



# City Plan Commission Minutes

Hearing Date: November 6, 2024

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

**Docket Item:** C1

**CLD-FnPlat-2024-00014** A request to approve a Final Plat in District M2-3 (Manufacturing) on about 12 acres generally located at the southwest corner of Interstate 435 and North Congress Avenue, creating two (2) lots and one (1) tract for the purpose of an industrial development.

**Applicant:** Dustin Burton of Renaissance Infrastructure Consulting

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**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:** Padilla  
**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** C2

**CLD-FnPlat-2024-00026** A request to approve a Final Plat in District R-7.5 (Residential) on about 8 acres generally located on the south side of East 139th St approximately 1100 feet east of Horridge Road to allow for the creation of one (1) tract for a stream buffer.

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

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**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:** Padilla  
**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 1

**CD-ROW-2024-00018** A request to approve a vacation of public right-of-way in District B3-3 (Community Business) on about 83,000 square feet generally located on NW Skyview Ave between N Ambassador Dr and NW Old Tiffany Springs Rd.

**Applicant:** Kaitlin Raynor of Kimley Horn

**Commissioners Present:** Beasley; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Justin Smith presented the case and stated that the staff is recommending approval with conditions. The applicant Chris Maddox of Rouse Fretz White Goss appeared and spoke about his 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:** Arkin

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-CPC-2024-00118** A request to approve a Development Plan in District B3-3 (Commercial) on about 43 acres generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive, allowing for the creation of twelve (12) lots and two (2) tracts for a commercial development.

**Applicant:** Kaitlin Raynor of Kimley Horn

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**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 Chris Maddox of Rouse Fretz White Goss appeared and spoke about his requests. For public testimony appeared Bob T. (president of HOA villas). Commissioners discussed the merits of the case and approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Arkin

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-SUP-2024-00032** A request to re-approve a Special Use Permit for "light equipment sales/rental (outdoor)" and any other necessary variances in District B3 2 (Community Business) on about 0.35 acres located at 2920 Prospect Avenue, or generally located at the southwest corner of E. 29th St and Prospect Avenue.

**Applicant:** Robert Lewis of True value motors

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**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 Robert Lewis 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; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-SUP-2024-00035** A request to approve a Special Use Permit for a Motor Vehicle Repair, General in a B3-2 zoning district on about 0.39 acres generally located at 3108 E 9th St.

**Applicant:** GEORGE NIEWRZEL of GEORGE NIEWRZEL ARCHITECT PC

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant and his architect George Niewrzel appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, adding five conditions as stated.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Padilla

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-SUP-2024-00034** A request to approve a Special Use Permit for a Light Equipment Sales/Rental in a B3-2 zoning district on about 0.39 acres generally located at 3108 E 9th St.

**Applicant:** GEORGE NIEWRZEL of GEORGE NIEWRZEL ARCHITECT PC

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant and his architect George Niewrzel appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions, adding five conditions as stated.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Padilla

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-ROW-2024-00024** A request to approve a vacation of public right-of-way in District M1-5/US (Manufacturing/Underground Space) on about 30,000 square feet generally located North Winchester Drive between North Corrington Avenue and North Bennington Avenue.

**Applicant:** Daniel Pulio of Olsson

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**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 Jacob Hodson of Olsson appeared and spoke about his 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; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7.1

**CD-CPC-2024-00133** A request to approve an area plan amendment to the Red Bridge Area Plan from Residential Low Density to Residential Medium Density on about 13.43 acres for the parcels east of Holmes Road bounded between E 115th St. on the North and E 117th St on the south, beginning at the east right-of-way line of Holmes Road and extending east between 377 feet at E 117th St, 518 feet at the widest point and 423 feet at E 115th street.

**Applicant:** Trevor Fox of Kimley-Horn

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

**Commissioners Absent:** Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicants Patrick Joyce and Al Atha appeared and spoke about their requests. For public testimony appeared Doug Wyatt, Peggy Calhoun, Paula and Debbie Anderson and spoke about their concerns. Commissioners discussed the merits of the case and approved it with conditions, amending conditions #14 and 40 and adding conditions #60, 61, 62, and 63.

**Motion:** Approved

**Motioned by:** Hasek

**Seconded by:** Beasley

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

**Voting Nay:** Crowl

**Abstaining:** None

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**Docket Item:** 7.2

**CD-CPC-2024-00134** A request to approve a rezoning from district R-7.5 (Residential 7.5) to district MPD (Master Planned Development) and approving a preliminary development plan acting as a preliminary plat on about 17.24 acres generally located at the southeast corner of Holmes Road and East 115th Street.

**Applicant:** Trevor Fox of Kimley-Horn

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

**Commissioners Absent:** Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval with conditions. The applicants Patrick Joyce and Al Atha appeared and spoke about their requests. For public testimony appeared Doug Wyatt, Peggy Calhoun, Paula and Debbie Anderson and spoke about their concerns. Commissioners discussed the merits of the case and approved it with conditions, amending conditions #14 and 40 and adding conditions #60, 61, 62, and 63.

**Motion:** Approved with Conditions

**Motioned by:** Hasek

**Seconded by:** Beasley

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

**Voting Nay:** Crowl

**Abstaining:** None

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**Docket Item:** 8

**CD-CPC-2024-00125** A request to approve a rezoning from District R-80 (Residential) to R-6 (Residential) on about 6 acres generally located at 250 feet south of the intersection of Noland Rd and E 49th Ter.

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

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to November 20, 2024. No one appeared for testimony. Commissioners approved to continue the case to November 20, 2024 without fee.

**Motion:** Continued

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9.1

**CD-CPC-2024-00123** A request to approve an area plan amendment for the Heart of the City Area Plan from Residential Low Density to Residential Medium Density on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St.

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

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to November 20, 2024. No one appeared for testimony. Commissioners approved to continue the case to November 20, 2024 without fee.

**Motion:** Continued

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9.2

**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 Brooklyne Ave and E 20th St.

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

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to November 20, 2024. No one appeared for testimony. Commissioners approved to continue the case to November 20, 2024 without fee.

**Motion:** Continued

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10.1

**CD-CPC-2024-00135** A request to approve a rezoning from district UR to district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street.

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

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 4, 2024. No one appeared for testimony. Commissioners approved to continue the case to December 4, 2024 without fee.

**Motion:** Continued

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10.2

**CD-CPC-2024-00136** A request to approve a development plan, which also serves a preliminary plat, to allow 5 multi-unit residential buildings in proposed district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street.

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

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 4, 2024. No one appeared for testimony. Commissioners approved to continue the case to December 4, 2024 without fee.

**Motion:** Continued

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 11

**CD-CPC-2024-00107** A request to approve a development plan for one industrial logistic/warehouse building in district KCIA on about 7.6 acres generally located at 10220, 10200, and 10150 N Everton Avenue.

**Applicant:** Johnathon Phillips of Davidson A+E

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance with fee to November 20, 2024. No one appeared for testimony. Commissioners approved to continue the case to November 20, 2024 with fee.

**Motion:** Continued - With Fee

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12

**CD-CPC-2024-00149** A request to approve a major amendment to a Master Planned Development to allow for a drive-through restaurant in district MPD on about 7.20 acres generally located at 9806 N Oak Trafficway.

**Applicant:** Daniel Finn of Phelps Engineering, Inc.

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to November 20, 2024. No one appeared for testimony. Commissioners approved to continue the case to November 20, 2024 without fee.

**Motion:** Continued

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 13

**CD-CPC-2024-00128** A request to approve a rezoning from district R-7.5 (Residential 7.5) to district R-1.5 (Residential 1.5) on about 0.47 acres generally located at the southeast corner of East 88th Street and Sycamore Avenue.

**Applicant:** Leslie Lewis

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to November 20, 2024. No one appeared for testimony. Commissioners approved to continue the case to November 20, 2024 without fee.

**Motion:** Continued

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 14

**CD-CPC-2024-00114** A request to approve a rezoning from district R-1.5 (Residential) to B1-2 (Neighborhood Business) for the zoning district to reflect existing conditions and prepare for future development on about 1 acre generally located at 4420 Madison Ave.

**Applicant:** Omid Shahbazian of Constructify 360 LLC

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance off docket without fee. No one appeared for testimony. Commissioners approved to continue the case off docket.

**Motion:** Continued - Off Docket

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 15

**CD-SUP-2024-00033** A request to approve a Special Use Permit for a Drive Through Facility within the Independence Ave Overlay District on about .4 acres generally located at 543 Van Brunt Blvd.

**Applicant:** DANA BLAY of DBL ARCHITECTURE + INC

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance off docket without fee. No one appeared for testimony. Commissioners approved to continue the case off docket.

**Motion:** Continued - Off Docket

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 16

**CD-CPC-2024-00139** A request to approve The Block 124/ 138 PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 3.5 acres in an area generally bordered by W. 13th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west.

**Applicant:** Pamela Grego of Planned Industrial Expansion Authority

**Commissioners Present:** Arkin; Crowl; Enders; Hasek; Padilla

**Commissioners Absent:** Beasley; Lynch

**Commissioners Recusing:** None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 4, 2024. No one appeared for testimony. Commissioners approved to continue the case to December 4, 2024 without fee.

**Motion:** Continued

**Motioned by:** Arkin

**Seconded by:** Hasek

**Voting Aye:** Arkin; Crowl; Enders; Hasek; Padilla

**Voting Nay:** None

**Abstaining:** None

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