Taliaferro & Browne

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

Commissioners Absent: Beasley

Commissioners Recusing: None

Larisa Chambi introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval with conditions. The applicant, Joe Perry with Port KC, appeared and spoke about their requests. The Water Dept. and Public Works were available to answer questions. Micol Sharma with Capitol Management came forward to discuss the partnership and project with KC Current to discuss this phase of the project of straightening the street. 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; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 4

CD-CPC-2024-00055 A request to approve an amendment to the Major Street Plan to change the Street Typology designation of NW Tiffany Springs Parkway from Parkway to Local Link between I-29 Highway on the east and N. Hampton Avenue on the west.

Applicant: James McClure of Polsinelli, P.C.

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

Commissioners Absent: Beasley

Commissioners Recusing: Crowl

Larisa Chambi introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending denial due to applicants plan doesn't fall into the 8 street standards. The applicant, James McClure from Polsinelli, appeared and spoke about the proposed development requests. Roxin Coke from the Applicant Team spoke online. Ahnna Nanoski and Sarah Baxter spoke to the process of Variances and answered questions from the Commissioners. No one else appeared for testimony. Commissioners discussed the merits of the case and rejected staff suggestions of denial and approved the applicants request. The commissioners asked the staff to look into a code text

amendment and the consideration of special segments be added for future projects.

Motion: Approved
Motioned by: Hasek
Seconded by: Enders
Voting Aye: Arkin; Hasek
Voting Nay: Enders; Lynch; Padilla
Abstaining: None

Docket Item: 5

CD-ROW-2024-00004 A request to approve a vacation of right-of-way in district M3-5 (Manufacturing 3 - 5) on about 1.07 acres generally located at the corner of Prospect Avenue and E 87th Terrace.

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

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

Larisa Chambi introduced and presented the case and stated staff is recommending approval with conditions. Patricia Jenson with Rouse Fretts, Steven Gound and Jeff Stanton from Lab Con Co presented their request. No one appeared for testimony. Commissioners approved the case with conditions.

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

Docket Item: 6

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

Larisa Chambi introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval. Chrisit Jones and Jim Kissinger spoke as the applicant The attorney for the applicant appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

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

Docket Item: 7

CD-CPC-2024-00078 A request to approve a rezoning from district R-80 (residential) to district B2-2 (commercial) on about 3 acres generally located at E. US 40 Highway and Phelps Road.

Applicant: Jamie Lorenzo of Harrah Law, LLC

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

Testimony: Yes

Larisa Chambi introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval without conditions. The attorney for the applicant, Brock Esposito, appeared and spoke about their requests. Rihanna Desolitch from Little Blue Valley HOA, Bill Parker, William Fiorello , Marvin and Michelle Green, Martina Bowden, and Mr. Johnson spoke to their concerns as residential neighbors. Commissioners discussed the merits of the case and voted on a continuance to August 21st meeting.

Motion: Continued Fee: NO

Motioned by: Hasek
Seconded by: Arkin
Voting Aye: Arkin; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 8

CD-CPC-2024-00071 A request to approve a development plan to allow two multi-unit residential buildings in district B2-2 on about 4.75 acres generally located at the northeast corner of N Wyandotte Street and NW 85th Terrace.

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

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

Testimony: Yes

Larisa Chambi introduced the case. Genevieve Kohn presented the case. The Applicant team, Patricia Jenson and Brian Mertz, discussed the development plan. Patty Underwood discussed neighbors concerns. Brian Mertz discussed some of the community meetings he held and concessions that came out of it, such as building a 6 ft privacy fence and leaving privacy trees. No one else appeared for testimony. Commissioners discussed merits of the case and approved it with conditions, with the removal of condition 31.

Motion: Approved with Conditions Fee: NO
Motioned by: Enders
Seconded by: Arkin
Voting Aye: Arkin; Crowl; Enders; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 9.1

CD-CPC-2024-00073 A request to approve an amendment to the Swope Area Plan from Residential Medium-High Density to Mixed-Use Community on about 11.05 acres generally located at 3427 E 59th St.

Applicant: Matthew Gibbs of BHC Rhodes

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

Testimony: No

Larisa Chambi introduced the case and stated that the staff is recommending continuance without fee to 8-7-24. Commissioners approved to continue the case to 8-7-24.

Motion: Continued Fee: NO
Motioned by:
Seconded by:
Voting Aye: None
Voting Nay: None
Abstaining: None

Docket Item: 9.2

CD-CPC-2024-00072 A request to approve a rezoning from R-1.5 (Residential) to MPD (Master Planned Development), with associated Development Plan and Preliminary Plat, for a health services campus on about 11.05 acres generally located at 3427 E 59th St.

Applicant: William Buck of BHC Rhodes

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

Testimony: No

Larisa Chambi introduced the case and stated that the staff is recommending continuance without fee to 8-7-24. Commissioners approved to continue the case to 8-7-24.

Motion: Continued Fee: NO
Motioned by: Enders

Seconded by:	Beasley
Voting Aye:	Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay:	None
Abstaining:	None