



City Plan Commission Minutes

Hearing Date: May 3, 2022

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

Docket Item: C1

CD-CPC-2022-00002 A request to approve a Project Plan in District R-7.5 (Residential) on about 22 acres generally located on North Eastern Avenue between Northeast 111th Street and Northeast 112th Terrace, creating three Private Open Space Tracts .

Applicant: Art Akin of AGC Engineers, Inc

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 17, 2022 without a fee. No one appeared for testimony. Commissioners continued the case to May 17, 2022 without a fee.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2021-00064 To consider approval of a final plat in in District R-7.5 (Residential 7.5), creating 68 residential lots and two (2) tracts on about 22 acres generally located at the northwest corner of NE 108th Street and N. Eastern Avenue.

Applicant: Art Akin of AGC Engineers, Inc

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 17, 2022 without a fee. No one appeared for testimony. Commissioners continued the case to May 17, 2022 without a fee.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: C3

CLD-FnPlat-2021-00058 A request to approve a final plat in in District SC (Shoal Creek), creating 69 single family residential lots and one (1) tract on about 35 acres generally located on the north side of NE 76th Street, between N. Flintlock on the east and NE Shoal Creek Parkway on the west.

Applicant: Doug Ubben of Phelps Engineering, Inc.

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions as written in the staff report.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: C4

CLD-FnPlat-2022-00011 A request to approve a Final Plat in District B3-2 (Community Business) on about 1 acres generally located at the southeast corner of North Green Hills Road and Northwest Barry Road.

Applicant: Michael McGrew of Windfield Design-Build

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions as written in the staff report.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: C5

CLD-FnPlat-2022-00019 A request to approve a Final Plat in district MPD (Master Planned Development) to create five lots and one tract for commercial development on about 7.2 acres generally located at the northwest corner of N Oak Trafficway and NE 97th Street

Applicant: Nelson Willoughby of Olsson Associates

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and advised staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions as written in the staff report.

Motion: Approved with Conditions

Motioned by: Allender

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: 1.1

CD-CPC-2021-00171 A request to approve a rezoning from R-0.5 (Residential dash 0.5), R-1.5 (Residential dash 1.5) to B3-2 (Community Business dash 2) to allow construction of a parking garage for non-accessory parking and a mixed use building for uses of office, medical office, retail, education, and accessory parking on about 5.14 acres generally located on the east side of Main Street in between E 31st Street to the north and E 32nd Street to the south.

Applicant: Brad Sonner of Olsson

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 17, 2022 with a fee. No one appeared for testimony. Commissioners continued the case to May 17, 2022 with a fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Sadowski

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 1.2

CD-CPC-2021-00220 A request to approve an amendment to the Midtown Plaza Area Plan from Residential Medium Density and Mixed Use Neighborhood to Commercial to allow construction of a parking garage for non-accessory parking and a mixed use building for uses of office, medical office, retail, education, and accessory parking in District B4-5 (Heavy Business dash 5) and B3-2 (Community Business dash 2) on about 5.14 acres generally located on the east side of Main Street in between E 31st Street to the north and E 32nd Street to the south.

Applicant: Abby Noelke of BC Design Group

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 17, 2022 with a fee. No one appeared for testimony. Commissioners continued the case to May 17, 2022 with a fee.

Motion: Continued Fee: YES

Motioned by: Sadowski

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 1.3

CD-CPC-2021-00221 A request to approve a development plan, which also serves as a preliminary plat to allow construction of a parking garage for non-accessory parking and a mixed use building for uses of office, medical office, retail, education, and accessory parking in District B4-5 (Heavy Business dash 5) and B3-2 (Community Business dash 2) on about 5.14 acres generally located on the east side of Main Street in between E 31st Street to the north and E 32nd Street to the south.

Applicant: Abby Noelke of BC Design Group

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 17, 2022 with a fee. No one appeared for testimony. Commissioners continued the case to May 17, 2022 with a fee.

Motion: Continued Fee: YES
Motioned by: Sadowski
Seconded by: Beasley
Voting Aye: Allender; Beasley; Crowl; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 2

CD-CPC-2021-00245 A request to approve a rezoning from B3-2 to B4-2 on about 0.87 acres generally located at 5021 Prospect Avenue

Applicant: Jeff Schroeder of Herman Scharhag Architects

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to May 17, 2022 without a fee. No one appeared for testimony. Commissioners continued the case to May 17, 2022 without a fee.

Motion: Continued Fee: NO
Motioned by: Sadowski
Seconded by: Beasley
Voting Aye: Allender; Beasley; Crowl; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 3.1

CD-CPC-2022-00040 A request to approve a rezoning from District R-7.5 (Residential 7.5) to District R-5 (Residential 5) on about 35 acres generally located at the southeast corner of NE 104th Street and NE Cookingham Drive.

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

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022 without a fee. No one appeared for testimony. Commissioners continued the case to June 7, 2022 without a fee.

Motion: Continued Fee: NO
Motioned by: Sadowski
Seconded by: Beasley
Voting Aye: Allender; Beasley; Crowl; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 3.2

CD-CPC-2022-00041 Rock Creek - A request to approve a Residential Development Plan in District R-7.5 and R-5 (Residential R-7.5 & R-5) to allow for 258 detached lots and 140 multi-family units (398 total units). on about 140 acres generally located at the southeast corner of NE 104th Street and NE Cookingham Drive.

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

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

Commissioners Absent: Baker; Enders

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and advised staff recommended a continuance to June 7, 2022 without a fee. No one appeared for testimony. Commissioners continued the case to June 7, 2022 without a fee.

Motion: Continued Fee: NO

Motioned by: Sadowski

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 4.1

CD-CPC-2021-00247 A request to approve a Preliminary Plat Amendment in District R-7.5 (Residential) on about 13 acres generally located at the terminus of East 89th Terrace east of Westridge Road.

Applicant: Donald Hathaway of Weiskirch & Parks Engineers

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony: Yes

Joe Rexwinkle introduced the case. Matt Barnes presented the case. The applicant appeared and spoke about their requests. Luke Kaspar with KCMO's Land Development Division spoke about the stream buffer requirements. Neighbor Jim Martin of 12001 E 89th Terr asked for allowance of school buses on the property. The applicant stated school buses couldn't be allowed without allowing all vehicles. He said the school district should move the bus stop to Brickyard Road. Commissioners discussed the merits of the case and suggested a continuance for the applicant to resolve the following issues:

500 year compliance of flood plains

stream buffer requirements

green infrastructure in lieu of detention basins

change of location of bus stop

The applicant agreed. Commissioners continued the case to June 7, 2022 without a fee.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: 4.2

CD-CPC-2022-00046 A request to approve a rezoning from District R-80 (Residential) to District R-7.5 (Residential) on about 2100 Square Feet generally located at generally located at the terminus of East 89th Terrace east of Westridge Road.

Applicant: Donald Hathaway of Weiskirch & Parks Engineers

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony: Yes

Joe Rexwinkle introduced the case. Matt Barnes presented the case. The applicant appeared and spoke about their requests. Luke Kaspar with KCMO's Land Development Division spoke about the stream buffer requirements. Neighbor Jim Martin of 12001 E 89th Terr asked for allowance of school buses on the property. The applicant stated school buses couldn't be allowed without allowing all vehicles. He said the school district should move the bus stop to Brickyard Road. Commissioners discussed the merits of the case and suggested a continuance for the applicant to resolve the following issues:

500 year compliance of flood plains

stream buffer requirements

green infrastructure in lieu of detention basins

change of location of bus stop

The applicant agreed. Commissioners continued the case to June 7, 2022 without a fee.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: 5.1

CD-CPC-2022-00019 I-49 Commerce Center - A request to approve a rezoning from Districts M1-5 (Manufacturing) and R-80 (Residential 80) to District M2-5 (Manufacturing) on about 105 acres generally located at the northwest corner of E. 155th Street and 1-49 (approximately 1,000 feet west).

Applicant: Chris Holmquist of Olsson

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. The applicant team of Grant Polley with Northpoint Development and Tyler Anderson with Olsson spoke about their requests, LEAD certification, and green infrastructure. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Sadowski

Seconded by: Rojas

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

Voting Nay: None

Abstaining: None

Docket Item: 5.2

CD-CPC-2022-00025 I-49 Commerce Center Development Plan - A request to approve a development plan which also serves as a preliminary plat, in District M2-5 (Manufacturing) to allow for 1.3 million square foot of office and warehouse development on three (3) lots and one (1) tract on about 105 acres generally located at the northwest corner of E. 155th Street and 1-49 (approximately 1,000 feet west)

Applicant: Chris Holmquist of Olsson

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. The applicant team of Grant Polley with Northpoint Development and Tyler Anderson with Olsson spoke about their requests, LEAD certification, and green infrastructure. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, adding a condition for the applicant to explore green infrastructure.

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Rojas

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

Voting Nay: None

Abstaining: None

Docket Item: 6.1

CD-CPC-2022-00028 A request to rezone from District AG-R (Agriculture dash Residential) and R-7.5 (Residential 7.5) to District R-1.5 (Residential 1.5) on about 22.33 acres generally located at MO 152 and N. Platte Purchase Drive.

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

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Andrew Clarke presented the case. The applicant team of attorney Patricia Jensen, engineer Dan Tanner, and representatives from Case & Associates spoke about their requests. Travis Kiefer with KCMO Water Dept spoke about the stream buffer and water detention requirements. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Baker

Seconded by: Hill

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

Voting Nay: None

Abstaining: None

Docket Item: 6.2
CD-CPC-2022-00029 A request to approve a development plan and a preliminary plat to create one (1) lot and four (4) tracts for multi-family residential uses containing 341 units on about 22.33 acres generally located at MO 152 and N. Platte Purchase Drive.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
Commissioners Present: Allender; Baker; Beasley; Crowl; Hill; Rojas; Sadowski
Commissioners Absent: Enders
Commissioners Recusing: None

Testimony:
Joe Rexwinkle introduced the case. Andrew Clarke presented the case and said conditions 12 & 26 were removed as the requirements had already been satisfied. The applicant team of attorney Patricia Jensen, engineer Dan Tanner, and representatives from Case & Associates spoke about their requests. Travis Kiefer with KCMO Water Dept spoke about the stream buffer and water detention requirements. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, removing conditions 12 & 26.

Motion: Approved with Conditions
Motioned by: Baker
Seconded by: Hill
Voting Aye: Allender; Baker; Beasley; Crowl; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 7
CD-CPC-2022-00044 A request to approve a development plan and a preliminary plat for multi-family residential uses containing 304 units in District B3-2 on about 19.5 acres generally located at NW Englewood Road and N. Mercier Drive.

Applicant: Dustin Burton of Renaissance Infrastructure Consulting
Commissioners Present: Allender; Baker; Beasley; Crowl; Hill; Rojas; Sadowski
Commissioners Absent: Enders
Commissioners Recusing: None

Testimony:
Joe Rexwinkle introduced the case. Andrew Clarke presented the case. The applicant 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: Baker
Seconded by: Hill
Voting Aye: Allender; Baker; Beasley; Crowl; Hill; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 8

CD-SUP-2022-00005 A request to approve a Special Use Permit for an additional school building to be built, as well as any necessary variances on about 2.4 acres generally located at 121 N Quincy Avenue

Applicant: Taylor Maine of Garcia Architecture

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicant and Jeremy Lillig, Executive Director of the Bright Futures Academy, appeared and spoke about their requests. Commissioners discussed the merits of the case and approved it with conditions. There is no time limit on this Special Use Permit.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Sadowski

Voting Aye: Allender; Baker; Beasley; Crawl; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-SUP-2022-00012 A request to approve a Special Use Permit to allow for the bed and breakfast use on about 0.42 acres generally located at 206 E 44th St

Applicant: Ryan Hiser

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

Commissioners Absent: Enders

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. The applicant appeared and spoke about their requests. Commissioners discussed the merits of the case and approved it with conditions. There is a 5 year time limit on this Special Use Permit.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Sadowski

Voting Aye: Allender; Baker; Beasley; Crawl; Hill; Rojas; Sadowski

Voting Nay: None

Abstaining: None
