



CITY PLAN COMMISSION DOCKET

Wednesday January 15, 2025 at 9:00 am

Published Friday January 10, 2025 at 10:17 am

How to Participate

1. The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details can be found at <https://kcmo.gov/cpc>
2. Any person desiring reasonable accommodation to participate in this hearing may contact the 311 Action Center at 311 or 816-513-1313 or for TTY 816-513-1889 or by email at actioncenter@kcmo.org
3. Additional case information is provided by clicking the case no. link below.
4. Individuals wishing to testify may testify in writing by emailing publicengagement@kcmo.org at least 24 hours prior to the start of the hearing or testify orally either virtually via Zoom or in-person in the Council Chamber. Those providing oral testimony will be limited to 2 minutes unless speaking for an organization in which case you will be limited to 5 minutes. In either case, you must state your name, address, and organization (if representing one) for the record prior to beginning testimony.

Other Matters

1. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
2. There may be general discussion regarding current City Plan Commission issues.
3. The City Plan Commission will hold a morning session beginning at 9:00am, and if necessary, an afternoon session beginning at 1:00pm. The commission will take one fifteen-minute recess per session.
4. The City Plan Commission will recess for lunch between the morning and afternoon sessions if, and only if, an afternoon session is required to complete the docket. The Chair will announce no later than 11am whether an afternoon session will be necessary, and the Commission will recess following the conclusion of the last case that begins prior to 12:00pm or 12:30pm, whichever occurs first. In all cases, the afternoon session will begin at 1pm unless a different time is announced by the Chair prior to recessing for lunch.

Consent Docket

Items on the consent docket may be acted upon with one motion and vote unless an item is removed from the docket. Such items will be acted upon with a separate action and vote. The City Plan Commission's vote on consent docket items is final (no further action is required).

C1 Case No CD-CPC-2024-00188 - Marketplace 152- Chipotle - A request to approve a Project Plan in District B3-2 (Commercial) on about 1 acre generally located at the northwest corner of North Indiana Avenue and Highway 152 to allow for a fast food restaurant with pick up window. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

C2 Case No CLD-FnPlat-2024-00033 - Kinsley Forest Commercial - 2nd Plat - A request to approve a Final Plat in District B3-2 (Commercial) on about 19 acres generally located at the southwest corner and southeast corner of Northwest Englewood Road and North Mercier Drive to allow for the creation of a residential development with 3 lots and 3 tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrea Lemken - Renaissance Infrastructure Consulting

Regular Docket

Items on the regular docket may reflect companion cases (i.e. multiple cases for one project). In this scenario, the item number will be followed by a decimal and another number (i.e. 1.1, 1.2 and so on). The commission may act upon companion cases with one motion and one vote or do so separately. A public hearing will be offered for each item on regular docket.

1 Case No CD-CPC-2024-00088 - Urbavore Farms MPD - A request to approve a rezoning from R-80 (Residential) to MPD (Master Planned Development), with associated Development Plan, for an urban agriculture and composting facility campus on about 13 acres generally located at 5500 Bennington Ave. (Ahnna Nanoski)

Staff Recommendation: DENIAL

Applicant: Jeremy Knoll - BNIM

Required Quorum: Arkin, Beasley, Crowl, Crowl, Enders, Enders, Hasek, Hasek, Lynch, Lynch, Padilla on 12/18/2024

2 Case No CD-SUP-2023-00044 - BLUE RIDGE GAS STATION - A request to approve a Special Use Permit to allow for gasoline and fuel sales in District B3-2 (Business) on about 2 acres generally located at 400 feet north of the corner of Blue Ridge Blvd and Old Sante Fe Rd. (Justin Smith)

Staff Recommendation: DENIAL

Applicant: Bassam Derbas - Complete h and c

3 Case No CD-MISC-2024-00003 - - A request to approve a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district or any master planned development (MPD) plan that includes industrial uses within the KCI Area Plan boundary during the KCI Area Plan update process. (Sara Copeland)

Staff Recommendation: NO RECOMMENDATION

Applicant:

4 Case No CD-MISC-2023-00004 - ProspectUS – Transit Oriented Development Strategic Implementation Plan - A request to approve an Equitable Transit-Oriented Development Implementation Plan related to the Transit-Oriented Development (TOD) Overlay for the Prospect Corridor as a guiding document for development in the Prospect Avenue area on about 854.28 acres located to generally include properties that front on Prospect Ave, from 12th St to 77th St, and properties that front on 12th St, from Charlotte Street to Prospect Avenue. In addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street. (Jonathan Feverston)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: City Planning & Development Department, City of KCMO

5.1 Case No CD-CPC-2024-00141 - Envision - A request to approve an Area Plan amendment to the KCIA Area Plan from Mixed Use Community to Commercial/Industrial on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Lindsay Vogt - RL Buford

5.2 Case No CD-CPC-2024-00144 - Envision - A request to approve a rezoning from district AG-R to M2-1, B3-2, and R-5 on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Lindsay Vogt - RL Buford

5.3 Case No CD-CPC-2024-00145 - Envision - A request to approve a development plan, also serving as a preliminary plat, to allow construction of commercial and industrial buildings in proposed districts M2-1, B3-2, and R-5 on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

6.1 Case No CD-CPC-2024-00169 - Line Creek Homes - A request to approve a rezoning from district AG-R (agricultural-residential) to district R-7.5 (residential) to allow for a residential development on about 56 acres generally located at N. Line Creek Parkway and NW Old Stagecoach Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Jacob Hodson - Olsson

6.2 Case No CD-CPC-2024-00164 - Line Creek Homes - A request to approve a residential development plan in proposed R-7.5 (residential) district on about 56 acres generally located at N. Line Creek Parkway and NW Old Stagecoach Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

7 Case No CD-CPC-2024-00165 - Embrace Your Shine - Cottage Home Development - A request to approve a residential development plan acting as a preliminary plat on about 0.68 acres generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

8 Case No CD-CPC-2024-00184 - Staley Corners West - A request to approve a major amendment to a previously approved development plan in District R-1.5, B2-2 and B4-3 on about 36 acres generally located at the northwest corner of N. Indiana Avenue and NE Barry Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

9 Case No CD-CPC-2024-00177 - Columbus Park UR Major Amendment - A request to approve a rezoning from district UR to district UR acting as a major amendment in district UR for a residential development on about 1.83 acres generally located on three different properties: the first located on Cherry Street between East 4th and East 5th Street, the second located at the northeast corner of Charlotte Street and East 5th Street, and the third located north of the East 4th and Campbell Street connection south of East 3rd Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 05, 2025

Applicant: Adam DeGonia - McClure

10 Case No CD-CPC-2024-00190 - Streetcar Lofts - A request to approve a major amendment to an existing UR district, also serving as a preliminary plat, to allow 5 multi-unit residential buildings in district UR on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

11.1 Case No CD-CPC-2024-00187 - Monarch Townhomes - A request to approve an area plan amendment to the Gashland/Nashua Area Plan to change the future land use recommendation from Residential Low Density to Residential High Density on about 16.3 acres generally located at NE Barry Road and N. Cleveland Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

11.2 Case No CD-CPC-2024-00186 - Monarch Townhomes - A request to approve a residential development plan in proposed District R-1.5 on about 16.3 acres generally located at generally located at NE Barry Road and N. Cleveland Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

11.3 Case No CD-CPC-2024-00185 - Monarch Townhomes - A request to approve a rezoning from District R-80 and R-7.5 to District R-1.5 for a residential development on about 16.3 acres generally located at NE Barry Road and N. Cleveland Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

12.1 Case No CD-CPC-2024-00136 - Streetcar Lofts - A request to approve a development plan, which also serves a preliminary plat, to allow 5 multi-unit residential buildings in proposed district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street. (Genevieve Kohn)

Staff Recommendation: DISMISSAL

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

12.2 Case No CD-CPC-2024-00135 - Streetcar Lofts - A request to approve a rezoning from district UR to district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street. (Genevieve Kohn)

Staff Recommendation: DISMISSAL

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

13 Case No CD-CPC-2024-00183 - Swope Health Village Campus - A request to approve a MPD Final Plan for Phase 1 of the Swope Health Village Campus (medical mixed-use campus) on about 11.05 acres generally located at 5908 Swope Pkwy (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 19, 2025

Applicant: William Buck - BHC Rhodes

14 Case No CD-SUP-2024-00048 - A&A Royal Auto Trim SUP - A request to approve a Special Use Permit for Motor Vehicle Repair on the subject site on about .5 acres generally located at 3840 Warwick Blvd. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 19, 2025

Applicant: Jose Cordova - Royal Auto Trim

15 Case No CD-SUP-2024-00046 - MCR SUP - A request to approve a Special Use Permit in District M1-5 to allow for a demolition debris landfill and general manufacturing on about 9 generally located at 421 N Atlantic St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 05, 2025

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

16 Case No CD-CPC-2024-00178 - Brightspeed Rezoning - A request to approve a rezoning from AG-R (Agriculture) and B3-3 (Community Business) to B3-3 in order for the zoning designation to reflect existing conditions on about 1.9 acres generally located at 9200 NW 119th Ter. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 19, 2025

Applicant: Emma Ludwig - Midwest Sign Company

17 Case No CD-SUP-2024-00033 - KC Birria SUP - A request to approve a Special Use Permit for a Drive Through Facility within the Independence Ave Overlay District on about .4 acres generally located at 543 Van Brunt Blvd. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 19, 2025

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

18 Case No CD-CPC-2024-00191 - A request to approve a major amendment to a previously approved UR Plan to add Communication Service Establishment and additional uses on about 4.705 acres generally located on E Truman Road between McGee Street and Oak Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 05, 2025

Applicant: Joe Morgan - Patmos Hosting

19 Case No CD-CPC-2024-00198 - Tiffany Meadows - A request to approve a Major Amendment to a Development Plan in District R-7.5 (Residential) on about 60 acres generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road to allow for the creation of 251 units with deviations to the required lot and building standards of the R-7.5 Zoning District. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 05, 2025

Applicant: Steve Warger - Warger Associates LLC

Additional Discussion Item

1. Spirit Playbook Implementation/ Zoning Code Amendments