



CITY PLAN COMMISSION DOCKET

Wednesday November 20, 2024 at 9:00 am

Published Thursday November 14, 2024 at 4:03 pm

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-2024-00167 - Staley Farms Villas 1st Plat Landscape Plan - A request to approve a project plan in District R-6 (Residential) on about 3 acres generally located at the northwest corner of North Olive Avenue and Northeast Staley Road allowing for the landscaping of a private open space tract. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Qiyamah Muhammad - Olsson

C2 Case No CD-CPC-2024-00154 - AdHoc Center for Healing & Justice - A request to approve a project plan in district B3-2 (commercial) to allow for the construction of an office and medical office building on about .5 acres generally located at Benton Boulevard and East 31st Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 04, 2024

Applicant: Justin Kaden - HOK

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.

1.1 Case No CD-CPC-2024-00142 - Indiana Commons - A request to approve a rezoning from district R-1.5 (residential) to district B2-2 (commercial) on about 2.5 acres generally located at N. Indiana Avenue and NE Barry Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

1.2 Case No CD-CPC-2024-00143 - Indiana Commons - A request to approve a major amendment serving as a preliminary plat in proposed district B2-2 (commercial) to allow for a non-residential development on about 2.5 acres generally located at N. Indiana Avenue and NE Barry Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

2.1 Case No CD-CPC-2024-00170 - 7198 NW Barry Road Rezoning - A request to approve an area plan amendment to amend the Line Creek Valley Area Plan future land use recommendation from residential low density to mixed use community on about 2 acres generally located at NW Barry Road and NW Winter Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Trina Watterson - ZONA ROSA & OFFICES

2.2 Case No CD-CPC-2024-00153 - 7198 NW Barry Road Rezoning - A request to approve a rezoning from district B3-3 (commercial) and R-2.5 (residential) and R-7.5 (residential) to district B3-3 (commercial) on about 1.5 acres generally located at NW Barry Road and NW Winter Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Trina Watterson - ZONA ROSA & OFFICES

3 Case No CD-CPC-2024-00148 - Good Day Farm Rezoning - A request to approve a rezoning from UR (Urban Redevelopment) to B3-2 (Community Business) to operate a parking lot for a Comprehensive Marijuana Dispensary Facility on about .37 acres generally located at 629 W 39th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Rhys Williams - Armstrong Teasdale LLP

4 Case No CD-SUP-2024-00038 - East Truman Auto SUP II - A request to approve a Special Use Permit for Light Equipment Sales/Rental (Outdoor) in a B3-2 zoning district on about 1.194 acres generally located at 6226 E Truman Rd. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Bryan Ruoff - 3F30 ARCHITECTS INC

5 Case No CD-SUP-2024-00037 - East Truman Auto SUP II - A request to approve a Special Use Permit for Motor Vehicle Repairs (General) in a B3-2 zoning district on about .367 acres generally located at 6228 E Truman Rd. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Bryan Ruoff - 3F30 ARCHITECTS INC

6 Case No CD-CPC-2024-00125 - Cardinal Forest Rezoning - A request to approve a rezoning from District R-80 (Residential) to R-6 (Residential) on about 6 acres generally located at 250 feet south of the intersection of Noland Rd and E 49th Ter. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Martin Arling - Kaw Valley Engineering, Inc.

7 Case No CD-SUP-2024-00039 - King Empowerment Campus - A request to approve a Special Use Permit in District R-2.5/B1-1/B3-2/M1-5 to allow for a school on about 20 acres generally located at the northeast corner of Indiana Avenue and East 43rd Street. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Katereh Mahobian - SK Design Group, Inc.

8 Case No CD-CPC-2024-00138 - KCI 29 Logistics Park - A request to approve a major amendment to an approved development plan which also serves as a preliminary plat, in District MPD (Master Planned Development) for the purpose of expanding the district, and allowing for 20 million square foot of commercial office and warehouse development on 32 lots, on about 2,143 acres, generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

9 Case No CD-CPC-2024-00137 - Crash Champions (Oak Hill Plaza West) - A request to approve a major amendment to an approved development plan which also serves in lieu of a Special Use permit to permit General Motor Vehicle Repair, in District B3-2 (Commercial), on about 10 acres generally located at the northeast corner of NW 68th Street and Hwy 169. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Amy Grant - Polsinelli PC

10.1 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

10.2 Case No CD-CPC-2024-00144 - Envision - A request to approve a rezoning from district AG-R to M2-1 and B3-2 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

10.3 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 and B3-2 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

11 Case No CD-CPC-2019-00172 - - A request to approve a time extension of the development schedule to the approved Brighton Village Master Planned Development Plan pursuant to Section 88-520-03-H of the Zoning and Development Code. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

12 Case No CD-SUP-2024-00041 - KC Rush Truck Center Temporary Building - A request to approve a special use permit to allow one temporary, modular building in district M1-5/US on about 8.7 acres generally located at 7700 NE 38th Street. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jason Stucker - HD Architecture

13 Case No CD-CPC-2024-00149 - Popeyes at BB North Oak - A request to approve a major amendment to a Master Planned Development to allow for a drive-through restaurant in district MPD on about 7.20 acres generally located at 9806 N Oak Trafficway. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Finn - Phelps Engineering, Inc.

14 Case No CD-CPC-2024-00140 - Chapter 88 Amendment, Periodic Review - A request to approve a 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. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

15 Case No CD-CPC-2024-00107 - Project Maartin - A request to approve a development plan for one industrial logistic/warehouse building in district KCIA on about 7.6 acres generally located at 10220, 10200, and 10150 N Everton Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Johnathon Phillips - Davidson A+E

16 Case No CD-CPC-2024-00127 - A request to approve an amendment to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. (Richard Sanchez)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 04, 2024

Applicant: Grant Lang - Shockey Consulting

Required Quorum: Arkin, Beasley, Crowl, Enders, Hasek, Lynch, Padilla on 10/16/2024

17 Case No CD-CPC-2024-00098 - Marlborough School MPD - A request to amend a previously approved MPD Plan to redevelop an existing educational structure into a mixed-use project on about 3.7 acres generally located at 1300 E 75th St. (Ahnna Nanoski)

Staff Recommendation: DISMISSAL

Applicant: Brian Hochstein - MKEC Engineering, Inc.

18 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: CONTINUANCE OFF-DOCKET WITHOUT FEE

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

19.1 Case No CD-CPC-2024-00123 - Georgetown Estates Rezoning - A request to approve an area plan amendment for the Heart of the City Area Plan from Residential Low Density to Residential Medium Density on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 04, 2024

Applicant: John DeBauche - Land Bank of Kansas City, MO

19.2 Case No CD-CPC-2024-00104 - Georgetown Estates Rezoning - A request to approve a rezoning from District UR (Urban Redevelopment) to R-2.5 (Residential) on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 04, 2024

Applicant: John DeBauche - Land Bank of Kansas City, MO

20 Case No CD-CPC-2024-00128 - 8817 Sycamore Townhome Rezoning - A request to approve a rezoning from district R-7.5 (Residential 7.5) to district R-1.5 (Residential 1.5) on about 0.47 acres generally located at the southeast corner of East 88th Street and Sycamore Avenue. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 04, 2024

Applicant: Leslie Lewis

Additional Discussion Item

1. Kansas City, Missouri Major Street Plan Discussion:
 - o Chapter 88 Text Amendment – Amendment Process and Procedures. (CPD)
 - o Kansas City Streets Design Guide - Project Introduction. (PWD)