



## City Plan Commission Minutes

Hearing Date: February 6, 2024

414 E 12th Street, 26th Floor, Council Chamber  
Kansas City, Missouri 64106  
kcmo.org/planning

**Docket Item:** C1

**CLD-FnPlat-2024-00001** A request to approve a Final Plat in District MPD (Master Planned Development) on about 35 acres generally located at the northeast corner of Botts Road and Highway 150 creating one (1) lot and four (4) tracts for the purposes of industrial development.

**Applicant:** James Holdcroft of Olsson

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

**Commissioners Absent:** Allender

**Commissioners Recusing:** None

Larisa Chambi introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Jake Hodson appeared but stated that he did not have anything to add. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions deleting condition #2 and revising condition #6.

**Motion:** **Approved with Conditions**

**Motioned by:** Enders

**Seconded by:** Hill

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

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C2

**CLD-FnPlat-2023-00034** A request to approve a Final Plat in District MPD (Master Planned Development) on about 13 acres generally located at the northwest corner of Northeast 48th Street and North Randolph Road creating three (3) lots and one (1) tract for a mixed-use development.

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

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

**Commissioners Absent:** Allender

**Commissioners Recusing:** None

Larisa Chambi introduced the case and stated that this is a consent item and that staff is recommending approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

**Motion:** **Approved with Conditions**

**Motioned by:** Enders

**Seconded by:** Padilla

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

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 1

**CD-MISC-2024-00001** Declaring a temporary moratorium on the issuance or approval of any new permits, plan review, project plans and zoning changes for gas stations within Kansas City, and directing staff to review and recommend any appropriate text amendments to the Zoning and Development Code (Chapter 88).

**Applicant:**

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

**Commissioners Absent:** Allender

**Commissioners Recusing:** None

Larisa Chambi introduced the case. Conner Swanton legislative directive on behalf of councilman appeared and spoke about their requests. Also, for testimony appeared City Planning and Development Deputy Director Diane Binckley. Commissioners discussed the merits of the case and approved it conditional of the following changes: In the first paragraph striking words "permits, including building code permits, special use permits, plan review, project plans and zoning changes, and replacing them with the words "new applications"; and in Section one, replacing the words permits, plan review, project plans and zoning changes with the words "new applications", with the intent of not unfairly stopping any project already in the works.

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

**Docket Item:** 2

**CD-CPC-2023-00173** A request to approve a rezoning from R-1.5 (Residential) to R-0.75 (Residential), a total of 4 lots, to accommodate a proposed apartment complex on about .3 acres generally located at 4511 Summit St.

**Applicant:** Douglas Stone of LEWIS RICE

**Commissioners Present:** Beasley; Enders; Hasek; Hill; Padilla  
**Commissioners Absent:** Allender  
**Commissioners Recusing:** Crowl

Larisa Chambi introduced the case; Ahnna Nanoski presented the case. The applicant team Douglas Stone and William Block appeared and spoke about their requests. For testimony in opposition appeared neighbors: Amelia McIntyre at 4545 Wornall, Mary Lou Nigro president of Brentwood condominiums, at 4511 Headwood, Larry Barlish at 4511 Headwood, Bill Quatman 4616 Summit St, Robert Martin at 4646 Broadway, Matt Fuoco president of the 46 Jefferson condominium. Commissioners discussed the merits of the case and approved it without conditions.

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

**Docket Item:** 3

**CD-CPC-2023-00144** A request to approve a rezoning to district UR (Urban Redevelopment) from district R-2.5 (Residential 2.5) and approval of a development plan for a mixed use development on about 3.6 acres generally located at the NW corner of Benton Boulevard and East 37th Street.

**Applicant:** Samuel De Jong of BNIM

**Commissioners Present:** Beasley; Crowl; Enders; Hasek; Hill; Padilla  
**Commissioners Absent:** Allender  
**Commissioners Recusing:** None

Larisa Chambi presented the case; she stated that the staff is recommending approval with conditions. The applicant team Chip Walsh and Sam De Jong appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions revising conditions 9,11 and 33.

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

**Docket Item:** 4.1

**CD-CPC-2023-00169** A request to approve a Rezoning from District R-80 to Districts R-7.5, R-5, and R-2.5 on about 160 acres generally located at the southeast corner of Northeast 96th Street and North Tullis Drive allowing for the creation of 396 residential units.

**Applicant:** Chris Holmquist of Olsson

**Commissioners Present:** Beasley; Crowl; Enders; Hasek; Hill; Padilla  
**Commissioners Absent:** Allender

**Commissioners Recusing:** None

Larisa Chambi introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions. On behalf of the applicant appeared Aaron Schmidt with Hunt Midwest, to speak about their requests.

Also for testimony in appeared Ricky Sanchez from the Park Department. In addition, for testimony in opposition appeared Jennifer Robinson and Tierney Clement. Commissioners discussed the merits of the case and approved it without conditions.

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

**Docket Item:** 4.2

**CD-CPC-2023-00170** A request to approve a Development Plan which serves as a Preliminary Plat in proposed Zoning Districts R-7.5, R-5, and R-2.5 (Residential) on about 160 acres generally located at the southeast corner of Northeast 96th Street and North Tullis Drive allowing for the creation of 396 residential units.

**Applicant:** Chris Holmquist of Olsson

**Commissioners Present:** Beasley; Crowl; Enders; Hasek; Hill; Padilla  
**Commissioners Absent:** Allender  
**Commissioners Recusing:** None

Larisa Chambi introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. On behalf of the applicant appeared Aaron Schmidt with Hunt Midwest, and spoke about their requests. Also for testimony in appeared Ricky Sanchez from the Park Department. In addition for testimony in opposition appeared Jennifer Robinson and Tierney Clement.

Commissioners discussed the merits of the case and approved it with conditions striking condition #6 and revising conditions 25 to read asphalt instead of concrete.

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

**Docket Item:** 5

**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:** Beasley; Crowl; Enders; Hasek; Hill; Padilla  
**Commissioners Absent:** Allender  
**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated that the staff is recommending continuance without fee to 2-20-24. Commissioners approved to continue the case to 2-20-24.

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

**Docket Item:** 6

**CD-SUP-2023-00053** A request to approve a Special Use Permit for a 5,536 parking lot for Warehousing, Wholesaling, Freight Movement (outdoor) on about 26.9 acres generally located south of US M 210 Highway and east of Birmingham Levee District Drive Rd.

**Applicant:** Steve Warger of Warger Associates LLC

**Commissioners Present:** Beasley; Crowl; Enders; Hasek; Hill; Padilla  
**Commissioners Absent:** Allender

**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated that the staff is recommending continuance without fee to 2-20-24. Commissioners approved to continue the case to 2-20-24.

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

**Docket Item:** 7

**CD-ROW-2023-00045** A request to approve a vacation of public right of way of Walnut Street of about 30,000 Square Feet generally located on Walnut Street between East 39th Street and East 40th Street.

**Applicant:** Daniel Yoza of Levy Craig Law Firm

**Commissioners Present:** Beasley; Crowl; Enders; Hasek; Hill; Padilla  
**Commissioners Absent:** Allender  
**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated that the staff is recommending continuance without fee to 3-5-24. Commissioners approved to continue the case to 3-5-24.

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

**Docket Item:** 8

**CD-ROW-2023-00007** A request to approve a vacation of public right of way of about 162 feet generally located on the west side of Santa Fe Street between West 11th Street and Union Avenue.

**Applicant:** Stephen Brefo of SK Design Group, Inc.

**Commissioners Present:** Beasley; Crowl; Enders; Hasek; Hill; Padilla  
**Commissioners Absent:** Allender  
**Commissioners Recusing:** None

Testimony: No

Larisa Chambi introduced the case and stated that the staff is recommending continuance without fee to 2-20-24. Commissioners approved to continue the case to 2-20-24.

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