



CITY PLAN COMMISSION DOCKET

Tuesday November 1, 2022 at 9:00 am

Published Thursday October 27, 2022 at 11:59 am

How to Participate

1. For details on how to participate please visit <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 8:30am, 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-2022-00036 - Hunt Midwest Business Park, Seventh Plat - Hunt Midwest Business Park, Final Plat-- A request to approve a Final Plat in district UR/US (Urban Redevelopment/Underground Space) creating 4 lots and 2 tracts on about 76 acres generally located east of Sycamore Hills Drive and west of North Arlington Avenue. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOVEMBER 15, 2022

Applicant: Sam Sahlfeld - Olsson

C2 Case No CD-CPC-2022-00175 - Waldo Mixed Use - A request to approve a project plan in district M1-5 for a mixed use building with 289 residential units and associated parking garage on about 2.68 acres generally located at 7421 Broadway. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tyler Wysong - 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-2022-00001 - The KC Spirit Playbook - Receiving from Long Range Planning & Development staff a memo in reference to seven of the twenty-one objectives which will collectively constitute The KC Spirit Playbook for review by the Commission and the general public to be discussed in a public hearing on January 17, 2023. Said seven objectives being: "Access to Jobs", "Business Attraction and Retention", "Complete Communities", "Environmental Health and Resiliency", "Historic Preservation", "Movement of Goods", and "Parking and Curb Management". (Morgan Pemberton)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOVEMBER 15, 2022

Applicant: JEFFREY WILLIAMS, CITY PLANNING AND DEVELOPMENT

2 Case No CD-CPC-2022-00166 - River Forest Village - A request to rezone from R-6 (Residential-Six) to MPD (Master Planned Development) to construct 44 multi-unit dwelling units on about 12.35 acres generally located at NE Prather Road and NE Rock Creek Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Melanie Klein - DRAW architecture + urban design

3 Case No CD-CPC-2022-00123 - ArriveKC - A request to approve a major plan amendment to an existing UR Plan to allow for a residential building with 373 units on about 7.54 generally located at 100 W 31st Street (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Brian Benjamin - NorthPoint Development

4 Case No CD-CPC-2022-00165 - The Mabion - A request to approve a residential development plan in district R-1.5 (Residential 1.5) for a multi-unit apartment building on about 1.4 acres generally located at E. 27th Street and Forest Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Joseph Buchheit

5 Case No CD-CPC-2021-00237 - Beacon Hill - A request to approve an amendment to a previously approved development plan (also serving as a preliminary plat) in District UR (Urban Redevelopment) on approximately 95 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west, relating to changing the configuration of approximately 1.6 acres in an area generally located at the intersection of E 27th Street and Troost Avenue and the intersection of E 27th Street and Forest Avenue. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kurt Mitscher - Taliaferro & Browne, Inc.

6.1 Case No CD-CPC-2022-00167 - Martini Flats - A request to consider amending the Midtown/ Plaza Area Plan by changing the recommended land use from Residential Medium-High Density land use to Residential High Density land use designation on about 1.3 acres generally located on the west side of Oak Street between E. 31st Street on the north and E. Linwood Boulevard on the south. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Robert Young - rl buford

6.2 Case No CD-CPC-2022-00163 - Martini Flats - A request to approve a rezoning from District M1-5 (Manufacturing) to District R-1.5 (Residential) on about 1.3 acres generally located on the west side of Oak Street between E. 31st Street on the north and E. Linwood Boulevard on the south. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Robert Young - rl buford

7 Case No CD-CPC-2022-00164 - 3rd & Grand - A request to approve a re-zoning to district UR from district UR and approving a preliminary development plan for an apartment building with, podium parking garage, basement, and associated amenity areas on about 1.92 acres generally located at 240 Oak Street (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Henry Klover - Klover Architects, Incorporated

8 Case No CD-SUP-2022-00044 - Jackson County Detention Center - Jackson County Detention Center - A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a Detention and Correctional Facility on about 95 acres generally located on the north side of E. US 40 Hwy, east of the Blue River and west of Manchester Trafficway. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOVEMBER 15, 2022

Applicant: Nick Tuggle - JE Dunn Construction

9 Case No CD-SUP-2022-00043 - Residential Re-Entry Facility - A request to approve a Special Use Permit in District M2-3 (Manufacturing) on about 2.5 acres generally located on the east side of North Everton Road approximately 500 feet south of Northwest 104th Street allowing for the creation of a Residential Reentry Center. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOVEMBER 15, 2022

Applicant: James Gregg - Kaw River Management LLC

10 Case No CD-SUP-2022-00039 - The Real Estate Law Firm STR - A request to approve a Special Use Permit to allow for a Short Term Rental in zoning district R-2.5 on about 0.12 acres generally located at 4742 Jarboe Street (Jared Clements)

Staff Recommendation: DISMISSAL AT THE APPLICANT'S REQUEST

Applicant: Theodore Anderson - The Real Estate Law Firm

Required Quorum: Allender, Baker, Crawl, Hill, Rojas, Sadowski on 10/4/2022

11 Case No CD-SUP-2022-00047 - Escape Room at Country Club Plaza - A request to approve a Special Use Permit to allow the Sports and Recreation, Participant on about 1.1 acres generally located at 320 Ward Pkwy (Genevieve Kohn)

Staff Recommendation: CONTINUE AT THE REQUEST OF STAFF WITHOUT FEE TO NOVEMBER 15, 2022

Applicant: Paul Landa - State Permits Inc

12 Case No CD-CPC-2022-00170 - Skyview Industrial Rezoning - A request to approve a rezoning without plan from District AG-R to District M2-5 on about 64 acres generally located at the southwest corner of I-435 and NW Skyview Ave (Genevieve Kohn)

Staff Recommendation: CONTINUE AT THE REQUEST OF STAFF WITHOUT FEE TO NOVEMBER 15, 2022

Applicant: Tyler Wysong - Kimley-Horn

13 Case No CD-CPC-2022-00154 - 41st & Bell - A request to to rezone from District R-5 (Residential) to District MPD (Master Planned Development) for a mixed use development on about .3 acres generally located at W. 41st Street and Bell Street. (Andrew Clarke)

Staff Recommendation: DISMISSAL

Applicant: Kellee Madinger - Rouse Frets White Goss Gentile Rhodes, P.C.

14 Case No CD-CPC-2022-00151 - Wal-Mart at 8301 N. Church - A request to approve a major amendment to an approved development plan in District B4-5 (Heavy Business/Commercial) for the construction of a 31,000 square foot addition and site improvements to an existing Wal-Mart on about 21 acres generally located at MO 152 and N. Church Road. (Andrew Clarke)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: Rick Rohlfing - BFA

15 Case No CD-CPC-2022-00128 - Gem Cultural Center Townhouses - A request to rezone .3 acres of land from UR (Urban Redevelopment) to DR-5 (Downtown Residential dash 5) generally located at E. 21st Street and Vine Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: George White

16 Case No CD-SUP-2022-00033 - Taco Bell - Van Brunt - A request to approve a drive-through facility on about .55 acres generally located at E. Linwood Boulevard and Van Brunt Boulevard. (Andrew Clarke)

Staff Recommendation: CONTINUE AT THE REQUEST OF STAFF WITHOUT FEE TO NOVEMBER 15, 2022

Applicant: Matthew Gibbs - BHC Rhodes