



City Plan Commission Minutes

Hearing Date: June 5, 2024

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

Docket Item: C1

CD-CPC-2024-00045 A request to approve a Project Plan in District UR (Urban Redevelopment) to allow for a temporary signage extension for the Three Light Apartments on about 1 acre generally located at the northwest corner of E Truman Rd and Walnut St.

Applicant: Adam Lockard of Kansas City Power and Light District

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Justin Smith presented the case and stated that the staff is recommending denial. The applicant Adam Lockard appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, amending condition number 1 to 1 year.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: Beasley

Abstaining: None

Docket Item: C2

CD-CPC-2024-00053 A request to approve an MPD Final Plan in district MPD (Master Planned Development) to allow for the construction of a mixed-use development on about 2.12 acres generally located at the intersection of E. Riverfront Drive and Berkley Parkway.

Applicant: Kelsey Morgan of NorthPoint Development

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case and stated that this is a consent item and that staff is recommending continuance without fee to June 18, 2024. No one appeared for testimony. Commissioners approved to continue to 6-18-24.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: C3

CLD-FnPlat-2024-00009 A request to approve a Final Plat in District M2-5 (manufacturing) on about 48 acres generally located at the northwest corner of East 155th Street and Highway 71 creating 2 lots and 1 tract for the purposes of an industrial development.

Applicant: Kevin White of NorthPoint

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

Commissioners Absent: Padilla

Commissioners Recusing: Arkin

Ahna 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: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: C4

CLD-FnPlat-2024-00007 A request to approve a Final Plat in District MPD to allow for the creation of three (3) industrial lots and two (2) tracts on about 209 acres generally located at the northeast corner of Mexico City Ave and NW 132nd St.

Applicant: Nelson Willoughby of Olsson

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicant Aaron Young appeared and spoke about his requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, amending condition numbers 4,15,16 and removing condition numbers 17, 18, 19, 21, 13.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-CPC-2024-00066 A request to approve an amendment to Chapter 88-605-03 Street Naming Committee on about generally located at

Applicant: DMD City of Kansas City of KCMO

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval without conditions. No one appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved with Conditions

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-CPC-2024-00018 A request to approve a preliminary plat, residential development plan and rezoning from districts M1-5, R-7.5 and B3-2 to master planned development (MPD) to allow for a mobile home development on about 50 acres generally located at Raytown Road and Blue Ridge Cutoff.

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

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Andrew Clarke presented the case and stated that the staff is recommending denial. The applicant team, Patricia Jensen from Rouse Frets White Goss Gentile Rhones law firm, Chris Lemos from Stonecroft and Matt Schlick (engineer) appeared and spoke about their requests. For public testimony, Rick Osborne residing on 50th Terrace appeared in opposition. Commissioners discussed the merits of the case and approved it with conditions, amending condition number 9.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Lynch

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

Voting Nay: Beasley

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval with conditions. The applicant Riad Baghdadi from RB Architecture Engineering Const. LLC 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

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2024-00033 A request to approve a major amendment to a previously approved development plan, also serving as a preliminary plat, to allow approximately 127 residential units in district B3-2 and R-2.5 on about 19.5 acres generally located at the southwest and southeast corners of NW Englewood Road and N Mercier Drive.

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

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. On behalf of the applicant, Aaron March from Rouse Frets White Goss Gentile Rhodes, P.C. 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

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-SUP-2024-00016 A request to approve a special use permit for an event venue serving as a community center in district R-6 on about 0.28 acres generally located at the southwest corner of West 26th Street and Bellevue Avenue.

Applicant: Barrett Kroll of Urban Prairie Architectural Collaborative

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

Commissioners Absent: Beasley; Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicant Barrett Kroll with Urban Prairie Architectural Collaborative 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 3.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

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

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2024-00012 A request to approve a special use permit to allow for drive-through facility for an eating and drinking establishment in district DC-15 on about .8 acres generally located at Grand Boulevard and E. 12th Street.

Applicant: David Waters of Spencer Fane LLP

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

Commissioners Absent: Beasley; Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Andrew Clarke presented the case and stated that the staff is recommending denial. The applicant team, David Waters from Spencer Fane LLP and Melissa and Colin Dwyer from Prefix appeared and spoke about their requests. For public testimony, Nicholas Morris from the Downtown Neighborhood Association and Peter Carnesciali appeared in opposition. Aaron Mesmer, the building owner, also appeared for public testimony and was in support. Commissioners discussed the merits of the case and approved it with conditions, adding condition number 6 which puts a time limit of 3 years for SUP to be reviewed again.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders

Voting Nay: Hasek; Lynch

Abstaining: None

Docket Item: 8

CD-SUP-2024-00014 A request to approve the renewal of a special use permit (SUP) in district B4-2 on about 1.2 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard.

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

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Beasley; Hasek; Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval with conditions. On behalf of the applicant, Aaron March from Rouse Frets White Goss Gentile Rhodes, P.C.. LLC 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: Arkin

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 9.1

CD-CPC-2024-00031 A request to approve an area plan amendment to the KCIA Area Plan from Mixed Use Community to Commercial/Industrial on about 59 acres generally located at Interstate 435 and NW Cookingham Drive.

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

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Beasley; Hasek; Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval without conditions. The applicant team, Aaron March from Rouse Frets White Goss Gentile Rhodes, P.C.. LLC and Graham Jones from GBA Realty 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: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 9.2

CD-CPC-2024-00030 A request to rezone about 59 acres from zoning district AG-R to district M2-3 generally located at Interstate 435 and NW Cookingham Drive.

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

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Beasley; Hasek; Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval without conditions. The applicant team, Aaron March from Rouse Frets White Goss Gentile Rhodes, P.C.. LLC and Graham Jones from GBA Realty 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: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 9.3

CD-CPC-2024-00032 A request to approve a non-residential development plan to allow for Communications Service Establishments in districts in the proposed M2-3 zoning district on about 59 acres generally located at Interstate 435 and NW Cookingham Drive.

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

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Beasley; Hasek; Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case; Andrew Clarke presented the case and stated that the staff is recommending approval with conditions. The applicant team, Aaron March from Rouse Frets White Goss Gentile Rhodes, P.C.. LLC and Graham Jones from GBA Realty appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, amending condition number 9.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-CPC-2024-00049 A request to approve the designation of the Carmen building on 101 W Linwood Boulevard to the Kansas City Register of Historic Places (H/O Overlay) on about 1.45 acres generally located between Wyandotte Street and Baltimore Avenue on the south side of West Linwood Boulevard.

Applicant: Nadja Karpilow of Old Hyde Park Historic District

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Beasley; Hasek; Padilla

Commissioners Recusing: None

Testimony: Yes

Ahnna Nanoski introduced the case; Larisa Chambi and Brad Wolf presented the case and stated that the staff is recommending approval without conditions. The applicant Nadja Karpilow, President of Old Hyde Park Historic District, appeared and spoke about their requests. For public testimony, Lisa Brisco residing at 3514 Jefferson St. appeared in support and Steve Vawter residing at 6720 Edgeville Rd. appeared in opposition. Commissioners discussed the merits of the case and continued the case to July 3, 2024.

Quorum established 6-5-24: Arkin, Crowl, Enders, Lynch

Motion: Continued Fee: NO

Motioned by: Arkin

Seconded by: Enders

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-CPC-2024-00048 A request to approve an amendment to the Major Street Plan to remove 128th Street from the east side of HWY 169 to the intersection of NE 132nd Street and N Virginia Avenue.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Beasley; Hasek; Padilla

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 James McClure from Polsinelli, P.C. 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: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-ROW-2023-00053 A request to approve a vacation of Public Right-of-Way in District R-7.5 (Residential) of about 130 feet generally located on Fremont Avenue north of East 55th Terrace.

Applicant: Herb Hardwick of Hardwick Law Firm, LLC

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Beasley; Hasek; Padilla

Commissioners Recusing: None

Testimony: Yes

Larisa Chambi introduced the case; Matthew Barnes presented the case and stated that the staff is recommending approval without conditions. The applicant team, Carrena Faye Moultrie and Deborah Neighbors appeared and spoke about their requests. For public testimony, attorney Kristen Ellis Johnson for property owner and Dan C. the property owner of 5500 Bennington Ave. appeared in opposition. Also for public testimony, S. Carr residing at 6407 E. 55th Terrace and B. Norwood residing at 6401 55th St. appeared in support. Commissioners discussed the merits of the case and continued the case to July 3, 2024.

Quorum established 6-5-24: Arkin, Crowl, Enders, Lynch

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-CPC-2024-00019 A request to approve a development plan to allow for the construction of a hotel (lodging) in district B3-3 on about 2.4 acres generally located at NW Tiffany Springs Parkway and Interstate 29.

Applicant: Kaitlin Raynor of Kimley Horn

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Beasley; Hasek; Padilla

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of time and quorum. Commissioners continued the case to July 3, 2024.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-SUP-2024-00017 A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a General Recycling facility on about 23 acres generally located at 3005 Manchester Trfy.

Applicant: Dan Koziatek of CEC, Inc.

Commissioners Present: Arkin; Crowl; Enders; Lynch

Commissioners Absent: Beasley; Hasek; Padilla

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of time and quorum. Commissioners continued the case to July 3, 2024.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Arkin

Voting Aye: Arkin; Crowl; Enders; Lynch

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-CPC-2024-00012 A request to approve a development plan to allow for the construction of a residential mixed-use building in district M1-5 and B4-5 on about 1.1 acres generally located at the northeast corner of E 16th Street and Holmes Street.

Applicant: Matthew Ledbetter of Grayson Capital

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 6/18/24. Commissioners approved to continue the case to 6/18/24 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 17.1

CD-MISC-2023-00004 A request to approve an Equitable Transit-Oriented Development Implementation Plan related to the Transit-Oriented Development (TOD) Overlay for the Prospect Corridor as a guiding document for development in 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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 9/18/24. Commissioners approved to continue the case to 9/18/24 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 17.2

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 9/18/24. Commissioners approved to continue the case to 9/18/24 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-CPC-2024-00050 A request to approve a rezoning from R-0.5 to O-3 to update the zoning map to reflect existing conditions on about 2 acres generally located at 4900 Oak St.

Applicant: Christi Jones of Russell Stover Chocolates

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

Commissioners Absent: Padilla

Commissioners Recusing: None

Ahna Nanoski introduced the case and stated that the staff is recommending continuance without fee to 7/17/24. Commissioners approved to continue the case to 7/17/24 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None
