



City Plan Commission Minutes

Hearing Date: September 4, 2024

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

Docket Item: C1

CD-CPC-2024-00015 A request to approve a project plan in District R-7.5 (Residential) to allow for a Clubhouse and Pool in the Staley Heights Development on about 0.5 an acre generally located 500 feet northwest of the corner of NE Chowning Dr and Maplewoods Parkway.

Applicant: Andrea Lemken of Renaissance Infrastructure Consulting

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

Commissioners Absent:

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2024-00022 A request to approve a Final Plat in District MPD (Master Planned Development) on about 0.462 acres generally located at the southwest corner of East 36th Street and Walnut Street, allowing for the creation of 9 lots and 2 tracts for the purpose of a townhome development.

Applicant: Lance Scott of Cook, Flatt & Strobel Engineers, P.A.

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

Commissioners Absent:

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

Voting Nay: None

Abstaining: None

Docket Item: C3

CLD-FnPlat-2024-00015 A request to approve a Final Plat in District R-80 (Residential) on about 10 acres generally located on the south side of East 79th Street approximately 900 feet west of Little Blue Road allowing for the creation of 2 lots.

Applicant: Robert Anderson of Anderson Survey Company

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

Commissioners Absent:

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

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2024-00088 A request to approve a rezoning from R-80 (Residential) to MPD (Master Planned Development), with associated Development Plan, for an urban agriculture and composting facility campus on about 13 acres generally located at 5500 Bennington Ave.

Applicant: Jeremy Knoll of BNIM

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

Commissioners Absent:

Commissioners Recusing: Beasley

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicant team Kristen Ellis Johnson, Dan Heryer, Brooke Salvaggio and Jeremy Knoll appeared and spoke about their requests. For public testimony in favor appeared Brienne Darby, Sarah Dehart Faltico, Lauren Hills, Michael Jacobs, Maca Green Leaf Maple, Stan Slaughter, Annette Evans, Mickey Gallagher, Emily Akins, Jacquelyn Palmer, James Flemming, Coco Castle, Ann McGregor, Annie Riggs, Molly Scanlon, Natalia Lowther, Rhonda Cain, Shannon Moore, Alan Biggers, Taylor Maine, and DuRon Netsell. In opposition appeared Leah Suttington, Burnish Norwood, Danny Nebors, Angel Adams, Debra Nebors, and Carrena. Commissioners discussed the merits of the case and approved it with conditions adding condition that limits overnight stays to be accessory to the primary function of the farm.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Arkin; Crowl; Enders; Hasek; Lynch

Voting Nay: Padilla

Abstaining: None

Docket Item: 2.1

CD-CPC-2024-00097 A request to approve an area plan amendment for the Heart of the City Area Plan from Residential Medium to Neighborhood Mixed Use on about 30.68 acres generally located at the southeast corner of Woodland Avenue and East Truman Road.

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: Beasley

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. The applicant team Dwane Williams, Julie Collier, Stephanie Hayward and Patricia Jensen appeared and spoke about their requests. No one appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Lynch

Voting Aye: Arkin; Crowl; Enders; Lynch; Padilla

Voting Nay: Hasek

Abstaining: None

Docket Item: 2.2

CD-CPC-2024-00096 A request to approve a rezoning and preliminary development plan also serving as a preliminary plat from districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing) to district MPD (Master Planned Development) to allow for approximately 1084 units on about 30.68 acres generally located between Woodland Avenue on the West, East 18th Street on the South, Brooklyn Avenue on the East, and East Truman Road to the North.

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

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

Commissioners Absent:

Commissioners Recusing: Beasley

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant team Dwane Williams, Julie Collier, Stephanie Hayward and Patricia Jensen appeared and spoke about their requests. No one appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition number 16 and adding condition number 54 to state a deviation is to be granted from 88.4.30.05-C to allow more than one foot candle light onto public right of way.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Lynch

Voting Aye: Arkin; Crowl; Enders; Lynch; Padilla

Voting Nay: Hasek

Abstaining: None

Docket Item: 3

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:

Commissioners Recusing: Beasley

Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval with conditions. The applicant Jamie Lorenzo appeared and spoke about his requests. For public testimony, Marvin Green appeared. 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-ROW-2024-00015 A request to approve a vacation of right-of-way in District M1-5 (Manufacturing) on about 84,000 square feet generally located at between Stadium Dr and E 32nd St.

Applicant: Richard Shafer of BHC

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

Commissioners Absent:

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 Kent Shafer 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: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-ROW-2024-00019 A request to approve a vacation of public right-of-way in District M1-5 (Manufacturing) on about 5400 square feet generally located at the south corner of Bellaire Ave and E 32nd St.

Applicant: Richard Shafer of BHC

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

Commissioners Absent:

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 Kent Shafer 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: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 6.1

CD-CPC-2024-00100 A request to approve a rezoning from district R-80 to B2-2 on about 2.89 acres generally located at the southeast corner of NE Barry Road and Maple Woods College Road.

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

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval without conditions. The applicants Patricia Jensen Jim Owens and Matt Ravel appeared and spoke about their requests. No one appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 6.2

CD-CPC-2024-00101 A request to approve a development plan for a mixed use building in proposed district B2-2 on about 2.89 acres generally located at the southeast corner of NE Barry Road and Maple Woods College Road.

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

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicants Patricia Jensen, Jim Owens and Matt Ravel appeared and spoke about their requests. No one appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, removing conditions 4 and 21 and restating condition 3.

Motion: Scheduled

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2024-00108 A request to approve a residential mixed-use development plan in district O-1 on about 7 acres generally located at 12940 Wornall Road.

Applicant: Bethany Dyche of HJM Architects

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant Bethany Dyche appeared and spoke about her 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: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2020-00132 A request to extend the lapsed (expiration date) of an approved development plan (CD-CPC-2020-00132) by one year on about .9 acres generally located at 1307 W 79th St.

Applicant: James McClure of Polsinelli, P.C.

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicants James McClure and Kobe Pritchard 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: Arkin; Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-SUP-2024-00026 A request to approve a Special Use Permit for two second story apartments in an M2-1 zoning district on about 0.923 acres generally located at 1203 Woodswether Rd.

Applicant: Ben Bortnick of BDB Properties llc

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant Ben Bortnick 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: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-ROW-2024-00002 A request to approve a vacation of public right of way in District R-5 (Residential) on about 27,000 SF generally located on East 55th Street east of Hardesty Avenue.

Applicant: DURON NETSELL of MDDC

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

Commissioners Absent: Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant DuRon Netsell 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: Enders

Seconded by: Lynch

Voting Aye: Arkin; Beasley; Crowl; Enders; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-ROW-2022-00041 A request to approve a vacation of public right of way in District MPD (Master Planned Development) of about 68,000 SF generally located on Berkley Plaza between East Riverfront Road and Berkley Parkway.

Applicant: Krishan Purvis of Port Authority of Kansas City, Missouri

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

Commissioners Absent: Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Chase Johnson 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: Enders

Seconded by: Arkin

Voting Aye: Arkin; Beasley; Crowl; Enders; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-ROW-2024-00017 A request to approve a vacation of public right of way in District MPD (Master Planned Development) of about 18,000 SF generally located at the southeast corner of Lydia Avenue and Berkley Parkway.

Applicant: Ryan Hunt of Taliaferro & Browne, Inc

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

Commissioners Absent: Hasek

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval with conditions. The applicant Chase Johnson 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: Enders

Seconded by: Arkin

Voting Aye: Arkin; Beasley; Crowl; Enders; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-SUP-2024-00030 A request to approve a vehicle sales and service use in a B3-2 zoning district on about .643 acres generally located at 6226 E Truman Rd.

Applicant: Bryan Ruoff of 3F30 ARCHITECTS INC

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff recommended dismissal. No one appeared for testimony. Commissioners dismissed the case.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-SUP-2024-00028 A request to approve a special use permit in district R-6 (Residential) to allow for the expansion of a religious assembly on about 1.29 acres generally located at northwest corner of Wornall Rd and W 67 St.

Applicant: Hannah Pachunka of Duggan Shadwick Doerr & Kurlbaum LLC

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 2, 2024. No one appeared for testimony. Commissioners approved to continue the case to October 2, 2024, without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 15

CD-CPC-2024-00098 A request to amend a previously approved MPD Plan to redevelop an existing educational structure into a mixed-use project on about 3.7 acres generally located at 1300 E 75th St.

Applicant: Brian Hochstein of MKEC Engineering, Inc.

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 16, 2024. No one appeared for testimony. Commissioners approved to continue the case to October 16, 2024, without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-CPC-2024-00104 A request to approve a rezoning from District UR (Urban Redevelopment) to R-2.5 (Residential) on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St.

Applicant: John DeBauche of Land Bank of Kansas City, MO

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 2, 2024. No one appeared for testimony. Commissioners approved to continue the case to October 2, 2024, without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None
