



City Plan Commission Minutes

Hearing Date: August 20, 2025

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

Docket Item: C1

CD-CPC-2025-00072 A request to approve an MPD Final Plan for Phase 2 of 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; Crowl; Hasek; Lynch; Padilla

Commissioners Absent: Enders

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: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2025-00087 A request to approve an MPD final plan for a drive-through restaurant in district MPD on about 1.37 acres generally located at 9820 N Oak Trafficway.

Applicant: Daniel Finn of Phelps Engineering, Inc.

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated that this was a consent item and the applicant requested continuance with fee to September 3, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 3, 2025 with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C3

CD-CPC-2025-00098 A request to approve a project plan for an outdoor plaza within the West Bottoms redevelopment area on about .4 acres generally located at 1010 Santa Fe St.

Applicant: Brett Spangler of Vireo

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

Commissioners Absent: Enders

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: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C4

CD-CPC-2025-00107 A request to approve a Project Plan in Districts B2-2 and R-6 to allow for the landscaping and programming of private open space tracts on about 25.5 acres generally located at the northeast corner of NE Shoal Creek Parkway and Hwy 169.

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

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

Commissioners Absent: Enders

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: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C5

CLD-FnPlat-2024-00036 A request to approve a Final Plat in District B4-3 (Commercial) on about 18 acres generally located at the southwest corner of North Polo Drive and North Ambassador Drive creating five (5) lots and one (1) tract for a commercial development.

Applicant: Kaitlin Raynor of Kimley Horn

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

Commissioners Absent: Enders

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: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C6

CLD-FnPlat-2024-00039 A request to approve a Final Plat in District R-7.5 (Residential) on about 19 acres generally located at the terminus of North Belleview Avenue northeast of Northwest 95th Terrace to allow for the creation of 52 lots and 3 tracts for the purposes of a single unit residential development.

Applicant: Toby Williams of Cochran Engineering

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

Commissioners Absent: Enders

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: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C7

CLD-FnPlat-2025-00012 A request to approve a final plat in District MPD creating one (1) lot and three (3) tracts on about 86 acres generally located at the northeast corner of 150 Hwy and Botts Road.

Applicant: Jeffrey Means of Olsson

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

Commissioners Absent: Enders

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: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C8

CLD-FnPlat-2025-00019 A request to approve a Final Plat in District B3-3 (Commercial) on about 8 acres generally located at the southwest corner of North Ambassador Drive and Northwest Old Tiffany Springs Road creating one (1) lot and two (2) tracts for a residential apartment development.

Applicant: Kaitlin Raynor of Kimley Horn

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

Commissioners Absent: Enders

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: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C9

CLD-FnPlat-2025-00023 A request to approve a Final Plat in District B4-3 (Commercial) on about 3 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue, creating 2 lots and 2 tracts for a self storage building.

Applicant: Nelson Willoughby of Olsson

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

Commissioners Absent: Enders

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: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C10

CLD-FnPlat-2025-00025 A request to approve a Final Plat in District MPD (Master Planned Development) on about 430 acres generally located at the southwest corner of North Winan Road and Highway 92, allowing for the creation of 2 lots for an industrial development.

Applicant: Nelson Willoughby of Olsson

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

Commissioners Absent: Enders

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. Chris Holmquist appeared for public testimony and requested removal of condition 4. Commissioners approved the case with conditions, removing condition 4.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2025-00102 A request to amend Chapter 88, the Zoning and Development Code, by adding Section 88-359 providing specific use standards for Used Motor Vehicle Sales and adding a definition for the use.

Applicant:

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case and presented the case; Sara Copeland stated that the staff is recommending approval without conditions. Katherine Nace and Darius Diamond appeared on behalf of the Mayor's office and spoke about the amendment. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-CPC-2025-00099 A request to approve a major amendment to a previously approved MPD for Lots 3 and 4 in district MPD on about 2.8 acres generally located at 9790 and 9806 N Oak Trafficway.

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

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 3, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 3, 2025 without fee.

Motion: Continued

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-CPC-2025-00127 Amending Chapter 88, Zoning and Development Code by repealing Section 88-120-03, "Uses;" Section 88-120-04, "Lot and Building Standards;" and Section 88-810-395, "Country Club Plaza" and enacting in lieu thereof new sections of like number and subject matter to remove approximately 3 acres generally located at 4720 Jefferson Street from the area known as the Country Club Plaza .

Applicant:

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval of the amendment. Chris Heron with Polsinelli Law Firm appeared and spoke on behalf of the applicant. For public testimony appeared Mark Ebbits in favor, and Victoria Notice the President of Historic Kansas City, Kate Marshall, and Stacey Kenyon in opposition. Commissioners discussed the merits of the case and approved the staff amendment.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: None

Abstaining: None

Docket Item: 4.1

CD-CPC-2025-00081 A request to approve an amendment to the Gashland/Nashua Area Plan from Residential Low Density to Residential High Density. on about 14.3 acres generally located at NE Barry Road and N Prospect Avenue.

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

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval without conditions. On behalf of the applicant appeared Patricia Jensen, San McGee, and Jeremy Hall to speak about their request. Sam Kula, City Traffic Engineer, appeared for the Public Works department to answer questions from the Commission. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Padilla

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

Voting Nay: None

Abstaining: None

Docket Item: 4.2

CD-CPC-2025-00080 A request to approve a rezoning from districts R-80 and R-0.5 to district R-1.5 on about 14.3 acres generally located at the northwest corner of NE Barry Road and N Prospect Avenue.

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

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval without conditions. On behalf of the applicant appeared Patricia Jensen, San McGee, and Jeremy Hall to speak about their request. Sam Kula, City Traffic Engineer, appeared for the Public Works department to answer questions from the Commission. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Padilla

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

Voting Nay: None

Abstaining: None

Docket Item: 4.3

CD-CPC-2025-00082 A request to approve a development plan for single and two-unit residential buildings in proposed district R-1.5 on about 14.3 acres generally located at the northwest corner of NE Barry Road and N Prospect Avenue.

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

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. On behalf of the applicant appeared Patricia Jensen, San McGee, and Jeremy Hall to speak about their request. Sam Kula, City Traffic Engineer, appeared for the Public Works department to answer questions from the Commission. 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: Arkin; Beasley; Crowl; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-SUP-2025-00019 A request to approve a special use permit acting as a preliminary plat for a school located in districts R-0.5, R-5, and R-1.5 on about 13.31 acres generally located north of East Meyer Boulevard to the west of Research Medical hospital.

Applicant: Andrew Schopen of ACI Boland Architecture

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. Dominic Spadafore appeared on behalf of the applicant to speak about their request. For public testimony appeared Allison Gordon on behalf of MOCSA, Josh King, and Julie Donelon to speak about traffic concerns, and Roger Offield, Superintendent of Brookside Charter. Sam Kula, City Traffic Engineer, appeared for the Public Works department to answer questions from the Commission. Commissioners discussed the merits of the case and approved it with conditions, adding a condition to look into adjusting the signal timing to alleviate traffic concerns.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Padilla

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

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2025-00020 A request to approve a Special Use Permit in District R-80 (Residential 80), to allow for district logistic HUB on about 220 acres, generally located at the northwest corner of NE 108th Street and NE Shoal Creek Parkway.

Applicant: James Ratley of MKEC Engineering, Inc.

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval with conditions. The applicant team, engineer James Ratley, architect James Evrard, and Jeff Vandel on behalf of North Kansas City School District, 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: Lynch

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

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-ROW-2025-00010 A request to approve a vacation of Colorado Avenue and the Plat of Hawthorne Park in District MPD (Master Planned Development) on about 13 acres generally located at Colorado Avenue north of Highway 150.

Applicant: Jacob Hodson of Olsson

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case on behalf of Matthew Barnes and stated that the staff is recommending approval with conditions. The applicant Jacob Hodson 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: Arkin; Beasley; Crowl; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2025-00075 A request to approve a rezoning from Districts B4-5 and B3-2 (Commercial) to MPD (Master Planned Development), with an associated preliminary plat and preliminary development plan on about 3 acres generally located at both the southeast and southwest corners of E. Linwood Boulevard and Troost Avenue.

Applicant: Lamin Nyang of TALIAFERRO & BROWNE, INC

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

Commissioners Absent:

Commissioners Recusing: Crowl

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. Jonah Butler and Jim McClure appeared on behalf of the applicant and spoke about their requests. For public testimony appeared Matt Cross on behalf of the Hyde Park Neighborhood Association in opposition. Commissioners discussed the merits of the case and approved it with conditions, amending conditions 8, 9, 10, 12, and 14 per the staff recommendation, amending condition 11 per the commission's discussion, removing conditions 13, 30, and 37, and adding an additional condition noting approval of the parking lot location.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Padilla

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

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2025-00095 A request to approve a rezoning from District R-7.5 to R-80 on about 21 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway.

Applicant: Jacob Dobbs of Kaw Valley Engineering

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case on behalf of Matthew Barnes and stated that the staff is recommending approval without conditions. On behalf of the applicant appeared Jacob Dobbs of Kaw Valley Engineering who spoke about their requests. Matt Cross of Kaw Valley Engineering spoke during public testimony. Commissioners discussed the merits of the case and continued the case without fee to September 3, 2025 to review and discuss further alongside relevant companion cases.

Motion: Continued

Motioned by: Hasek

Seconded by: Padilla

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

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-CPC-2025-00100 A request to approve a historic overlay designation for the Norman School Historic to the Kansas City Register of Historic Places (H/O Overlay) on about 14.1 acres for the properties encompassed by West 35th Street on the north, Pennsylvania Avenue on the east, Valentine Road on the south, and Summit Street on the west.

Applicant: Christine Jordan of Christine Jordan

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

Commissioners Absent: Enders; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Tessa Ramirez presented the case and stated that the staff is recommending approval without conditions, and the Historic Preservation Commission recommended approval. Anna Seydel and Chris Jordan appeared on behalf of the applicant and spoke about their request. Brad Wolf, City Historic Preservation Officer, appeared and answered questions for the Commissioners. For public testimony appeared Ethan Starr of Historic Kansas City, Jim Wanser of the Rockhill Homes Association, James Carrington, Randy Hite, Larry Dade, and Edward Larson speaking in support; Taylor Harrington representing Kansas City Life Insurance, Julie Fast, Amy Frisch, and Steve Holst appeared speaking in opposition. Commissioners discussed the merits of the case; a motion for approval failed to pass and the Commission took no further action on the Historic Overlay recommendation.

Motion: No Recommendation

Motioned by: Hasek

Seconded by: Arkin

Voting Aye: Arkin; Hasek

Voting Nay: Beasley; Crowl; Lynch

Abstaining: None

Docket Item: 11

CD-CPC-2025-00106 A request to approve a rezoning without plan from districts B4-5 and R-2.5 to district DR-1 on about 0.45 acres generally located at the southeast corner of Holmes Street and East 29th Street.

Applicant: Devin Barnes of Pence Design Drafting

Commissioners Present: Arkin; Beasley; Crowl; Hasek

Commissioners Absent: Enders; Lynch; Padilla

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. The applicants Devin Barnes and David Pence 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: Lynch

Seconded by: Arkin

Voting Aye: Arkin; Beasley; Crowl; Hasek

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-CPC-2025-00128 Amendments to Chapter 88, Zoning and Development Code, regarding digital signs in residential districts.

Applicant:

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case and presented the text amendment; Sara Copeland stated that the staff is recommending approval without conditions. Councilmember Willet appeared and spoke about their requests. For public testimony appeared Tiffany Moore who spoke in opposition. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Hasek

Seconded by: Arkin

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

Voting Nay: Beasley

Abstaining: None

Docket Item: 13

CD-SUP-2025-00023 A request to approve a Special Use Permit to reuse a historic structure as a lodging house (STR) and micro-event space on about .4 acres generally located at 511 Gladstone.

Applicant: Megan Duma of MD KC, LLC

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to October 1, 2025. No one appeared for public testimony. Commissioners approved to continue the case to October 1, 2025 without fee.

Motion: Continued

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-CPC-2025-00091 A request to approve a rezoning from R-2.5 (Residential) to B1-1 (Neighborhood Business) to expand fencing regulations applied to the subject site on about 10.98 acres generally located at 8625 Troost Ave B.

Applicant: Tyler Burton of Evergy

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 3, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 3, 2025 without fee.

Motion: Continued

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 15

CD-CPC-2025-00101 A request to approve a rezoning from District MPD to District O, on about 12 acres, generally located at the northwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive.

Applicant: Dan Horn of Metro North Crossing LLC

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 3, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 3, 2025 without fee.

Motion: Continued

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-CPC-2025-00108 A request to approve a development plan serving as a major amendment to a previously approved plan to modify the permitted uses on about 63 acres generally located west of I-29 and north of NW Barry Road at the commercial area known as Zona Rosa.

Applicant: Scott Zigler of Trademark Property Company

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 17, 2025. Scott Zigler appeared for public testimony and offered to answer questions on the continuance. Commissioners approved to continue the case to September 17, 2025 without fee.

Motion: Continued

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 17

CD-CPC-2025-00109 A request to approve a rezoning from District R-6 (Residential) to District R-1.5 (Residential) on about 0.15 acres generally located at 150 feet north of the intersection of West 36th Street and Baltimore Avenue.

Applicant: Greg Franzen

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 3, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 3, 2025 without fee.

Motion: Continued

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-SUP-2025-00018 A request to approve a Special Use Permit in District R-6 (Residential) on about 0.125 acres generally located at 4843 Woodland to allow for Neighborhood Serving Retail in an existing building.

Applicant: Keith Mueller of Keith Mueller Architecture

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

Commissioners Absent: Enders

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to September 3, 2025. No one appeared for public testimony. Commissioners approved to continue the case to September 3, 2025 without fee.

Motion: Continued

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None
