



# CITY PLAN COMMISSION DOCKET

Tuesday September 19, 2023 at 9:00 am

Published Thursday September 14, 2023 at 10:08 am

## How to Participate

1. The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 26th floor Council Chamber, 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](mailto: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](mailto: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 CLD-FnPlat-2022-00041 - Tiffany Meadows, 1st Plat** - A request to approve a final plat in district R-7.5 (Residential) to create 58 lots and eight tracts on about 60 acres generally located at N. Green Hills Road and NW 108th Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Steve Warger - Warger Associates LLC

**C2 Case No CLD-FnPlat-2023-00021 - ArriveKC, 2nd Plat** - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 1.6 acres generally located at the northeast corner of West 31st Street and Baltimore Avenue to allow for the creation of one (1) lot to allow for a parking structure. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Mitchell Slutter - Renaissance Infrastructure Consulting

**C3 Case No CLD-FnPlat-2023-00020 - ArriveKC, 1st Plat** - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 3.5 acres generally located at the northeast corner of West 31st Street and Wyandotte Avenue to create one (1) lot and two (2) tracts to allow for a multifamily structure (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Mitchell Slutter - Renaissance Infrastructure Consulting

**C4 Case No CD-CPC-2023-00137 - Chipotle on Westport Road** - A request to approve a project plan for the construction of an eating and drinking establishing and drive-through facility in district B3-2 on about .56 acres generally located at Westport Road and State Line Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robin Polk - Cook, Flatt & Strobel Engineers, P.A.

### 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-2023-00135 - B-Street Collison Center on N. Brighton** - A request to amend the Shoal Creek Valley Area Plan from mixed use community to commercial on about 4.3 acres generally located at N. Brighton Avenue and NE Barry Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Robin Polk - Cook, Flatt & Strobel Engineers, P.A.

**1.2 Case No CD-CPC-2023-00127 - B-Street Collison Center on N. Brighton** - A request to rezone an area of about 4 acres from B1-1 to B3-3 generally located at NE Barry Road and N. Brighton Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Robin Polk - Cook, Flatt & Strobel Engineers, P.A.

**1.3 Case No CD-SUP-2023-00039 - B-Street Collison Center on N. Brighton** - A request to approve a special use permit for motor vehicle repair, general on about 3 acres generally located at NE Barry Road and N. Brighton Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robin Polk - Cook, Flatt & Strobel Engineers, P.A.

**2 Case No CD-SUP-2023-00037 - Gillham Plaza Self Storage** - A request to approve a special use permit to allow a self-storage warehouse in an existing building in districts M1-5 and B4-5 on about 2.7 acres generally located on Gillham Plaza, north of Linwood Boulevard and south of E 31st Street. (Larisa Chambi)

Staff Recommendation: DENIAL

Applicant: Zach Flitcroft - Blue Ribbon Capital

Required Quorum: Allender, Baker, Crowl, Enders, Hill, Sadowski on 9/5/2023

**3 Case No CD-CPC-2023-00120 - 1818 Main Apartments** - A request to approve a development plan to allow a mixed-use building in district DX-15 on about 0.35 acres generally located at 1818 and 1822 Main Street. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Gretchen Blain - Generator Studio

**4 Case No CD-SUP-2023-00038 - Kindler Hotel** - A request to approve a Special Use Permit for a hotel along a Boulevard on about .125 acres generally located at 1108 Grand Blvd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jay Simon - Metropolitan Build

**5 Case No CD-CPC-2023-00133 - Cherry Street Rezoning** - A request to approve a rezoning without plan from District UR to District DX-2 on about 0.16 acres generally located at 2936 Cherry Street. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: - Scott Holdings L.L.C.

**6 Case No CD-CPC-2023-00141 - Westside Heritage Urban Renewal Plan** - A request to approve a the Westside Heritage Urban Renewal Plan and declare the area blighted and insanitary and in need of redevelopment and rehabilitation as required by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 on approximately 736 acres on an area generally bounded by I-670 on the north, Broadway/Southwest Boulevard/Southwest Trafficway on the east, W 31st Street on the south, and the Stateline/ 25th St./Kansas City Terminal Railway tracks on the west. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robert Long - EDCKC

**7 Case No CD-CPC-2023-00124 - upStart Cottage Homes** - A request to approve a development plan for a cottage house development in an R-2.5 (Residential) zoning district on about .8 acres generally located at 2508 Chestnut Ave. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 17, 2023

Applicant: Brian Hochstein - MKEC Engineering, Inc.

**8 Case No CD-CPC-2023-00053 - Major Street Plan** - A request to approve an amendment to the major street plan by adding NE 100th Street east of Maplewoods Parkway and removing NE 96th Street from the major street plan east of Maplewoods Parkway. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 17, 2023

Applicant: Shawn Duke - Snyder & Associates, Inc.

**9 Case No CD-SUP-2023-00022 - Gas Station - 4621 NE Vivion Expansion** - A request to approve a special use permit in district B1-1 to allow for the expansion of an existing gasoline and fuel sales establishment on about .517 generally located at NE Vivion Road and N. Lawn Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITH FEE TO OCTOBER 3, 2023

Applicant: RIAD BAGHDADI - RB ARCHITECTURE ENGINEERING CONST. LLC

**10 Case No CD-CPC-2023-00131 - Culver's Menu Board Amendment** - A request to approve a major amendment to a previously approved Master Planned Development to allow for an oversized menu board monument sign in district MPD on about 1.4 acres generally located at the northwest corner of NE 97th Street and N Oak Trafficway. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: Lora Martinson - Springfield Sign

**11 Case No CD-CPC-2023-00106 - Chapter 88 Amendment, Periodic Review** - (Joseph Rexwinkle)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 17, 2023

Applicant:

**12 Case No CD-CPC-2023-00101 - Holly Farms** - A request to approve a Project Plan for Holly Farms 2nd Plat in District R-7.5 (Residential Seven Point Five) on about 12 acres generally located at the southeast corner of NW Shoal Creek Pkwy and N Holly St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 3, 2023

Applicant: Michele Romano - Schlagel & Associates, PA

**13 Case No CD-SUP-2023-00020 - Franklin Elementary School SUP** - A request to reapprove a Special Use Permit in District R-2.5 to allow for Public and Civic Uses (Office/ Administrative) for the reuse of Franklin Elementary School as a Community Center and KCSO Operation offices, on about 4.5 acres generally located on the north side of E. 35th Street, between Highland Avenue on the east and Wayne Avenue on the west. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 17, 2023

Applicant: Harriet Grindel - ACI Boland

**14.1 Case No CD-CPC-2023-00074 - Arrowhead Lakes** - A request to to consider amending the Martin City/Richards-Gebaur Area Plan by changing the recommended land use from Residential Medium Density, Residential Low Density and Open Space Buffer land use to Residential Low Density and Open Space Buffer land use designation on about 365 acres in an area generally bordered by 150 Hwy on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 3, 2023

Applicant: Doug Ubben - Phelps Engineering, Inc.

**14.2 Case No CD-CPC-2023-00073 - Arrowhead Lakes** - A request to approve a rezoning from District R-80 (Residential 80) to District R-7.5 (Residential 7.5), on about 365 acres in an area generally bordered by 150 Hwy on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 3, 2023

Applicant: Doug Ubben - Phelps Engineering, Inc.

**14.3 Case No CD-CPC-2023-00072 - Arrowhead Lakes** - A request to approve a Preliminary Plat in District R-7.5 to allow for 580 detached lots on about 365 acres in an area generally bordered by 150 Hwy on the north, E. 155th Street on the south, Prospect Avenue on the east and Holmes Road on the west. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 3, 2023

Applicant: Doug Ubben - Phelps Engineering, Inc.

**15 Case No CD-CPC-2023-00085 - 2804 Blue Ridge Blvd Rezoning** - A request to rezone about 10 acres from district R-7.5 to district R-80 generally located at Blue Ridge Boulevard and E. 29th Street. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 3, 2023

Applicant: Terry Riley - TRANSFORMATION Consultants LLC

**16 Case No CD-CPC-2023-00088 - Todd Subdivision** - A request to approve a Preliminary Plat in District R-80 (Residential) on about 10 acres generally located south of East 79th Street approximately 1000 feet west of Little Blue Road (15201 E 79th St) (Justin Smith)

Staff Recommendation: DISMISSAL

Applicant: Travis Willson - Veritas A+D