



## City Plan Commission Minutes

Hearing Date: August 16, 2022

414 E 12th Street, 26th Floor, Council Chamber  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

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**Docket Item:** C1

**CLD-FnPlat-2022-00013** A request to approve a Final Plat in District UR on about 0.7 acres generally located at the southwest corner of Pacific Street and Troost Avenue.

**Applicant:** Marty Isabell of Taliaferro & Browne

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

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:** Allender

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C2

**CLD-FnPlat-2022-00021** A request to approve a final plat in District MPD (Master Planned Development) on about 24.24 acres generally located at E. 52nd Terrace and Belmont Avenue.

**Applicant:** Matthew Gibbs of BHC Rhodes

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Rojas

**Commissioners Recusing:** None

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:** Allender

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C3

**CD-CPC-2022-00121** A request to approve a Project Plan to allow the addition of a pick up lane for an existing restaurant tenant on about 14.5 acres generally located on the western portion of 8600 N Broadway Ave

**Applicant:** Diana Steelquist of WD Partners

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

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:** Allender

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C4

**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; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

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:** Allender

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C5

**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; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

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:** Allender

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** C6

**CD-CPC-2022-00113** A request to approve an MPD Final Plan for the construction of a 1,400 square foot modular building on about 39 acres generally located at Wornall Road and E. 118th Street.

**Applicant:** Michael Stuckey of Avila University

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

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:** Allender

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1.1

**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; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crowl; Sadowski

**Commissioners Recusing:** None

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

**Motion:** Dismissed

**Motioned by:** Baker

**Seconded by:** Allender

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1.2

**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:**

**Commissioners Absent:**

**Commissioners Recusing:** None

**Motion:** Docketed

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 1.3

**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; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crowl; Sadowski

**Commissioners Recusing:** None

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

**Motion:** Dismissed

**Motioned by:** Baker

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-SUP-2022-00031** A request to approve a Special Use Permit to allow for the demolition of the existing Nashua Elementary School to build a new, larger school in its place on about 10 acres generally located at 221 NE 114th St

**Applicant:** Braden Taylor of MKEC Engineering, Inc.

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. The applicant appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case then approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Baker

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-CPC-2022-00119** A request to approve a major amendment to a previously approved development plan to allow construction of Express Oil Change and Tire Engineers on about 1.07 acres generally located at 7841 N Oak Trfy

**Applicant:** Haidan O'Keefe of Olsson

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:**

**Commissioners Recusing:** None

Joe Rexwinkle introduced the case. Genevieve Kohn presented the case. The applicant Ryan Kubert with Olsson appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case then approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Baker

**Seconded by:** Allender

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**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; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance to September 6, 2022 with a fee. No one appeared for testimony. Commissioners continued the case to September 6, 2022 with a fee.

**Motion:** Continued Fee: YES

**Motioned by:** Baker

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-SUP-2022-00029** A request to approve a Special Use Permit for a private fuel station in DX-10 zoning on about 0.28 acres generally located at 1629 W 9th Street

**Applicant:** Justin Livingston of Agriland FS, Inc.

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance to September 6, 2022. No one appeared for testimony. Commissioners continued the case to September 6, 2022.

**Motion:** Continued Fee: NO  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 6

**CD-ROW-2022-00006** A request to approve a vacation of a 265 feet long alley in M1-5 zoning between 17th & 18th streets and Central & Wyandotte streets on about 0.92 acres generally located to the west of 220 w 18th street.

**Applicant:** Jerry Riffel of LathropGPM

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance to September 6, 2022. No one appeared for testimony. Commissioners continued the case to September 6, 2022.

**Motion:** Continued Fee: NO  
**Motioned by:** Baker  
**Seconded by:** Allender  
**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 7

**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; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

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 then approved it with conditions.

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

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**Docket Item:** 8

**CD-CPC-2021-00214** Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-535, Minor Subdivisions and 88-110-06, Residential Districts Lot and Building Standards and any other necessary related amendments.

**Applicant:**

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Enders; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance to October 4, 2022. No one appeared for testimony. Commissioners continued the case to October 4, 2022.

**Motion:** Continued Fee: NO  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 9

**CD-CPC-2022-00120** A request to approve the designation of the buildings on 3037 Main Street to the Kansas City Register of Historic Places (H/O Overlay) as the 31st & Main Historic District on about 0.645 acres generally located at 3037 Main Street Kansas City, MO.

**Applicant:** Katheryn Shields

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance to September 20, 2022. No one appeared for testimony. Commissioners continued the case to September 20, 2022.

**Motion:** Continued Fee: NO  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 10

**CD-CPC-2022-00115** A request to approve a rezoning from R-1.5 (Residential) to UR (Urban Redevelopment), with an associated development plan for a multi-unit apartment building on about 1.4 acres generally located at E. 27th Street and Forest Avenue.

**Applicant:** Trevor Fox of Anderson Engineering. Inc.

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Joe Rexwinkle introduced the case and stated staff requested a continuance off-docket. No one appeared for testimony. Commissioners continued the case off-docket.

**Motion:** Continued - Off Docket  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 11

**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; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Joe Rexwinkle introduced the case. Matt Barnes presented the case. The applicant team of Dominic Baldin of SolutionsUL LLC and Mary Clare Amer, engineer with Wallace Design Collective appeared and talked about their requests. Luke Kaspar with City Planning-Land Development Division spoke about the lack of storm sewers but said there were sanitary sewers. Commissioners discussed the merits of the case then approved it with conditions and no recommendations regarding the waivers.

**Motion:** Approved with Conditions

**Motioned by:** Baker

**Seconded by:** Allender

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12

**CD-CPC-2022-00118** A request to approve a Preliminary Plat in District UR on about 70 acres generally located at southeast corner of East 87th Street and Blue River Road.

**Applicant:** Jacob Hodson of Olsson

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Joe Rexwinkle introduced the case and stated staff requested a continuance to September 6, 2022. No one appeared for testimony. Commissioners continued the case to September 6, 2022.

**Motion:** Continued

**Motioned by:** Baker

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 13

**CD-CPC-2022-00093** A request to approve a Development Plan, with associated Preliminary Plat, in an R-2.5 (Residential) zoning district to site detached homes on the subject property on about .45 acres generally located at 401 E 42nd St.

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

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance off-docket with fee. No one appeared for testimony. Commissioners continued the case off-docket with fee.

**Motion:** Continued - Off Docket Fee: YES

**Motioned by:** Baker

**Seconded by:** Enders

**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance to September 6, 2022. No one appeared for testimony. Commissioners continued the case to September 6, 2022.

**Motion:** Continued Fee: NO  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 15

**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; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance to September 6, 2022. No one appeared for testimony. Commissioners continued the case to September 6, 2022.

**Motion:** Continued Fee: NO  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 16

**CD-SUP-2022-00035** A request to approve a Type 2- Year Round Short-term Rental Special Use Permit on about .479 acres generally located at 5617 NE 51st St

**Applicant:** Robert Scarborough of Fresh Home Investments, LLC

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance to September 20, 2022. No one appeared for testimony. Commissioners continued the case to September 20, 2022.

**Motion:** Continued Fee: NO  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 17

**CD-SUP-2022-00036** A request to approve a Type 2- Year Round Short-term Rental Special Use Permit on about .479 acres generally located at 5719 NE 51st St

**Applicant:** Robert Scarborough of Fresh Home Investments, LLC

**Commissioners Present:** Allender; Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Crawl; Sadowski

**Commissioners Recusing:** None

Testimony: No

Joe Rexwinkle introduced the case and stated staff requested a continuance to September 20, 2022. No one appeared for testimony. Commissioners continued the case to September 20, 2022.

**Motion:** Continued Fee: NO  
**Motioned by:** Baker  
**Seconded by:** Enders  
**Voting Aye:** Allender; Baker; Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 18

**CD-SUP-2022-00027** A request to approve a Special Use Permit for the expansion of a church and school in a residentially zoned district on about 2.6 acres generally located at 7112 N Overland Dr

**Applicant:** Jacob Hodson of Olsson

**Commissioners Present:** Allender; Enders; Hill; Rojas

**Commissioners Absent:** Baker; Beasley; Crawl; Sadowski

**Commissioners Recusing:** None

Joe Rexwinkle introduced the case. Najma Muhammad presented the case. The applicant Chris Holmquist with Olsson appeared and spoke about their requests. No one else appeared for testimony. Commissioners discussed the merits of the case then approved it with conditions.

**Motion:** Approved with Conditions  
**Motioned by:** Enders  
**Seconded by:** Rojas  
**Voting Aye:** Allender; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 19.1  
**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:** Beasley; Enders; Hill; Rojas  
**Commissioners Absent:** Allender; Baker; Crowl; Sadowski  
**Commissioners Recusing:** None

Joe Rexwinkle introduced the case. Matthew Barnes presented the case and stated the developer asked for the removal of conditions 4, 15, 16 & 17. The applicant team of attorney Patricia Jensen Jessica Spaulding with Elux Communities and David Gastel, engineer appeared and spoke about their requests They said a traffic study and arterial street fees were both submitted to KC Public Works. They also said KC Public Works concurred with the results from their traffic study. They said they would continue to work with staff and not remove those conditions. Luke Kaspar with the Land Development Division for City Planning & Development agreed to remove condition 4. Travis Kiefer with KC Water spoke about the pump station and the stream buffer. Jeff Bryan with KC Public Works said there were no planned improvements coming to Barry Rd in the near future. Many appeared in opposition to the project due to the following concerns--traffic, pump stations, density, the need for road improvements, topography, little contact from developer, dangerous blind spots, varying from KCMO Zoning & Development Code standards: David Pacer of 8175 NW Mastern Ave, Parkville  
Rick & Heidi Niese of 7718 NW Scenic Dr, Weatherby Lake  
James Pate of 10522 NW 79th Pl, Weatherby Lake  
Steve Clark, Mayor of Weatherby Lake, MO, of 9800 NW 82nd Terr  
Elizabeth Moriades of 7909 NW Pleasant Ford Rd, Weatherby Lake  
Tom Wind of 10514 NW 79th Pl, Weatherby Lake  
Janet Hartzorn of 7700 NW John Anders Rd  
Helmut Derra of 8085 N Chariton  
Kevin Craig of 8080 N Caldwell Ave & on the board of Highlands of Weatherby HOA  
Jane Karatzo of 8020 NW Roberts Rd, Weatherby Lake  
John Anderson of 8085 N Calloway Ave  
Shealyn Kloeppel of 11355 NW 81st, in the Highlands of Weatherby Lake, VP of PTA with Hawthorne Elementary  
Julie Rossi of 7811 NW Scenic Drive, Weatherby Lake  
Mike Manning of 11211 NW 77th St  
Brett Cleveland of 8303 NW Potomac Ave & business address of 8600 N Childress

The applicant team addressed their concerns by stating the following:  
Traffic study was done when school was in session & included the upcoming Barry West Development.  
Barry Rd is not an old country road.  
They are paying impact fees for the city to improve the roads.  
They have been in touch with the Park Hill School District, including the operator at Hawthorne Elementary, the old superintendent and the new superintendent.  
They spoke about their sewer system.

Commissioners discussed the merits of the case and approved it.

**Motion:** Approved  
**Motioned by:** Enders  
**Seconded by:** Rojas  
**Voting Aye:** Beasley; Enders; Hill; Rojas  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 19.2

**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:** Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Allender; Baker; Crowl; Sadowski

**Commissioners Recusing:** None

**Motion:** Approved

**Motioned by:** Enders

**Seconded by:** Rojas

**Voting Aye:** Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 19.3

**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:** Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Allender; Baker; Crowl; Sadowski

**Commissioners Recusing:** None

**Motion:** Approved with Conditions

**Motioned by:** Enders

**Seconded by:** Rojas

**Voting Aye:** Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 20.1

**CD-CPC-2020-00174** A request to approve a rezoning from District B1-1 (Business 1) to District B3-3 (Community Business) on about 9 acres generally located at the southeast corner of NW 68th Street and NW Waukomis Drive.

**Applicant:**

**Commissioners Present:** Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Allender; Crowl; Sadowski

**Commissioners Recusing:** None

**Motion:** Dismissed

**Motioned by:** Hill

**Seconded by:** Baker

**Voting Aye:** Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 20.2

**CD-CPC-2020-00166** A request to approve a development plan in District B3-3 (Community Business) to allow for about 33,000 square foot development (convenience store, office and retail) on four lots in four phase, serving as a preliminary plat on about 9 acres generally located at the southeast corner of NW 68th Street and NW Waukomis Drive.

**Applicant:**

**Commissioners Present:** Baker; Beasley; Enders; Hill; Rojas

**Commissioners Absent:** Allender; Crowl; Sadowski

**Commissioners Recusing:** None

**Motion:** Denied

**Motioned by:** Enders

**Seconded by:** Baker

**Voting Aye:** Baker; Beasley; Enders; Hill; Rojas

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 21

**CD-SUP-2022-00030** A request to approve a Special Use Permit for a mixed-use residential structure to include apartments, offices, and a drive through grocery store on about 0.6 acres generally located at 4319 Independence Ave

**Applicant:** KHALID BANDAY of KAM DESIGN GROUP LLC

**Commissioners Present:**

**Commissioners Absent:**

**Commissioners Recusing:** None

Case was advertised but not on the docket, so is automatically continued to September 6, 2022.

**Motion:** Continued

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

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