



CITY PLAN COMMISSION DOCKET

Wednesday February 19, 2025 at 9:00 am

Published Thursday February 13, 2025 at 4:46 pm

How to Participate - Revised

1. The hearing will be 100% virtual via Zoom. Details can be found at <https://kcmo.gov/cpc>
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
2. Additional case information is provided by clicking the case no. link below.
3. 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-2024-00183 - 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 (Ahna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: William Buck - BHC Rhodes

C2 Case No CD-CPC-2025-00002 - CITIZENS OF THE WORLD CHARTER SCHOOL - A request to approve a Project Plan in District B4-5 (Commercial) on about 1 acre generally located at the northeast corner of West Armour Boulevard and Broadway Boulevard, allowing for the expansion of an existing school. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nickolas Baumgarten

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-2024-00041 - Hoelzel Rezoning - A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St. (Ahnna Nanoski)

Staff Recommendation: DENIAL

Applicant: Phillip Klawuhn - Phillip A. Klawuhn & Associates, P.C.

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

2 Case No CD-SUP-2024-00054 - BACI Westside Multi-Unit House - A request to approve a Special Use Permit for a multi-unit house with a R-2.5 (Residential) zoning district on about .14 acres generally located at 1641 Summit St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Grace Broeder - KEM STUDIO

3 Case No CD-CPC-2024-00163 - Orchard Estates - A request to approve a preliminary plat, with deviations, in District R-7.5 on about 41 acres generally located at 16001 Ess Road. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robert Parks - Weiskirch and Parks Engineers, Inc

4 Case No CD-CPC-2025-00011 - Chapter 88 Amendment, Periodic Review - A request to approve amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

5 Case No CD-SUP-2025-00001 - Tony Aguirre Community Center Pool Addition - A request to approve the addition of a swimming pool to the Tony Aguirre Community Center on about 4.60 acres located approximately 300 feet north of the intersection of West 21st Street and West Pennway Avenue. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 05, 2025

Applicant: Jeff Bartley - Waters Edge Aquatic Design

6 Case No CD-CPC-2024-00193 - A request to approve a major amendment to a previously approved plan in district UR on about 13.41 acres generally located at 241 East Linwood Boulevard, between Costco and Home Depot. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 05, 2025

Applicant: Mason McGonagall - Barghausen

7 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 MAR 19, 2025

Applicant: Jose Cordova - Royal Auto Trim

8 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 MAR 05, 2025

Applicant: Emma Ludwig - Midwest Sign Company