



City Plan Commission Minutes

Hearing Date: April 19, 2022

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

Docket Item: C1

CLD-FnPlat-2021-00003 A request to approve a Final Plat in District B3-3 (Community Business) on about 12 acres generally located at the SW corner of NW Old Tiffany Springs Road and Avion Drive, creating a single lot for use as a multi-family development including 243 units and one tract.

Applicant: Robby Steffens of Olsson

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2019-00018 A request to approve a Final Plat for "Prospect Homes, Lots 1-3 and Tracts A and B" in Districts R-1.5 and B3-2 on about 4.62 acres generally located at the southeast corner of E 22nd St and Olive St.

Applicant: Lamin Nyang of TALIAFERRO & BROWNE, INC

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C3

CLD-FnPlat-2021-00058 A request to approve a final plat in in District SC (Shoal Creek), creating 69 single family residential lots and one (1) tract on about 35 acres generally located on the north side of NE 76th Street, between N. Flintlock on the east and NE Shoal Creek Parkway on the west.

Applicant: Doug Ubben of Phelps Engineering, Inc.

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 3, 2022. No one appeared for testimony. Commissioners continued the case to May 3, 2022.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C5

CLD-FnPlat-2022-00006 A request to approve a Final Plat in District R-7.5 (Residential) on about 15 acres generally located at the southern terminus of N Holly St approximately 125 feet south of NW 106th St, creating 46 lots.

Applicant: Michele Romano of Schlagel & Associates, PA

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C6

CLD-FnPlat-2022-00014 Quail valley Second Plat, Final Plat – A request to approve a final plat in District R-7.5 creating 26 residential lots and two (2) tracts. on about 11.5 acres generally located at intersection of NE 104th Terrace and N. McKinley Avenue.

Applicant: Robert Parks of Weiskirch and Parks Engineers, Inc

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C7

CLD-FnPlat-2022-00018 To consider approval of an interjurisdictional final plat within the cities of Gladstone, MO and Kansas City, MO in District R-80 (Residential 80) on about 9 acres generally located at the northwest corner of NW 74th Street and N. Broadway, creating two residential lots.

Applicant: Martin Arling of Kaw Valley Engineering, Inc.

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C8

CD-CPC-2022-00042 A request to approve an MPD Final Plan to construct a mixed housing development, also known as Redwood on N Ambassador Drive on about 36.04 acres generally located at the south of NW Tiffany Springs Pkwy, bounded by N Ambassador Dr to the west and NW Skyview Ave to the east.

Applicant: Adam DeGonia of McClure

Commissioners Present: Allender; Baker; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: Crowl

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. The applicants Adam DeGonia and Paul Osborne with McClure Engineering appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Enders

Voting Aye: Allender; Baker; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 1.1

CD-CPC-2022-00018 Bodhi At Seven Oaks, Preliminary Plat – A request to approve a preliminary plat in Districts R-2.5 and B1-1 creating two (2) lots to allow for a 53-unit residential development within seven (7) “Multi-Unit House” building on about 4 acres generally located at northwest corner of E. 39th Street and Jackson Avenue.

Applicant: Trevor Fox of Anderson Engineering. Inc.

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. The applicant Patrick Joyce appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Enders

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 1.2

CLD-FnPlat-2022-00010 Bodhi At Seven Oaks, Final Plat – A request to approve a final plat in Districts R-2.5 and B1-1 creating two (2) lots to allow for a 53-unit residential development within seven (7) “Multi-Unit House” building on about 4 acres generally located at northwest corner of E. 39th Street and Jackson Avenue.

Applicant: Trevor Fox of Anderson Engineering. Inc.

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. The applicant Patrick Joyce appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Enders

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-CPC-2022-00043 Subterra - A request to approve a rezoning from District MPD (Master Planned District) to District M1-5 (Manufacturing) and US (Underground Storage) on about 36 acres generally located at the northeast corner of I-435 and Wilson Road (portions within the City of Independence).

Applicant: STEVE WARGER

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. The applicant Steve Warger appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Baker

Seconded by: Enders

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2022-00021 Redwood at N Brighton - A request to approve a rezoning from R-6 (Residential 6) to MPD (Master Planned Development) District and a preliminary development plan, which also acts as a preliminary plat to allow construction of 300 residential units on about 52 acres generally located on the west side of N Brighton Avenue in between NE 60th Terrace to the north and NE 57th Street to the south.

Applicant: Adam DeGonia of McClure

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 17, 2022. No one appeared for testimony. Commissioners continued the case to May 17, 2022.

Motion: Continued - With Fee Fee: YES

Motioned by: Baker

Seconded by: Hill

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2022-00009 115th and Holmes MPD - A request to approve a rezoning from R-7.5 (Residential 7.5) to MPD (Master Planned Development) District and a preliminary plat to allow construction of 34 units multiplex on about 3.44 acres generally located at the southeast corner of E115th Street and Holmes Road.

Applicant: Jay Green of Anderson Engineering Inc

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022. No one appeared for testimony. Commissioners continued the case to June 7, 2022.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Hill

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-CPC-2021-00197 A request to detach a portion of the Belton Golf Course from Kansas City, MO, and annex into Belton, MO on about 103 acres generally located at 4200 Bong Ave.

Applicant: Greg Rokos of City of Belton

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant Greg Rokos appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Hill

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-CPC-2021-00168 A request to approve a rezoning from R-80 (Residential) to MPD (Master Planned Development) with an MPD Plan to bring an existing landscaping (commercial) business into compliance on about 3.7 acres generally located at 8300 N Green Hills Rd.

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

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022. No one appeared for testimony. Commissioners continued the case to June 7, 2022.

Motion: Continued

Motioned by: Baker

Seconded by: Hill

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2021-00186 Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review.

Applicant: DMD City of Kansas City of KCMO

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent:

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Jared Clements presented the case. Tess Sobol with Kimley Horn and Steven Chase of 1313 Atlantic, North Kansas City appeared and voiced their support. Commissioners discussed the merits of the case and approved it with changes as noted in the updated staff report.

Motion: Approved with Modifications

Motioned by: Baker

Seconded by: Enders

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 8.1

CD-CPC-2021-00232 A request to approve a rezoning from district R-1.5 (Residential) to UR (Urban Redevelopment), with associated Development Plan, to allow for the development of townhomes and duplexes on about .5 acres generally located at 1015 Pacific St.

Applicant: Lamin Nyang of TALIAFERRO & BROWNE, INC

Commissioners Present: Baker; Crowl; Enders; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: Allender; Hill

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 17, 2022. No one appeared for testimony. Commissioners continued the case to May 17, 2022.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Enders

Voting Aye: Baker; Crowl; Enders; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 8.2

CD-CPC-2022-00006 A request to approve an Area Plan Amendment to the Greater Downtown Area Plan from Residential Low Density to Residential High and Mixed-Use Neighborhood on about .5 acres generally located at 1015 Pacific St.

Applicant: Lamin Nyang of TALIAFERRO & BROWNE, INC

Commissioners Present: Baker; Crowl; Enders; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: Allender; Hill

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 17, 2022. No one appeared for testimony. Commissioners continued the case to May 17, 2022.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2021-00214 Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-535, Minor Subdivisions and 88-110-06, Residential Districts Lot and Building Standards and any other necessary related amendments.

Applicant:

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony: Yes

Joe Rexwinkle introduced the case. Najma Muhammad presented the case. Travis Kiefer from KC Water appeared and spoke about water services on the lots. Richard Hernandez with the Westside Neighborhood Association and of 2106 Holly spoke against the amendment. Commissioners discussed the merits of the case and provided feedback. Commissioners continued the case to May 17, 2022 to hear about updates after community meetings.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Hill

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-CPC-2022-00047 A request to approve an amendment to Chapter 88 of the Code of Ordinances, the Zoning and Development Code, to amend the stream buffer provisions of 88-415 to allow for certain exceptions to the requirements therein and other necessary amendments to this section.

Applicant: DMD City of Kansas City of KCMO

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Andy Shively with KC Water presented the case. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Allender

Seconded by: Baker

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-MISC-2022-00004 Request to approve the recognition of the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy generally located at Truman Road to the North, Prospect Avenue to the East 27th Street to the south and The Paseo Boulevard to the west.

Applicant: John James of Wendell Phillips Downtown East Neighborhood Association

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Angela Eley presented the case. The neighborhood president, John James spoke about their plans. Commissioners discussed the merits of the case and acknowledged hearing the plan.

Motion: No Recommendation

Motioned by: Hill

Seconded by: Rojas

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C4.1

CD-CPC-2022-00002 A request to approve a Project Plan in District R-7.5 (Residential) on about 22 acres generally located on North Eastern Avenue between Northeast 111th Street and Northeast 112th Terrace, creating three Private Open Space Tracts .

Applicant: Art Akin of AGC Engineers, Inc

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 3, 2022. No one appeared for testimony. Commissioners continued the case to May 3, 2022.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None

Docket Item: C4.2

CLD-FnPlat-2021-00064 To consider approval of a final plat in in District R-7.5 (Residential 7.5), creating 68 residential lots and two (2) tracts on about 22 acres generally located at the northwest corner of NE 108th Street and N. Eastern Avenue.

Applicant: Art Akin of AGC Engineers, Inc

Commissioners Present: Allender; Baker; Crowl; Enders; Hill; Rojas

Commissioners Absent: Beasley; Sadowski

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 3, 2022. No one appeared for testimony. Commissioners continued the case to May 3, 2022.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Allender

Voting Aye: Allender; Baker; Crowl; Enders; Hill; Rojas

Voting Nay: None

Abstaining: None
