



## City Plan Commission Minutes

Hearing Date: March 19, 2024

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

**Docket Item:** C1

**CLD-FnPlat-2024-00002** A request to approve a final plat in District MPD creating 36 lots and four (4) tracts on about 17 acres generally located at the northwest corner of NE Cookingham Drive (291 Hwy) and N. Eastern Avenue.

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

**Commissioners Present:** Allender; Beasley; Enders; Hasek; Hill; Lynch; Padilla

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for testimony. Commissioners approved the case.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Padilla

**Voting Aye:** Allender; Enders; Hasek; Hill; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** C2

**CLD-FnPlat-2024-00004** A request to approve a Final Plat in District R-0.5 (Residential) on about 50 acres generally located at the northeast corner of East Meyer Boulevard and Access Road Hospital allowing for an expansion of the Research College of Nursing building.

**Applicant:** Aaron Perrine of GBA

**Commissioners Present:** Allender; Beasley; Enders; Hasek; Hill; Lynch; Padilla

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Ahnna Nanoski introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for testimony. Commissioners approved the case.

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Padilla

**Voting Aye:** Allender; Beasley; Enders; Hasek; Hill; Lynch; Padilla

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 1

**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; Enders; Hasek; Hill; Lynch; Padilla

**Commissioners Absent:** Crawl

**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 4/2/24. Commissioners approved to continue the case to 4/2/24 without fee.

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

**Docket Item:** 2

**CD-CPC-2024-00010** A request to approve a major amendment to a previously approved development plan in district B3-2 to allow for outdoor sports and recreation, participant on about 30 acres generally located at NE Oak Ridge Drive and Interstate 35.

**Applicant:** Jacob Dobbs of Kaw Valley Engineering

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

Ahnna Nanoski introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval with conditions. For the applicant team appeared Matt Cross from Kaw Valley Engineering, and spoke about their request. To express concerns about the project appeared neighbor Carlie Kent. Also for testimony appeared Travis Kiefer from the Water Department, and Terry Thomas from the Land Development Department. Commissioners discussed the merits of the case and approved it with conditions, adding to conditions #8 that the applicant should use industrial standard to mitigate storm water runoff to reduce damages to neighboring properties, as determined by the Planning Department, in order to mitigate water runoff prior to the completion of permanent improvements.

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

**Docket Item:** 3.1

**CD-CPC-2024-00014** A request to approve an area plan amendment to the Midtown/Plaza Area Plan from Residential Urban Density to Mixed Use Community on about 1 acre generally located at the southeast corner of Ward Parkway and Wornall Road.

**Applicant:** James McClure of Polsinelli, P.C.

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

Ahnna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval without conditions. The applicant team, James McClure from Polsinelli, Don Booth director of the real estate, and Roxsen Koch from Polsinelli, appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

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

**Docket Item:** 3.2

**CD-CPC-2024-00013** A request to approve a rezoning from district R-0.5 to district B3-5 on about 1 acre generally located at the southeast corner of Ward Parkway and Wornall Road.

**Applicant:** James McClure of Polsinelli, P.C.

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

Ahnna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval without conditions. The applicant team, James McClure from Polsinelli, Don Booth director of the real estate, and Roxsen Koch from Polsinelli,

appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

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

**Docket Item:** 3.3

**CD-SUP-2024-00009** A request to approve a special use permit to allow a hotel adjacent to a designated parkway in district B3-5 on about 1 acre generally located at the southeast corner of Ward Parkway and Wornall Road.

**Applicant:** James McClure of Polsinelli, P.C.

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

Ahnna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant team, James McClure from Polsinelli, Don Booth director of the real estate, and Roxsen Koch from Polsinelli, appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, amending the first 3 conditions: condition 1 and 2 to state "as shown on the site plan"; and condition 3 to read that the applicant provides either 9 short-term bike spaces or seek a variance.

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

**Docket Item:** 4

**CD-CPC-2024-00006** A request to approve a major amendment to a previously approved development to add storage units and add a second story on about 10.98 acres generally located at the southwest corner of NW Cookingham Drive and North Congress Avenue.

**Applicant:** Justin Milburn of Milburn Civil Engineering, LLC

**Commissioners Present:** Allender; Beasley; Enders; Hasek; Hill; Lynch; Padilla  
**Commissioners Absent:** Cowl  
**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.

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

**Docket Item:** 5

**CD-SUP-2024-00004** A request to approve a special use permit to allow the continued temporary use of two modular buildings in district R-6 and R-80 on about 94 acres generally located at the southwest corner of NW Barry Road and N Congress Avenue.

**Applicant:** Ryan Walters of Hollis + Miller Architects

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

Ahnna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant team. Ryan Walters, architect, and Jim Rich, director of operations, appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

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

**Docket Item:** 6

**CD-SUP-2024-00002** A request to approve a special use permit to allow the continued temporary use of one modular building in district AG-R on about 20 acres generally located at 5301 NW Old Tiffany Springs Road.

**Applicant:** Ryan Walters of Hollis + Miller Architects

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

Ahnna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant team. Ryan Walters, architect, and Jim Rich, director of operations, appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

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

**Docket Item:** 7

**CD-SUP-2024-00003** A request to approve a special use permit for the continued temporary use of one modular building in district R-80 on about 9.6 acres generally located at 5704 N Northwood Road.

**Applicant:** Ryan Walters of Hollis + Miller Architects

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

Ahnna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant team. Ryan Walters, architect, and Jim Rich, director of operations, appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

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

**Docket Item:** 8.1

**CD-CPC-2024-00007** A request to approve an Area Plan Amendment from Residential Low Density to Residential Medium Density on about 42 acres generally located on the south side of Northwest 100th Street approximately 1300 feet east of Green Hills Road.

**Applicant:** Lindsay Vogt of RL Buford

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

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance with fee to 4/2/24. Commissioners approved to continue the case to 4/2/24 with fee.

**Motion:** Continued - With Fee                      Fee: YES  
**Motioned by:** Enders  
**Seconded by:** Allender  
**Voting Aye:** Allender; Beasley; Enders; Hasek; Hill; Lynch; Padilla

**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 8.2  
**CD-CPC-2024-00008** A request to approve a Rezoning from District AG-R to District R-6 Open Space on about 42 acres generally located on the south side of Northwest 100th Street approximately 1300 feet east of Green Hills Road.

**Applicant:** Lindsay Vogt of RL Buford

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

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance with fee to 4/2/24. Commissioners approved to continue the case to 4/2/24 with fee.

**Motion:** Continued - With Fee                      Fee: YES  
**Motioned by:** Enders  
**Seconded by:** Allender  
**Voting Aye:** Allender; Beasley; Enders; Hasek; Hill; Lynch; Padilla  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 8.3  
**CD-CPC-2024-00009** A request to approve a Development Plan in proposed District R-6 Open Space (Residential) on about 42 acres generally located on the south side of Northwest 100th Street approximately 1300 feet east of Green Hills Road.

**Applicant:** Lindsay Vogt of RL Buford

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

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance with fee to 4/2/24. Commissioners approved to continue the case to 4/2/24 with fee.

**Motion:** Continued - With Fee                      Fee: YES  
**Motioned by:** Enders  
**Seconded by:** Allender  
**Voting Aye:** Allender; Beasley; Enders; Hasek; Hill; Lynch; Padilla  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 9  
**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; Enders; Hasek; Hill; Lynch; Padilla  
**Commissioners Absent:** Crawl  
**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance with fee to 4/2/24. Commissioners approved to continue the case to 4/2/24 with fee.

**Motion:** Continued - With Fee                      Fee: YES  
**Motioned by:** Enders  
**Seconded by:** Allender  
**Voting Aye:** Allender; Beasley; Enders; Hasek; Hill; Lynch; Padilla  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 10  
**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; Enders; Hasek; Hill; Lynch; Padilla  
**Commissioners Absent:** Crowl  
**Commissioners Recusing:** None

Testimony: No

Ahnna Nanoski introduced the case and stated that the staff is recommending continuance off-docket with fee. Commissioners approved to continue the case off-docket with fee.

**Motion:** Continued - Off Docket                      Fee: YES  
**Motioned by:** Enders  
**Seconded by:** Allender  
**Voting Aye:** Allender; Beasley; Enders; Hasek; Hill; Lynch; Padilla  
**Voting Nay:** None  
**Abstaining:** None