



CITY PLAN COMMISSION DOCKET

Wednesday December 4, 2024 at 9:00 am

Published Wednesday November 27, 2024 at 2:57 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.

Discussion Item #1

Kansas City, Missouri Major Street Plan Discussion:

- Chapter 88 Text Amendment – Amendment Process and Procedures. (CPD)
- Kansas City Streets Design Guide – Project Introduction (PWD)

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-2024-00154 - 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: APPROVAL WITH CONDITIONS

Applicant: Justin Kaden - HOK

C2 Case No CLD-FnPlat-2024-00023 - Brighton Plaza - A request to approve a Final Plat in District B1-1/B3-3 (Neighborhood/Community Business) on about 4 acres generally located at southeast corner of Northeast Barry Road and North Brighton Avenue creating two (2) lots for the purpose of a commercial development. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lance Scott - Cook, Flatt & Strobel Engineers, P.A.

C3 Case No CLD-FnPlat-2024-00027 - Barry View Townhomes - A request to approve a Final Plat in District R-1.5 to allow for the creation of seven (7) lots and five (5) tracts for residential development on about 15 acres generally located at 8199 NW Milrey Dr. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C4 Case No CLD-FnPlat-2024-00003 - Tiffany Square Final Plat - A request to approve a Final Plat in District B3-3 (Business) on about 3 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive allowing for the creation of a mixed use development on 13 lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dalton Signer - 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-SUP-2024-00042 - Kansas City Rescue Mission SUP - A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nick Kratz - HOK

2.1 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: CONTINUANCE WITHOUT FEE TO DEC 18, 2024

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

2.2 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: CONTINUANCE WITHOUT FEE TO DEC 18, 2024

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

3 Case No CD-SUP-2024-00043 - Southeast Elementary School - A request to approve a special use permit for an existing school to add additional impervious vehicular use area in district R-80 on about 9.6 acres generally located at 5704 N Northwood Road. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: DAVID WOOD - KAW VALLEY ENGINEERING, INC.

4 Case No CD-SUP-2024-00044 - Park Hill School District Mod Classrooms - A request to approve a special use permit to allow the continued temporary use of one modular building in district R-7.5 on about 10 acres generally located at 7100 N Chatham Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: DAVID WOOD - KAW VALLEY ENGINEERING, INC.

5 Case No CD-SUP-2024-00040 - Hillcrest Golf Course SUP - A request to approve a Special Use Permit for a private golf course renovation in an R-7.5 zoning district on about 131.654 acres generally located at 8200 Hillcrest Rd. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Mark Lieb - Hufft Projects, LLC

6 Case No CD-SUP-2024-00045 - Brookside Charter Mod SUP - A request to approve a Special Use Permit to allow for temporary modular buildings on the Brookside Charter School grounds in an R-5 zoning district on about 2.222 acres generally located at 1815 E 63rd St. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrew Schopen - ACI Boland Architecture

7 Case No CD-CPC-2024-00168 - - Amending Chapter 88, the Zoning and Development Code, by enacting a new section to be known as Section 88-586, Demolition Review, and amending any other necessary sections of Chapter 88. (Brad Wolf)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

8 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 18, 2024

Applicant: Leslie Lewis

9.1 Case No CD-CPC-2024-00162 - 608 E 34th Street Rezoning - A request to approve an amendment to the Midtown/Plaza Area Plan from Residential Low Density to Mixed Use neighborhood on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Katharine Ross - Oppenheimer Law

9.2 Case No CD-CPC-2024-00161 - 608 E 34th Street Rezoning - A request to approve a rezoning without plan from district R-1.5 (residential 1.5) to district B1-1 (commercial 1) on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Katharine Ross - Oppenheimer Law

10 Case No CD-CPC-2024-00180 - - To consider approval of The Block 138 PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 0.84 acres in an area generally bordered by W. 14th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Pamela Grego - Planned Industrial Expansion Authority

11 Case No CD-CPC-2024-00166 - Park University Detachment - A request to approve a deannexation (detachment) from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Parkville, Missouri on about 80 acres generally located between NW 52nd Terrace on the south, NW 56th Street on the north and the corporate limits of the City of Parkville on the west. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 18, 2024

Applicant: Ed Linnebur - Parkville Economic Development Council

12.1 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 OFF-DOCKET WITH FEE

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

12.2 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 OFF-DOCKET WITH FEE

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

13 Case No CD-CPC-2024-00152 - - A request to approve a major amendment to an approved development plan to incorporate new phasing and building layout, in District M2-2 (Manufacturing) to allow for the existing land reclamation, quarry, excavation, asphalt and concrete batch plants, and future office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 18, 2024

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

Additional Discussion Item

Plaza Use and Height Memo



City Planning & Development

Development Management Division

City Hall, 15th Floor
414 E. 12th Street
Kansas City, Missouri 64106

816-513-1500

Date: December 4, 2024

To: City Plan Commission

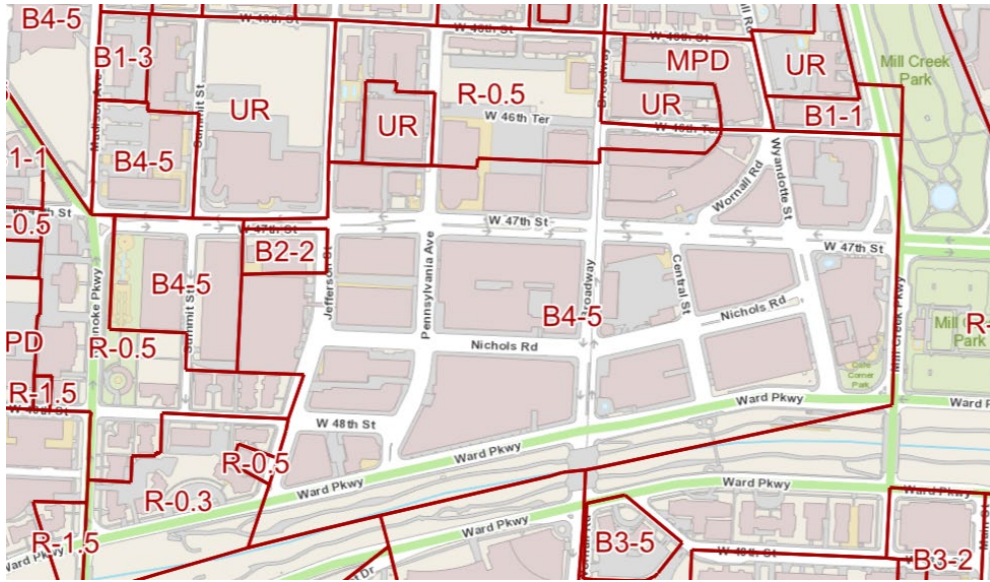
From: Sara Copeland, FAICP; Development Management Division

Subject: Height & Use Regulations for the Country Club Plaza

At the October 16, 2024 City Plan Commission meeting, discussion about one case included a number of questions regarding height limits for new development in the Country Club Plaza. City Planning & Development staff are concerned that the discussion mischaracterized the status of existing planning and zoning regulations that apply in this area. This memo is intended to clarify these issues regarding the Plaza Bowl and provide both background and reference materials for the City Plan Commission.

There are four primary documents that currently guide development in the Plaza, outlined below.

The Zoning and Development Code and associated Zoning Districts. Most of the Plaza is zoned B4-5. In this zoning district, [Section 88-120-03](#) governs uses in the O and B zoning districts that are allowed by right and those requiring a special use permit. [Section 88-120-04](#) establishes a maximum Floor Area Ratio (FAR) of 6.0 and no maximum height limit. The practical effect of these two standards, as applied to a hypothetical new building constructed in the block bounded by West 47th Street, Central Avenue, Nichols Road, and Broadway, might result in a building six stories tall if it covered its entire lot, or 12 stories tall if it covered half of its lot. Surrounding this B4-5 district are other zoning districts, including B and R districts as well as MPD and UR districts, that provide various height limits and maximum FAR.



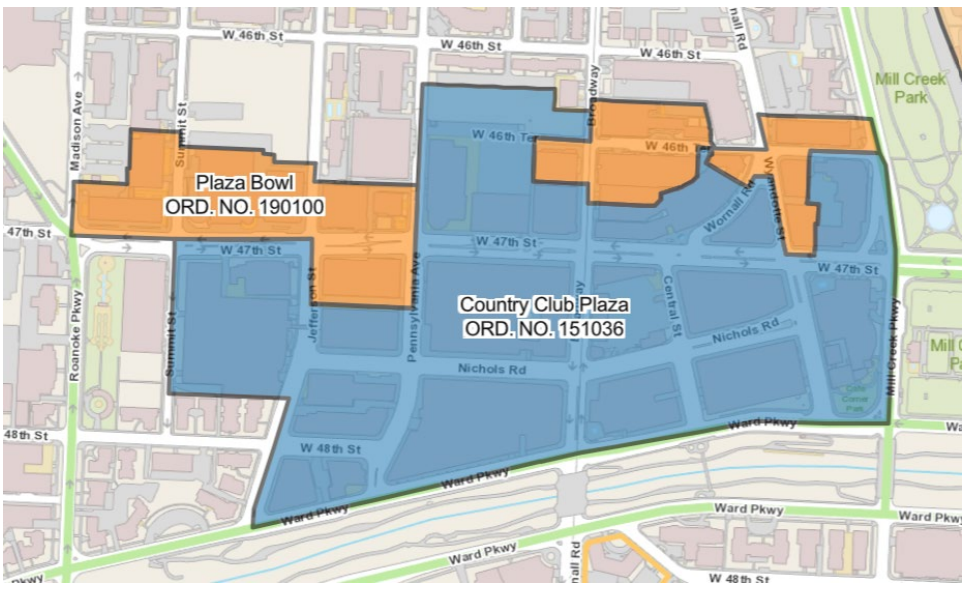
Excerpt of Zoning District Map showing Country Club Plaza Area

Ordinance 151036, establishing Special Standards for the Country Club Plaza. [Ordinance 151036](#) created additional use and height restrictions that are largely codified in [Section 88-120-03-H](#) of the Zoning and Development Code. The use restrictions added by the ordinance specifically for the Country Club Plaza included requiring special use permits for uses such as ground floor offices and ground floor entertainment venues and prohibiting detached houses. This ordinance added a map to Table 120-2 (Exhibit B, reproduced below) showing minimum and maximum heights for the Country Club Plaza, or what might be considered the base of the Plaza Bowl. To extend the example from above, a new building in the block bounded by West 47th Street, Central Avenue, Nichols Road, and Broadway may be no taller than three stories, regardless of the underlying B4-5 district allowing for taller development, based on the height restrictions contained in this ordinance.



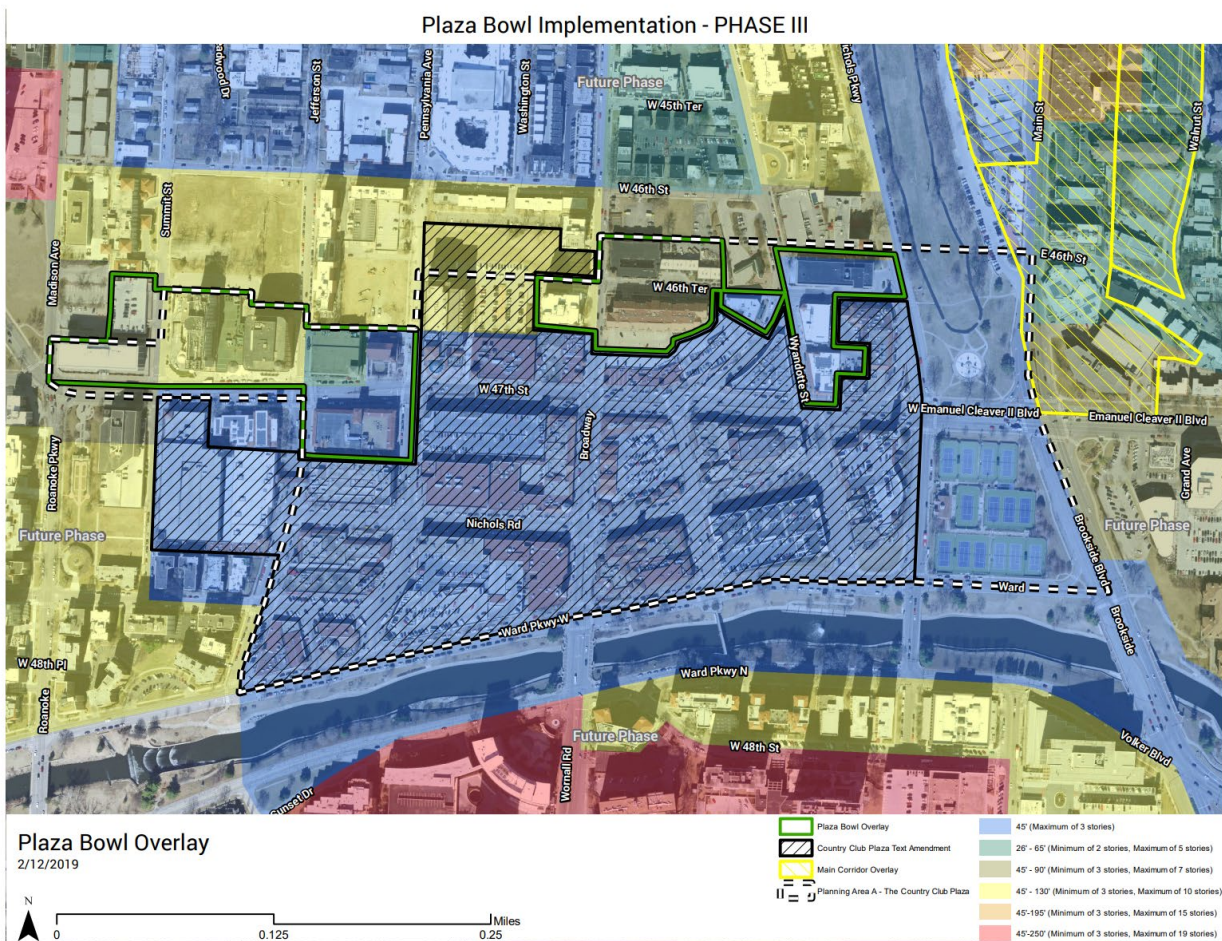
Map showing height regulations in Country Club Plaza, Table 120-2, Exhibit B

Ordinance 190100, approving a Special Character Overlay known as the Plaza Bowl Overlay District. [Ordinance 190100](#) added overlay regulations for additional areas on the south and north sides of 47th Street between Madison Avenue and Mill Creek Parkway (formerly J.C. Nichols Parkway). The Plaza Bowl Overlay District is codified as [Section 88-215-02-E](#) of the zoning code, but the regulations themselves are contained in Ordinance 190100. This ordinance specifically applies to areas to the north of what is considered the “Base of the Bowl,” and defined as the [Country Club Plaza](#) by Ordinance 151036.



Map of Country Club Plaza and Plaza Bowl overlay districts

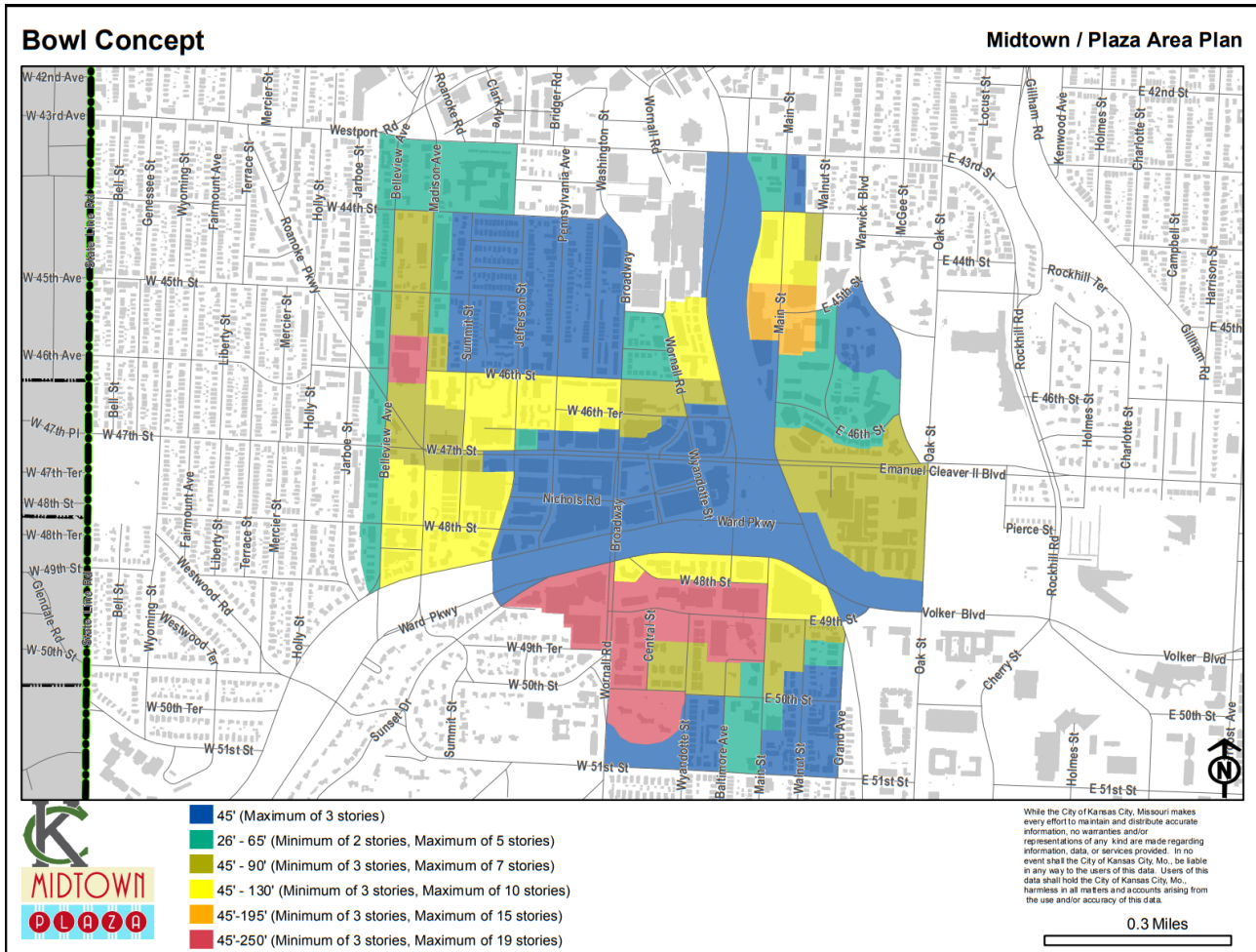
The ordinance establishes height restrictions based on the [Midtown Plaza Area Plan](#). For the areas included in this overlay, height restrictions include a maximum of 3 stories, a minimum of 3 stories to a maximum of 7 stories, and a minimum of 3 stories to a maximum of 10 stories. While the maps included show other height recommendations from the Midtown Plaza Area Plan, the ordinance applies only to the subject parcels included in Ordinance 190100 (outlined in green in the map below, attached to Ordinance 190100). To extend the example from above, a new building in the block bounded by West 47th Street, Central Avenue, Nichols Road, and Broadway is not regulated by this ordinance, although the map included correctly identifies the applicable height restriction as 3 stories. A new building at the northeast corner of West 47th Street and Summit Street is restricted to a maximum of 10 stories by this ordinance, in addition to the 6.0 maximum FAR of the underlying B4-5 zoning district.



Map showing Plaza Bowl Overlay attached to Ordinance 190100

The Midtown Plaza Area Plan (MPAP). [The Midtown Plaza Area Plan](#) was adopted in 2016 and contains goals and recommendations related to land use and development, transportation, housing and neighborhoods, and economic development for the area from 31st Street to 55th Street between State Line Road and The Paseo. As part of its Development Form recommendations, the

Plan contains a Bowl Concept map and height recommendations for a larger area, roughly from Westport Road to 51st Street, between the east side of Bellevue Road and Warwick Boulevard/Oak Street/Grand Avenue. The MPAP recommends height restrictions, methods for measuring building height, and height transitions. However, the guidelines of the MPAP are not codified as development regulations. As the staff report for Ordinance 190100 noted, "these recommendations have been approved by Council, but they exist merely as recommendations until incorporated in rezoning/development plan approval, text amendment, or overlay."



Bowl Concept Map from Midtown Plaza Area Plan

The Country Club Plaza area is both an area that is beloved by the greater community and an area that is subject to unique regulations created to protect it. If you have further questions about the planning recommendations or development regulations that apply to this area, please reach out to me.