



## City Plan Commission Minutes

Hearing Date: March 5, 2024

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

**Docket Item:** C1

**CD-CPC-2024-00001** A request to approve a Final Plan in District MPD (Master Planned Development), to allow for a drive through facility as part of phase 1 of the Antioch Village on about 1 acre generally located at the northwest corner of NE 53rd Street and N. Antioch Road.

**Applicant:** Jay O'Dell of Aubry Enterprises

**Commissioners Present:** Allender; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Hill; Padilla

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case and stated that this was a consent item. No one appeared for testimony. Commissioners approved the case.

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

**Motioned by:** Enders

**Seconded by:** Beasley

**Voting Aye:** Allender; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C2

**CLD-FnPlat-2023-00036** A request to approve a Final Plat in District MPD (Master Planned Development) on about 10 acres generally located at the northwest corner of Front Street and Interstate 35 creating one lot for the purposes of a multi-purpose sports stadium.

**Applicant:** Marty Isabell of Taliaferro & Browne

**Commissioners Present:** Allender; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Hill; Padilla

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case and stated that this was a consent item. No one appeared for testimony. Commissioners approved the case.

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

**Motioned by:** Enders

**Seconded by:** Beasley

**Voting Aye:** Allender; Beasley; Crowl; Enders; Hasek; Lynch

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 1

**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:** Allender; Beasley; Crowl; Enders; Hasek; Lynch

**Commissioners Absent:** Hill; Padilla

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the

case and approved it with conditions, adding the condition to reconcile the exact number of parking spaces to be reflected on the plan, prior to the Board of Zoning Adjustment hearing.

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

**Docket Item:** 2  
**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:** Allender; Beasley; Crowl; Enders; Hasek; Lynch  
**Commissioners Absent:** Hill; Padilla  
**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the applicant is requesting continuance to 3/19/24. No one appeared for testimony. Commissioners approved to continue the case to 3/19/24 without fee.

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

**Docket Item:** 3  
**CD-SUP-2024-00006** A request to approve the renewal of a special use permit (SUP) to allow for gasoline and fuel sales in district B3-2 on about 1.1 acres generally located at E. 27th Street and Prospect Avenue.

**Applicant:** RIAD BAGHDADI of RB ARCHITECTURE ENGINEERING CONST. LLC  
**Commissioners Present:** Allender; Beasley; Crowl; Enders; Hasek; Lynch  
**Commissioners Absent:** Hill; Padilla  
**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the applicant is requesting continuance to 3/19/24. No one appeared for testimony. Commissioners approved to continue the case to 3/19/24 without fee.

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

**Docket Item:** 4  
**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:** Allender; Beasley; Crowl; Enders; Hasek; Lynch  
**Commissioners Absent:** Hill; Padilla  
**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the applicant is requesting continuance to 3/19/24. No one appeared for testimony. Commissioners approved to continue the case to 3/19/24 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Enders  
**Seconded by:** Beasley  
**Voting Aye:** Allender; Beasley; Crawl; Enders; Hasek; Lynch  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 5

**CD-CPC-2023-00178** A request to approve a major amendment to an approved development plan to allow for a drive-through facility in District UR (Urban Redevelopment) on about 1.5 acres generally located at NE Vivion Road and N Chouteau Trafficway.

**Applicant:** Michael Meier of Aristocrat Realty

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

Testimony: No

Ahnna Nanoski introduced the case and stated that the applicant is requesting continuance to 4/2/24. No one appeared for testimony. Commissioners approved to continue the case to 4/2/24 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Enders  
**Seconded by:** Beasley  
**Voting Aye:** Allender; Beasley; Crawl; Enders; Hasek; Lynch  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 6

**CD-CPC-2024-00003** A request to approve a major amendment to the previously approved Union Hill UR plan to allow an additional principle use on about 0.12 acres generally located at 408 E 31st Street.

**Applicant:** Tony Edwards of Taliaferro & Browne, Inc.

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

Testimony: No

Ahnna Nanoski introduced the case and stated that the applicant is requesting continuance to 4/2/24. No one appeared for testimony. Commissioners approved to continue the case to 4/2/24 without fee.

**Motion:** Continued Fee: NO  
**Motioned by:** Enders  
**Seconded by:** Beasley  
**Voting Aye:** Allender; Beasley; Crawl; Enders; Hasek; Lynch  
**Voting Nay:** None  
**Abstaining:** None