



City Plan Commission Minutes

Hearing Date: March 5, 2025

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

Docket Item: C1

CD-CPC-2025-00003 A request to approve a MPD Final Plan in District MPD (Master Planned Development) to allow for the construction of a school and college/university on about 19 acres generally located at NW 95th Street and N. Platte Purchase Drive.

Applicant: Perla Diosdado of Kimley-Horn

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 March 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 19, 2025 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: C2

CD-CPC-2025-00007 A request to approve a project plan for one, 11,175 square foot, multi-tenant commercial building on about 1.9 acres generally located at 8671 NE Shoal Creek Valley Drive.

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

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-2025-00010 A request to approve a rezoning from District R-7.5 (Residential) to R-80 (Residential) on about 75 acres generally located at the southwest corner of Ess Road and Lees Summit Road.

Applicant: Phil LeVota

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions. The applicant Phil LeVota appeared and spoke about his requests. For public testimony appeared Danny Potts, James Ash, and Greg Hummel in opposition. Commissioners discussed the merits of the case and approved it with conditions, adding a condition that the applicant add deed restrictions.

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: 2

CD-CPC-2024-00020 A request to approve a Transit-Oriented Development (TOD) Overlay for the Prospect Corridor to create development and site design standards for the Prospect Avenue area on about 854.28 acres located to generally include properties that front on Prospect Ave, from 12th St to 77th St, and properties that front on 12th St, from Charlotte Street to Prospect Avenue. In addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street.

Applicant: City Planning & Development Department, City of KCMO

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Andrew Clarke and Jonathan Feverston presented the case and stated that the staff is recommending approval without conditions. For public testimony appeared Forest Tyson, Sheryl Harrison, Donald Givens, Tony Venute, Kirk Schafer, Vonda Henry, Lealon Muldrow, and Melvin Hawkins who all talked about their concerns. Commissioners discussed the merits of the case and continued the case to April 2, 2025 to review and discuss further.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 3.1

CD-CPC-2025-00031 A request to approve an Area Plan Amendment in proposed District B2-2 (Commercial) on about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue, changing the Future Land Use from Office/Residential to Mixed Use Community.

Applicant: Taylor Harrington of Stinson LLP

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions. The applicant David Frantze appeared and spoke about this requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Recommend Approval

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 3.2

CD-CPC-2025-00006 A request to approve a rezoning from Districts B1-1 (Commercial) and R-2.5 (Residential) to District B2-2 (Commercial) on about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue.

Applicant: Taylor Harrington of Stinson LLP

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions. The applicant David Frantze appeared and spoke about this requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Recommend Approval

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 3.3

CD-CPC-2025-00005 A request to approve a Development Plan in proposed District B2-2 (Commercial) on about 0.4 acres generally located at the northwest corner of West 47th Street and Belleview Avenue, allowing for the expansion of an existing building.

Applicant: Taylor Harrington of Stinson LLP

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

Commissioners Absent:

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 David Frantze appeared and spoke about this requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Recommend Approval with Conditions

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2025-00012 A request to approve a rezoning from District R-80 (Residential) to District R-2.5 (Residential) on about .784 acres generally located at NW 79th Street and N. Thomas Meyers Drive.

Applicant: Doris Retzlaff

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

Commissioners Absent:

Commissioners Recusing: None

Sara Copeland introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval without conditions. The applicant Doris Retzlaff appeared and spoke about her requests. No one appeared for public 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; Crawl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-CPC-2024-00178 A request to approve a rezoning from AG-R (Agriculture) and B3-3 (Community Business) to B3-3 in order for the zoning designation to reflect existing conditions on about 1.9 acres generally located at 9200 NW 119th Ter.

Applicant: Emma Ludwig of Midwest Sign Company

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

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval without conditions. The applicant failed to appear. Commissioners continued the case with fee to March 19, 2025.

Motion: Continued - With Fee

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2025-00001 A request to approve the addition of a swimming pool to the Tony Aguirre Community Center on about 4.60 acres located approximately 300 feet north of the intersection of West 21st Street and West Pennway Avenue.

Applicant: Jeff Bartley of Waters Edge Aquatic Design

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

Commissioners Absent:

Commissioners Recusing: Crawl

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant Jeff Bartley appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, removing condition number 9.

Motion: Approved with Conditions

Motioned by: Hasek

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2025-00011 A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review.

Applicant:

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

Sara Copeland introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions for Amendment #1, Approval without conditions for Amendment #2, and continuance to April 2, 2025 for Amendment #3. For public testimony appeared Tiffany Moore and Christopher Koch who spoke about their concerns. Commissioners discussed the merits of the case and approved Amendments #1 & #2 and continued Amendment #3 to April 2, 2025.

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

Docket Item: 8.1

CD-CPC-2025-00008 A request to approve a rezoning from District R-2.5 (Residential) to District B1-1 (Neighborhood Business) to allow for a commercial development on about 1 acre generally located at the northwest corner of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard.

Applicant: Kevin Wineinger of Focal Design Studio

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 March 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 19, 2025 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: 8.2

CD-CPC-2025-00004 A request to approve a development plan to allow for the expansion of an existing day care center campus in proposed district B1-1 and B3-2 on about 3 acres generally located at the northwest corner of the intersection of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard.

Applicant: Kevin Wineinger of Focal Design Studio

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 March 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 19, 2025 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: 9

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 Brooklyn Ave and E 20th St.

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

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 March 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 19, 2025 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: 10

CD-CPC-2024-00193 A request to approve a major amendment to a previously approved plan in district UR on about 13.41 acres generally located at 241 East Linwood Boulevard, between Costco and Home Depot.

Applicant: Riley Johnson of Barghausen Consulting Engineers

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 March 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 19, 2025 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: 11

CD-MISC-2025-00001 A request to amend the Heart of the City area plan to include the Washington Wheatley community plan. The plan provides recommendations for fostering neighborhood improvements and increasing existing residents' quality of life.

Applicant:

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 March 19, 2025. No one appeared for testimony. Commissioners approved to continue the case to March 19, 2025 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: 12

CD-CPC-2025-00017 A request to approve a Council Approved Signage Plan in District MPD (Master Planned Development) on about 2,143 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.

Applicant: Qiyamah Muhammad of Olsson

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 April 16, 2025. No one appeared for testimony. Commissioners approved to continue the case to April 16, 2025 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None
