



City Plan Commission Minutes

Hearing Date: October 19, 2021

414 E 12th Street, 26th Floor, Council Chamber
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: C1

CD-CPC-2021-00050 Barry Plaza Lot 12 Project Plan - A request to approve a project plan in District B3-3, to allow for Animal Services on about 1 acre generally located on the west side of N. Green Hills Road, between MO Route 152 on the north and NW Barry Road on the south.

Applicant: Michael McGrew of Windfield Design-Build

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to November 16, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2021-00140 A request to approve a project plan in District M1-5/US/ (manufacturing 1-5/underground space), to allow for an automotive related industrial storage facility on about 42 acres generally located at the northeast corner of N. Arlington Avenue and NE Parvin Road, approximately 21,000 feet from to the west.

Applicant: Jacob Hodson of Olsson

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Motion: Approved with Conditions

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: C3

CD-CPC-2021-00158 A request to approve a project plan on about 8.5 acres in District R-7.5 (Residential dash 7.5) generally located on the west side of N. Eastern Avenue in between NE 108th Street to the north and NE Shoal Creek Parkway to the south, creating five tracts.

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

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Motion: Approved

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: C4

CLD-FnPlat-2021-00040 A request to approve a final plat on about 0.4 acres in District R-5 (Residential dash 5) located at 4937 N. Denver Avenue, creating 2 lots.

Applicant: Dennis Schmidt of Countryside Survey, LLC.

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to November 2, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C5

CLD-FnPlat-2021-00031 A request to approve a final plat on about 27.4 acres in District MPD (Master Planned Development) generally located at the northeast corner of Highway 152 and Highway 169, creating 3 residential lots and 2 tracts.

Applicant: Tyler Wysong of Kimley-Horn

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to November 2, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C6

CLD-FnPlat-2021-00039 A request to approve a final plat on about 19 acres in District R-7.5 (Residential dash 7.5) located on the east side of N. Amity Avenue in between NW Old Tiffany Springs Road to the north and MO Highway 152 to the south, creating 47 residential lots and 1 tract.

Applicant: Jeffrey Means of Olsson; Sam Sahlfeld of Olsson; James Holdcroft of Olsson; Nelson Willoughby of Olsson Associates

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to November 2, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: C7

CLD-FnPlat-2021-00043 A request to approve a final plat on about 9.5 acres in Districts R-1.5, B2-2 , and B4-3 generally located at the northwest corner of NE Barry Road and N. Indiana Avenue, creating 3 lots and 1 detention tract.

Applicant: Justin Milburn of Milburn Civil Engineering, LLC

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to November 2, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Hill

Seconded by: Enders

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 1.1

CD-CPC-2021-00111 A request to approve a rezoning from the M1-5 (Industrial) district to the UR (Urban Redevelopment) district to allow for the construction of an 19-unit residential townhouse project on about 1.29 acres generally located at 3116 Oak St.

Applicant: Sara Wells

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to November 2, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Docket Item: 1.2

CD-CPC-2021-00163 A request to approve an Urban Renewal Plan, as required by the Land Clearance for Redevelopment Authority (LCRA) Law of Missouri, Section 99.300 through 99.715, inclusive, R.S.Mo. on about 1.29 acres generally located at 3116 Oak St.

Applicant: Robert Long

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and requested a continuance to November 2, 2021. No one appeared for testimony. Commissioners continued the case.

Motion: Continued Fee: NO

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Docket Item: 2

CD-CPC-2021-00086 A request to approve a rezoning from District R-7.5 (Residential 7.5) to District R-80 (Residential 80) on about 1.9 acres located at 8450 Oldham Road to allow for Animal Boarding and Community Supported Agriculture.

Applicant: Jeanaya Thomas

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Zach Nelson presented the case. The applicant spoke about her requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Allender

Seconded by: Sadowski

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Docket Item: 2

CD-CPC-2021-00086 A request to approve a rezoning from District R-7.5 (Residential 7.5) to District R-80 (Residential 80) on about 1.9 acres located at 8450 Oldham Road to allow for Animal Boarding and Community Supported Agriculture.

Applicant: SirJames Thomas

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Zach Nelson presented the case. The applicant spoke about her requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Allender

Seconded by: Sadowski

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Docket Item: 3

CD-SUP-2021-00065 A request to approve a special use permit on about 42 acres in District M1-5 (Manufacturing 1 dash 5) located at 5300 E. 155th Street, to allow for general manufacturing.

Applicant: James David Wilkins

Commissioners Present: Allender; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Baker

Commissioners Recusing: None

Testimony:

Zach Nelson presented the case and advised 3 more conditions were added per the revised staff report. The applicant team of Steven Lucas, attorney with Rouse Frets and David Wilkins with Ideker Asphalt spoke about their requests. Kurt Mitscher with Taliaferro & Browne appeared but didn't speak. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, including the 3 additional conditions.

Motion: Approved with Modifications Fee:

Motioned by: Enders

Docket Item: 3

CD-SUP-2021-00065 A request to approve a special use permit on about 42 acres in District M1-5 (Manufacturing 1 dash 5) located at 5300 E. 155th Street, to allow for general manufacturing.

Applicant: Steve L Bauer

Commissioners Present: Allender; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Baker

Commissioners Recusing: None

Testimony:

Zach Nelson presented the case and advised 3 more conditions were added per the revised staff report. The applicant team of Steven Lucas, attorney with Rouse Frets and David Wilkins with Ideker Asphalt spoke about their requests. Kurt Mitscher with Taliaferro & Browne appeared but didn't speak. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, including the 3 additional conditions.

Motion: Approved with Modifications Fee:

Motioned by: Enders

Docket Item: 4

CD-CPC-2021-00060 Plaza East Apartments - A request to approve a development plan in District R-1.5 (Residential 1.5) to allow a major amendment to the existing Community Unit Project plan in order to add impervious areas and amenities on about 20.672 acres generally located on the south side of E. 45th Street, in between Paseo to the west and Woodland Avenue to the east.

Applicant: Amanda Grosdeck

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Joe Rexwinkle introduced the case and requested a dismissal. No one appeared for testimony. Commissioners dismissed the case.

Motion: Dismissed

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Docket Item: 5.1

CD-CPC-2021-00112 Gotcha Covered - A request to approve an area plan amendment to change the land use recommendation from office to industrial to allow the use of warehousing, wholesaling, and storage on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

Applicant: Judd D Claussen

Commissioners Present: Allender; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Baker

Commissioners Recusing: None

Xue Wood presented the case. The applicant spoke about Gotcha Covered LLC's requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Enders

Seconded by: Allender

Docket Item: 5.2

CD-CPC-2021-00113 Gotcha Covered - A request to approve a development plan, which also act as a preliminary plat to allow the use of warehousing, wholesaling, and storage in District M1-5 (Manufacturing 1 dash 5) on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

Applicant: Judd D Claussen

Commissioners Present: Allender; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Baker

Commissioners Recusing: None

Xue Wood presented the case. The applicant spoke about Gotcha Covered LLC's 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

Docket Item: 5.3

CD-CPC-2021-00114 Gotcha Covered - A request to approve a rezoning from R-80 (Residential dash 80) to M1-1 (Manufacturing 1 dash 1) to allow the use of warehousing, wholesaling, and storage on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

Applicant: Judd D Claussen

Commissioners Present: Allender; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Baker

Commissioners Recusing: None

Xue Wood presented the case. The applicant spoke about Gotcha Covered LLC's requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Allender

Docket Item: 5.4

CD-SUP-2021-00066 Gotcha Covered - A request to approve a Special Use Permit to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1) on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

Applicant: Judd D Claussen

Commissioners Present: Allender; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Baker

Commissioners Recusing: None

Xue Wood presented the case and requested approval for 3 years. The applicant spoke about Gotcha Covered LLC's requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions for 3 years.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Docket Item: 5.5

CLD-FnPlat-2021-00026 Gotcha Covered - A request to approve a final plat to create one (1) lot and one (1) track to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1) on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

Applicant: Judd D Claussen

Commissioners Present: Allender; Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent: Baker

Commissioners Recusing: None

Xue Wood presented the case. The applicant spoke about Gotcha Covered LLC's requests. He asked for to remove condition 2. Stacey Lowe wanted condition 2 left in. After commissioners discussed the merits of the case, Stacey Lowe and the applicant agreed to defer condition 2. Exact wording in the revised staff report. Commissioners approved the case with conditions including the modification of condition 2.

Motion: Approved with Modifications

Motioned by: Enders

Docket Item: 6.1

CD-CPC-2021-00136 Windstar Bussing - A request to approve a development plan which also act as a preliminary plat to allow construction of a building for vehicle storing, cleaning and repairing services on about 10 acres generally located at the northeast corner of Lewis Avenue and US Highway 40.

Applicant: Neil Haas

Commissioners Present: Allender; Baker; Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Xue Wood presented the case. The applicant team of Katelyn Wolf of Bartlett & West and Tyler Hiatt of Rose Design Build spoke about their requests. They asked for removal of condition 17.

Becky Hart of 3216 Booth first asked for a continuance. Commissioners asked about information given to Ms. Hart. Staff and the applicant advised there was a lengthy meeting with Ms Hart and she was given the information she requested in writing. Commissioners moved forward with hearing the case. The applicant answered all of the questions regarding their project. Xue Wood asked for another condition to be included if condition 17 was removed.

Commissioners discussed the merits of the case and voted to approve the case with conditions, removing conditions 17 and 16d. They

Docket Item: 6.1

CD-CPC-2021-00136 Windstar Bussing - A request to approve a development plan which also act as a preliminary plat to allow construction of a building for vehicle storing, cleaning and repairing services on about 10 acres generally located at the northeast corner of Lewis Avenue and US Highway 40.

Applicant: Katelyn Wolf

Commissioners Present: Allender; Baker; Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Xue Wood presented the case. The applicant team of Katelyn Wolf of Bartlett & West and Tyler Hiatt of Rose Design Build spoke about their requests. They asked for removal of condition 17.

Becky Hart of 3216 Booth first asked for a continuance. Commissioners asked about information given to Ms. Hart. Staff and the applicant advised there was a lengthy meeting with Ms Hart and she was given the information she requested in writing. Commissioners moved forward with hearing the case. The applicant answered all of the questions regarding their project. Xue Wood asked for another condition to be included if condition 17 was removed.

Commissioners discussed the merits of the case and voted to approve the case with conditions, removing conditions 17 and 16d. They

Docket Item: 6.2

CD-CPC-2021-00137 Windstar Bussing - A request to approve a rezoning from R-2.5 (Residential dash 2.5) and R-7.5 (Residential dash 7.5) to B4-1 (Heavy Business 1) allow construction of a building for vehicle storing, cleaning and repairing services on about 2 acres generally located at the northeast corner of Lewis Avenue and US Highway 40.

Applicant: Neil Haas

Commissioners Present: Allender; Baker; Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Xue Wood presented the case. The applicant team of Katelyn Wolf of Bartlett & West and Tyler Hiatt of Rose Design Build spoke about their requests.

Becky Hart of 3216 Booth first asked for a continuance. Commissioners asked about information given to Ms. Hart. Staff and the applicant advised there was a lengthy meeting with Ms Hart and she was given the information she requested in writing. Commissioners moved forward with hearing the case. The applicant answered all of the questions regarding their project.

Commissioners discussed the merits of the case and voted to approve it.

Docket Item: 6.2

CD-CPC-2021-00137 Windstar Bussing - A request to approve a rezoning from R-2.5 (Residential dash 2.5) and R-7.5 (Residential dash 7.5) to B4-1 (Heavy Business 1) allow construction of a building for vehicle storing, cleaning and repairing services on about 2 acres generally located at the northeast corner of Lewis Avenue and US Highway 40.

Applicant: Katelyn Wolf

Commissioners Present: Allender; Baker; Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Xue Wood presented the case. The applicant team of Katelyn Wolf of Bartlett & West and Tyler Hiatt of Rose Design Build spoke about their requests.

Becky Hart of 3216 Booth first asked for a continuance. Commissioners asked about information given to Ms. Hart. Staff and the applicant advised there was a lengthy meeting with Ms Hart and she was given the information she requested in writing. Commissioners moved forward with hearing the case. The applicant answered all of the questions regarding their project.

Commissioners discussed the merits of the case and voted to approve it.

Docket Item: 7

CD-SUP-2021-00010 A request to approve a Special Use Permit to continue operating a Short-Term Rental in an R-7.5 zone on about 0.265 acres generally located at 20 E 115th Ter

Applicant: Tracy Stein

Commissioners Present: Allender; Baker; Beasley; Crawl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Najma Muhammad presented the case. The applicant's attorney, Timothy Stein spoke about the requests.

The following appeared in opposition:

Sharon Hill, President of the Red Bridge Homes Association-did not support short term rentals

Lynn Youngberg of 109 E 115th St--brought petition that was signed by 7 neighbors

Carol Winterowd, President of the Center Planning and Development Council-did not support short term rentals

Amy Prowell, neighbor, wanted to withdraw consent

The applicant addressed their concerns.

Commissioners discussed the merits of the case and voted to approve it with conditions.

Docket Item: 8

CD-CPC-2021-00155 Preliminary Plat, Hunt Midwest Business Park, 7th Plat - A request to approve a preliminary plat in District UR (Urban Redevelopment) creating 4 lots and 2 tracts on about 273 acres generally located on both sides of NE 48th Street, between Arlington Avenue on the east and I-435 on the west.

Applicant: Jacob Hodson

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Olofu Agbaji presented the case. The applicant team of Aaron Schmidt of Hunt Midwest and Patricia Jensen of Rouse Frets spoke about their requests and asked for removal of condition 9. Stacey Lowe advised more plans were needed to address the Stream Buffer requirements. The applicant and Stacey Lowe agreed to modify condition 9.

Commissioners discussed the merits of the case and voted to approve the case with conditions, including the modified condition 9 as written in the revised staff report.

Docket Item: 9

CD-CPC-2021-00100 A request to approve a development plan which also serves as a preliminary plat, and in lieu of a Special Use Permit pursuant to Section 88-517-09-D, in Districts R-2.5 and B1-1 to allow for a 53-unit residential development within seven (7) "Multi-Unit House" buildings on about 3.8 acres generally located at northwest corner of E. 39th Street and Jackson Avenue.

Applicant: Trevor Fox

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Olofu Agbaji presented the case. The applicant team of Patrick Joyce, Matt McLaughlin, Heather Bradley Geary and Tanya Skillman with the Vecino Group spoke about their requests and asked for clarification regarding condition 24. Stacey Lowe, Joe Rexwinkle and Olofu Agbaji talked about the plans and conditions.

Commissioners discussed the merits of the case and voted to approve the case with conditions, including the modified condition 24 per Stacey Lowe, adding the wording "if the council does not approve the vacation of Norton Ave between 38th and 39th Street" as written in the revised staff report.

Docket Item: 10

CD-CPC-2021-00109 A request to approve a development plan which also serves as a preliminary plat in Districts M2-2 and M3-5 to allow for 2.5 million square foot of office, commercial and warehouse development on 12 lots and two (2) tracts on about 256 acres generally located at the northeast corner of MO Route 150 and Botts Road.

Applicant: Chris Lee Hafner

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Rojas; Sadowski

Commissioners Absent: Hill

Commissioners Recusing: None

Olofu Agbaji presented the case. The applicant spoke about their requests. Stacey Lowe spoke about the Stream Buffer requirements. Commissioners discussed the merits of the case and voted to approve the case with conditions.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Enders

Docket Item: 11

CD-SUP-2021-00058 A request to approve a Special Use Permit in District R-80 (Residential 80) to allow for open pit sand and gravel operation on about 407 acres generally located at the northeast corner of MO Route 210 and Birmingham Levee District Drive Road.

Applicant: Michele D Romano

Commissioners Present: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case. Olofu Agbaji appeared and requested a continuance to December 7, 2021 at the request of the applicant. Staff requested a continuance fee. No one appeared for testimony. Commissioners continued the case with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Enders

Seconded by: Allender

Voting Aye: Allender; Baker; Beasley; Crowl; Enders; Hill; Rojas; Sadowski