



Planning and Zoning Commission Meeting

August 11, 2026

7:00 p.m. – City Hall Council Chambers and Via Videoconference

Meetings are live streamed on the [City's YouTube](#) page.
The recordings are posted to social media and the City's website within 24 hours of the meeting.

- 1. Call to Order**
- 2. Approve the July 14, 2026, Planning Commission Minutes**
- 3. Staff Report**
- 4. Public Hearing – Clay Creek Meadows Phases II & III Conceptual Plan**

The purpose of this hearing is to take public comment on the proposed request to create a Conceptual Plan to authorize a collective lot coverage limit instead of a individual lot coverage limit.

- 5. Conceptual Plan for Clay Creek Meadows Phases II & III**

Applicant seeks to allow calculation of the lot coverage limits in a collective fashion instead of an individual fashion as still remain below the 30% lot coverage requirement.

- 6. Public Hearing – Single Phase Final Plat for Clay Park subdivision from a portion of 14600 N 169 Hwy**

The purpose of this hearing is to take public comment on the proposed Single Phase Final Plat for a new 2 lot subdivision on the former KCI RV storage (now Outrig) land for the installation of a Battery Energy Storage Facility.

- 7. Single Phase Final Plat for Clay Park Subdivision**

Applicant seeks approval of a final plat to divide the existing parcel into two lots, including a new 10-acre parcel at the north end of the parcel as well as the remaining portion of the parcel.

- 8. Public Hearing – Rezoning a portion of 14600 N 169 Hwy from B-3 to I-1**

Applicant seeks to rezone the north 10 acres of 14600 N 169 Hwy (approximately 600 W. 148th Street) from B-3 to I-1 in accordance with the Comprehensive Plan's Future Land Use Plan



9. Rezoning a Portion of 14600 N 169 Hwy to I-1

Applicant seeks to rezone the property in accordance with the Future Land Use Plan

10. Public Hearing – Conditional Use Permit – Battery Energy Storage Facility on a portion of 14600 N 169 Hwy (approximately 600 W. 148th St. on land zoned I-1

The purpose of this hearing is to take public comment on a proposed Battery Energy Storage Facility to be located on 10 acres north of the former KCI RV (Now Outrig) facility and south of the Evergy substation at approximately W. 148th Street, west of 169 Hwy.

11. Conditional Use Permit – Battery Energy Storage Facility at approximately 600 W. 148th Street

Applicant seeks approval of a Conditional Use Permit for a Battery Energy Storage Facility on land Zoned I-1 in accordance with the new BESF rules adopted by the Board of Aldermen.

12. Public Hearing - Rezoning Whispering Creek Farms at approximately 4200 NE 144th Street from County Ag to A-R

The purpose of this hearing is to take public comment on the proposed rezoning from County Ag to A-R.

13. Rezoning Whispering Creek Farms to A-R at 4200 NE 144th Street.

The applicant seeks to rezone the portion of its 158 +/- acres at approximately 4200 NE 144th Street from County Ag to A-R for a new 32 lot subdivision

14. Public Hearing – Single Phase Final Plat for a new 32 lot subdivision at 4200 NE 144th Street on 158+/- acres.

The purpose of this hearing is to take public comment on the proposed Single Phase Final Plat on 158+/- acres for a new large lot subdivision.

15. Single Phase Final Plat for a new 32-lot subdivision at 4200 NE 144th Street.

Applicant seeks to create a new large lot single family residential subdivision on land zoned A-R to be called Whispering Creek Farms Phase II.

16. Adjourn

