



City Plan Commission Minutes

Hearing Date: August 2, 2022

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

Docket Item: C1

CD-CPC-2022-00091 A request to approve a Project Plan for the expansion of a parking lot 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: Allender; Baker; Crowl; Enders; Rojas; Sadowski

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Olofu Agbaji introduced the case. No one appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2022-00027 A request to approve a Final Plat in District UR on about 1 acre generally located at northeast corner of West 20th Street and Broadway Boulevard.

Applicant: Ashley McAlmond of Polsinelli

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Olofu Agbaji introduced the case. No one appeared for testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: C3

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: Allender; Baker; Crowl; Enders; Rojas; Sadowski

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

Motion: Continued

Motioned by: Sadowski

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: C4

CD-CPC-2022-00103 A request to approve a Project Plan in District B3-2 to allow for the construction of a multi-family building containing 40 units on about 0.7 acres generally located at 8116 N Oak Trfy

Applicant: Porter Christensen of Summa Terra Ventures, LLC

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Olofu Agbaji introduced the case. Genevieve Kohn presented the case. Mike Watson of Summa Terra Ventures LLC spoke about their requests and read a letter of support. He said they're building a large underground water detention facility, so there would be no run-off. The following appeared in opposition due to increased traffic, parking concerns, thoughts of the development blocking the nearby tornado siren, noise from large parties, crime, size & height of the development, water run off, abandoned vehicles, light pollution, and lack of green space:

Dave Best of 302 NE 81st
Sarah
Jan Byrne of 215 NE 81st
Diane Mills of 104 NE 81st
Thomas Bilell
Kendall Mills of 104 NE 81st
Corey Burke of 224 NE 81st

TJ Smith supported the development.

Former owner of the property Chuck Poisner appeared and spoke in support of the development.

Jeff Bryan with Public Works said a Traffic Impact Study wasn't required for 40 units. They estimated 20 car trips in peak hours morning and again at night. He said Public Works would do a cross walk if they saw a need.

Commissioners discussed the merits of the case and approved it with conditions.

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

Docket Item: C5

CD-CPC-2022-00116 A request to approve a Project Plan for Northview 3rd Plat Private Open Space Tracts on about 30 acres generally located at the southern terminus of North Colorado Avenue south of Northeast 90th Terrace.

Applicant: Robert Parks of Weiskirch and Parks Engineers, Inc

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Testimony: No

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

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

Docket Item: 1.1

CD-CPC-2022-00106 A request to approve an Area Plan Amendment from Agricultural/Residential and Open Space Buffer to Residential-Medium on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue.

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

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Testimony: No

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 1.2

CD-CPC-2022-00104 A request to approve a Development Plan creating 138 lots on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue.

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

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Testimony: No

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 1.3

CD-CPC-2022-00105 A request to approve a Rezoning from AG-R to R-5 on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue.

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

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-SUP-2022-00011 A request to approve a special use permit to allow for a short term rental operation on about 0.12 acres of land generally located at 120 e 79th street

Applicant: Theodore Anderson of The Real Estate Law Firm

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Testimony: No

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 3.1

CD-CPC-2022-00095 A request to consider amending the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the northside of NW 128th Street, south of the extension of NW 136th Street, east of N. Winan Road and west of NW Interurban Road.

Applicant: Kellee Madinger of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Motion: Approved

Motioned by: Enders

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: 3.2

CD-CPC-2022-00096 Major Street Plan - A request to approve an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street on about 2,000 acres in the area bordered by MO Route 92 on the north, I-29/ I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west.

Applicant: Kellee Madinger of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: 3.3

CD-CPC-2022-00097 I-29 Logistic Park - A request to approve a rezoning from Districts M1-5 (Manufacturing) and AG-R (Agricultural-Residential) to District MPD (Master Planned Development), which also serves as a preliminary plat to allow for 20 million square foot of commercial office and warehouse development on 32 lots on about 2,136 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue.

Applicant: Kellee Madinger of Rouse Frets White Goss Gentile Rhodes, P.C.

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Sadowski

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

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-ROW-2022-00001 A request to vacate a portion of Jefferson Street generally located on the north side of W. 25th Street between Interstate 35 to the west and West Pennway to the east, to allow for redevelopment of the site to the east.

Applicant: Sam Sahlfeld of Olsson

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: Baker

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Allender

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

Voting Nay: None

Abstaining: None

Docket Item: 5

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: Allender; Baker; Crowl; Enders; Rojas; Sadowski

Commissioners Absent: Beasley; Enders

Commissioners Recusing: None

Olofu Agbaji introduced the case and stated staff recommended a continuance to September 6, 2022. No one appeared for testimony. Commissioners continued the case to September 6, 2022.

Motion: Continued

Motioned by: Allender

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2022-00032 A request to approve a Special Use Permit for the expansion of a religious use and associated variances on about .6 acres generally located at 2800 E Linwood Blvd

Applicant: Jill Turner of STRATA Architecture + Preservation

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: Baker

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2022-00111 A request to approve a Development Plan (Non-Residential) on about 0.6 acres generally located at the northwest corner of North Grand Avenue and Northeast Harlem Road.

Applicant: Mary Amer of Wallace Engineering

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Testimony: No

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-SUP-2022-00028 A request to approve a special use permit to allow for a short term rental in zoning district R-2.5 on about 0.1 acres of land generally located at 3033 E 59th St

Applicant: Laurice Rainey of MakeYourselfHome, Investors, LLC

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Testimony: No

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-CPC-2022-00107 A request to approve a Rezoning to MPD (Master Planned Development) from District MPD and District R-1.5 and approving a preliminary development plan to allow the construction of a mixed-use building containing 317 dwelling units and retail/restaurant space on about 1.3 acres generally located at the northeast corner of Belleview Ave and W 48th St

Applicant: Kyle Schleicher of El Dorado Inc

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

Commissioners Absent: Crowl; Hill

Commissioners Recusing: None

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-CPC-2022-00089 A request to approve a Development Plan for the conversion of the former ATT building into 263 residential units on about 1.31 acres generally located at 500 E 8th St

Applicant: Mike Dinkins of Clockwork

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Motion: Approved with Conditions

Motioned by: Sadowski

Seconded by: Baker

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

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-CPC-2022-00114 A request to approve a rezoning without a plan on a property currently zoned R-1.5 (Residential 1.5) to B1 (Neighborhood Business 1) on about 2.17 acres generally located at 5220 Troost Ave

Applicant: STEVEN D. FOUTCH of FBKC SPORTS MANAGEMENT ,LLC

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Testimony: No

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

Motion: Continued Fee: NO

Motioned by: Allender

Seconded by: Enders

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

Voting Nay: None

Abstaining: None

Docket Item: 12
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: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

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

Commissioners Absent: Beasley; Hill

Commissioners Recusing: None

Testimony: No

Olofu Agbaji introduced the case and stated staff recommended a continuance to August 16, 2022. No one appeared for testimony. Commissioners continued the case to August 16, 2022.

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