



City Plan Commission Minutes

Hearing Date: July 5, 2022

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

Docket Item: C1

CLD-FnPlat-2022-00025 A request to approve a final plat in district B1-1 (Neighborhood Business) on about 4 acres generally located at 2415 NE Vivion Rd.

Applicant: Martin Arling of Kaw Valley Engineering, Inc.

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and stated staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CD-CPC-2022-00052 A request to approve a Project Plan in District UR on about .54 acres generally located at the Northwest corner of Broadway Boulevard and Valentine Road, creating 84 residential units and ground floor commercial space.

Applicant: Lauren Davis of TreanorHL

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case and stated staff recommended approval with conditions. No one appeared for testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-SUP-2022-00021 A request to approve an event space in District M3-5 (Manufacturing) on about .396 acres generally located at W. 11th Street and Hickory Street.

Applicant: Jason Eubanks of Nomada

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Andrew Clarke presented the case. The applicant appeared and spoke about his 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: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-SUP-2022-00019 A request to approve a Special Use Permit for an accessory parking lot for St. Luke's Hospital on about .67 acres generally located at 4330 Washington St.

Applicant: Matt Eblen of McClure Engineering Company

Commissioners Present: Baker; Beasley; Rojas; Sadowski

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: Crowl

Testimony:

Joe Rexwinkle introduced the case. Ahnna Nanoski presented the case. The applicant appeared and spoke about his requests. Matt Fuoco of 4530 Jefferson #2 and with the Plaza Westport Neighborhood Association was ok with the plans as long as their proposed conditions were met. Commissioners discussed the merits of the case and approved it with conditions, including an additional condition to relocate the entrance to St Luke's from Pennsylvania to West 43rd Terrace, as written in the revised staff report.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Rojas

Voting Aye: Baker; Beasley; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 3.1

CD-CPC-2022-00085 A request to approve an Area Plan Amendment to the Midtown/Plaza Area Plan from Residential Low Density to Residential Medium-High Density on about .462 acres generally located at E. 36th Street and Walnut Street.

Applicant: Lance Scott of Cook, Flatt & Strobel Engineers, P.A.

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Andrew Clarke presented the case. The applicant and the owner appeared and spoke about their requests. Alice Nelms of 3612 Walnut asked questions about the space between buildings. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Baker

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 3.2

CD-CPC-2022-00087 A request to approve a rezoning to MPD (Master Planned Development District) and a preliminary development plan to allow for the construction of 8 townhomes on about .462 acres generally located at E. 36th Street and Walnut Street.

Applicant: Lance Scott of Cook, Flatt & Strobel Engineers, P.A.

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Andrew Clarke presented the case. The applicant and owner appeared and spoke about their requests. Alice Nelms of 3612 Walnut asked questions about the space between buildings. Commissioners discussed the merits of the case and approved it with conditions, removing condition 10.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-CPC-2022-00059 A request to approve a Rezoning to Urban Redevelopment (UR) for the redevelopment of the home of Leroy 'Satchel' Paige on about 0.56 acres generally located at 2626 E 28th St

Applicant: Tabitha Darko of Gould Evans

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Najma Muhammad presented the case. The applicant team of Tabitha Darko with Gould Evans, Scott Servis with Kaw Valley Engineering, Maquita Taylor, president of the Santa Fe Area Council & co-developer, Alison Bergman, attorney, Vince Gauthier & Robert Riccardi, co-developers 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: Beaseley

Seconded by: Rojas

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

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-CPC-2022-00090 A request to approve a rezoning from R-2.5 to B1-1 on about 2.5 acres generally located on State Line Road, approximately 200 feet north of West Blue Ridge Boulevard.

Applicant: Lance Scott of Cook, Flatt & Strobel Engineers, P.A.

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Matthew Barnes presented the case. Lance Scott & attorney Mark Untersee 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

Motioned by: Baker

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: 6.1

CD-CPC-2022-00084 A request to approve an amendment to the Heart of the City Area Plan by changing the recommended land use from Residential Urban Low Density to Residential Medium-High Density land use designation on about 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west.

Applicant: Trevor Fox of Anderson Engineering. Inc.

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. The applicant team of Patrick Joyce with Anderson Engineering, Dr. Troy Nash & Dr. Tony Cobbins, Dr. Karen Boyd, Executive Director of the Ivanhoe Neighborhood Council and Matt McLaughlin, the project architect appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Baker

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 6.2

CD-CPC-2022-00086 Promise Place – A request to approve a rezoning from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), to allow for 101 unit multi-family residential development within eight (8) buildings on about 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west.

Applicant: Trevor Fox of Anderson Engineering. Inc.

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Olofu Agbaji presented the case. The applicant team of Patrick Joyce with Anderson Engineering, Dr. Troy Nash & Dr. Tony Cobbins, Dr. Karen Boyd, Executive Director of the Ivanhoe Neighborhood Council and Matt McLaughlin, the project architect appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions. Condition 20 was added regarding gaining approval with the EDC. Correction 5 was updated with language "to explore additional pedestrian connectivity" as written in the updated staff report.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2022-00018 A request to approve a Special Use Permit in District R-7.5 on about 7 acres generally located at the southeast corner of Northwest Waukomis Drive and Northwest 72nd Street, to allow for the expansion of a civic use in a residential district.

Applicant: Lee Ryherd of UHL ENGINEERING, INC.

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to July 19, 2022. No one appeared for testimony. Commissioners continued the case to July 19, 2022.

Motion: Continued Fee: NO

Motioned by: Baker

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-CPC-2022-00088 A request to approve a Development Plan also acting as a preliminary plat in district R-5 to allow construction of 20 residential units and a golf course on about 28.77 generally located at 9700 Grandview

Applicant: Ashley McAlmond of Polsinelli

Commissioners Present: Baker; Beasley; Rojas; Sadowski

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: Crowl

Testimony:

Joe Rexwinkle introduced the case. Andrew Clarke presented the case for Genevieve Kohn. The applicant appeared and spoke about his requests. Neighbor Cameron Chambers had questions about flood/storm water and was referred to KC Water Services. Michael Shaw with KC Public Works spoke about roadway improvements. Commissioners discussed the merits of the case and approved it with conditions, changing condition 12 regarding the deferral agreement, as written in the updated staff report.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Beasley

Voting Aye: Baker; Beasley; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 9.1

CD-CPC-2022-00077 A request to approve a Rezoning from District O-2 to District R-5 on about 6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street.

Applicant: Paul Moss of Anderson Engineering

Commissioners Present: Beasley; Crowl; Rojas; Sadowski

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: Baker

Testimony:

Joe Rexwinkle introduced the case. Matt Barnes presented the case. The applicant team of Emile Brown with Limeview Development, Paul Moss with Anderson Engineering, Lonnie Shanks with Tevis Architects, and attorney Michelle Burns appeared and spoke about their requests.

The following appeared in opposition due to increased traffic, frequent traffic accidents on Holmes, current storm water concerns, density, style of homes, retaining wall and screening:

Christopher McMurray of 12728 Holmes

Carol Winterowd with Center Planning & Development Council

Joe Hendrickson of 12701 Holmes

James Ziegler of 12827 Cherry

Mike Wagner of 12906 McGee

Mary Weidemeyer of 46 Woodbridge Lane

Jeff Bryan of Public Works stated a traffic study was not required due to the size of the development.

Commissioners discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Beaseley

Seconded by: Sadowski

Voting Aye: Beasley; Crowl; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 9.2

CD-CPC-2022-00061 A request to approve a Preliminary Plat on about 6 acres generally located on the west side of Holmes road, approximately 700 feet south of East 127th Street, creating 19 lots.

Applicant: Paul Moss of Anderson Engineering

Commissioners Present: Beasley; Crowl; Rojas; Sadowski

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: Baker

Testimony:

Joe Rexwinkle introduced the case. Matt Barnes presented the case. The applicant team of Emile Brown with Limeview Development, Paul Moss with Anderson Engineering, Lonnie Shanks with Tevis Architects, and attorney Michelle Burns appeared and spoke about their requests.

The following appeared in opposition due to increased traffic, frequent traffic accidents on Holmes, current storm water concerns, density, style of homes, retaining wall and screening:

Christopher McMurray of 12728 Holmes

Carol Winterowd with Center Planning & Development Council

Joe Hendrickson of 12701 Holmes

James Ziegler of 12827 Cherry

Mike Wagner of 12906 McGee

Mary Weidemeyer of 46 Woodbridge Lane

Jeff Bryan of Public Works stated a traffic study was not required due to the size of the development.

Commissioners discussed the merits of the case and approved it with conditions including 2 additional conditions, as written in the updated staff report.

Motion: Approved with Conditions

Motioned by: Beaseley

Seconded by: Sadowski

Voting Aye: Beasley; Crowl; Rojas; Sadowski

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-SUP-2022-00024 A request to approve a Special Use Permit for a Short Term Rental in an R-2.5 (Residential) district on about .09 acres generally located at 4355 Terrace St.

Applicant: Varonica Hamilton

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicant appeared and spoke about her 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: Sadowski

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-ROW-2021-00012 A request to vacate a portion of Myrtle Avenue on about 0.53 acres in District R-6 (Residential dash 6) generally located in between E. 52nd Street to the north and E. 53rd Street to the south.

Applicant: Toby Williams of Powell CWM

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Jared Clements presented the case. The applicant team of Bob Langenkamp with Community Builders and Allison Bergman attorney appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions, revising the wording on condition 1, as written in the updated staff report.

Motion: Approved with Conditions

Motioned by: Baker

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-ROW-2022-00013 A request to vacate about 0.24 acres of unused right-of-way on the North side of Front Street east of N Cambridge Avenue.

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

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Jared Clements presented the case. 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: Baker

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-ROW-2022-00020 A request to vacate a portion of unused right-of-way on the North-East side of NW 87th Terrace Street to allow for future development (Case Apartments).

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

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony:

Joe Rexwinkle introduced the case. Jared Clements presented the case. 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: Sadowski

Seconded by: Beasley

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

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-CPC-2022-00082 Parkway Plaza UR Plan Amendment - A request to approve an amendment to a previously approved UR Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat (9 lots and 2 tracts) to allow for changes to the approved plan, allowing for 115,000 square foot of mixed use commercial development on about 25 acres generally bordered by NE 82nd Street on the north, Maplewood Parkway on the south, N. Antioch Road (MO Rout 1) on the east and N. Agnes Avenue on the west.

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

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to July 19, 2022. No one appeared for testimony. Commissioners continued the case to July 19, 2022.

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

Docket Item: 15

CD-SUP-2022-00026 A request to approve a Special Use Permit for a Short-term Rental in an R-1.5 district on about .174 acres generally located at 16108 E 49th St

Applicant: Ahmad Abotteen

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to July 19, 2022. No one appeared for testimony. Commissioners continued the case to July 19, 2022.

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

Docket Item: 16

CD-SUP-2022-00020 A request to approve a Special Use Permit for the Martin City Elementary zoned R.75 (Residential) on about 10 acres generally located at 201 E 133rd St.

Applicant: James Ratley of MKEC Engineering, Inc.

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to July 19, 2022. No one appeared for testimony. Commissioners continued the case to July 19, 2022.

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

Docket Item: 17

CD-CPC-2021-00237 A request to approve an amendment to a previously approved development plan (also serving as a preliminary plat) in District UR (Urban Redevelopment) on approximately 95 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west, relating to changing the configuration of approximately 1.6 acres in an area generally located at the intersection of E 27th Street and Troost Avenue and the intersection of E 27th Street and Forest Avenue.

Applicant: Kurt Mitscher of Taliaferro & Browne, Inc.

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to August 2, 2022. No one appeared for testimony. Commissioners continued the case to August 2, 2022.

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

Docket Item: 18

CD-SUP-2021-00093 A request to approve a special use permit for a short-term rental in an R-7.5 district on about 0.203 acres generally located at 6800 NW 79th Ter

Applicant: Quoc Lam

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to August 2, 2022. No one appeared for testimony. Commissioners continued the case to August 2, 2022.

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

Docket Item: 19

CD-CPC-2022-00037 A request to approve an MPD Final Plan for the construction of a hotel in District MPD (Master Planned Development) on about 2.61 acres generally located at Troost Avenue and Riverfront Road.

Applicant: James Warford of iCON Architecture

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

Commissioners Absent: Allender; Enders; Hill

Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to July 19, 2022. No one appeared for testimony. Commissioners continued the case to July 19, 2022.

Motion: Docketed Fee: NO
Motioned by: Baker
Seconded by: Sadowski
Voting Aye: Baker; Beasley; Crowl; Rojas; Sadowski
Voting Nay: None
Abstaining: None

Docket Item: 20
CD-MISC-2022-00002

Applicant:

Commissioners Present: Baker; Beasley; Crowl; Rojas; Sadowski
Commissioners Absent: Allender; Enders; Hill
Commissioners Recusing: None

Testimony: No

Joe Rexwinkle introduced the case and stated staff recommended a continuance to October 18, 2022. No one appeared for testimony. Commissioners continued the case to October 18, 2022.

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