



CITY PLAN COMMISSION DOCKET

Wednesday September 18, 2024 at 9:00 am

Published Thursday September 12, 2024 at 11:50 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 311Action 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-2024-00091 - Woodhaven - A request to approve an MPD Final Plan for Woodhaven, second plat, to allow 63 residential lots in district MPD on about 19.4 acres generally located at N Robinhood Avenue and NW 96th Terrace. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlin Raynor - Kimley Horn

C2 Case No CD-CPC-2024-00111 - Antioch Village Financial Institution MPD Final Plan - A request to approve a Final Plat in District MPD (Master Planned Development) on about 1 acre generally located at the northwest corner of North Antioch Road and Northeast 53rd Street (5368 N Antioch Rd) to allow for the construction of a financial institution. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Scott Wells - GastingerWalker&

C3 Case No CLD-FnPlat-2024-00019 - Woodhaven, Second Plat - A request to approve a Final Plat in District MPD (Master Planned Development) on about 20 acres generally located north of Northwest 96th Street along North Robinhood Avenue, allowing for the creation of 63 residential lots and 3 tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlin Raynor - Kimley Horn

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-MISC-2024-00002 - Chapter 88 Special Purpose Amendments - Director of City Planning and Development Department Amending Chapter 88, the Zoning and Development Code, by enacting new sections 88-347-01 through 88-347-03 and subject matter for the purpose of creating standards for gasoline and fuel sales, amending Section's 88-120-03 and 88-140-03 and amending Section 88-805-04 and Section 88-810 by adding and revising definitions applicable to this new code section. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Councilmember Darrell Curls (5th District at Large)

Required Quorum: Beasley, Crawl, Enders, Hasek, Lynch, Padilla on 8/21/2024

2 Case No CD-CPC-2024-00113 - Taqueria Ibarra Rezoning - A request to approve a rezoning from R-6 (Residential) to B3-2 (Community Business) to permit a mobile vendor park to be established on the subject site on about 2 acres generally located at 5005 N Brighton Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Randall Brack - Trinity Christian Center

3 Case No CD-CPC-2024-00109 - Starbucks at Barry & Green Hills - A request to approve a non-residential development plan in district B3-3 on about 1.8 acres generally located at N. Green Hills Road and NW Barry Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Braedon Kemplin - Kimley-Horn

4 Case No CD-CPC-2024-00106 - Ambassador Trails - Phase One - A request to approve a preliminary plat and non-residential development plan in district B3-3 on about 18 acres generally located at N. Ambassador Drive and N. Polo Drive. (Andrew Clarke)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITHOUT FEE

Applicant: Kaitlin Raynor - Kimley Horn

5 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: CONTINUANCE WITHOUT FEE TO NOV 20, 2024

Applicant: City Planning & Development Department, City of KCMO

6 Case No CD-CPC-2024-00020 - ProspectUS – Transit Oriented Development Strategic Implementation Plan - A request to approve a Transit-Oriented Development (TOD) Overlay for the Prospect Corridor to create development and site design standards for 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: CONTINUANCE WITHOUT FEE TO MAR 05, 2025

Applicant: City Planning & Development Department, City of KCMO