



CITY PLAN COMMISSION DOCKET

Tuesday November 15, 2022 at 9:00 am

Published Thursday November 10, 2022 at 11:51 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 CD-CPC-2022-00179 - Club Car Wash Lee's Summit Road - A request to approve a Project Plan to allow for the construction of a drive-through carwash facility on about 1.31 acres generally located at 4700 Lee's Summit Rd (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Eric Kirchner - Cochran

C2 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: A PPROVAL WITH

CONDITIONSpplicant: Sam Sahlfeld - Olsson

C3 Case No CD-CPC-2022-00138 - KC Current Stadium - A request to approve an 11,500 capacity soccer stadium for the Kansas City Current soccer club at the Berkley Riverfront Development in District MPD (Master Planned Development) on about 10 acres generally located at Berkley Parkway and Lydia Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jared Hagedorn - Generator Studio

C4 Case No CLD-FnPlat-2022-00039 - Staley Farms, 14th Plat - A request to approve a Final Plat in District R-6 on about 25 acres generally located at the northeast corner of Northeast Staley Farms Drive and Northeast 100th Street creating 52 lots and 1 tract. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

C5 Case No CLD-FnPlat-2022-00038 - Tiffany Springs Plaza, 2nd Plat - A request to approve a Final Plat in District B3-3 on about 1 acre generally located at the northwest corner of N Congress Avenue and NW Old Tiffany Springs Road. (Matthew Barnes)

Staff Recommendation: PPROVAL WITH CONDITIONS

Applicant: Hilary Zerr - Davidson AE

C6 Case No CLD-FnPlat-2022-00037 - Twin Creeks Village - A request to approve a Final Plat in District MPD (Master Plan Development) on about 10 acres generally located at the northeast corner of Northwest Tiffany Springs Road and North Line Creek Parkway, creating one tract. (Matthew Barnes)

Staff Recommendation: PPROVAL WITH CONDITIONS

Applicant: Joe Pfleger - Stock & Associates

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: INFORMATION PURPOSES ONLY

Applicant: JEFFREY WILLIAMS, CITY PLANNING & DEVELOPMENT

2 Case No CD-CPC-2022-00186 - Chapter 88 Special Purpose Amendments - Amending Chapter 88, the Zoning and Development Code, by enacting a new section to be known as Section 88-424, Tree Preservation and Protection, and amending 88-810 by adding and inserting definitions applicable to this new Code section. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant:

3 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: APPROVAL WITH CONDITIONS

Applicant: Paul Landa - State Permits Inc

4 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: APPROVAL WITH CONDITIONS

Applicant: Nick Tuggle - JE Dunn Construction

5 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: CONTINUANCE WITHOUT FEE TO DECEMBER 6, 2022

Applicant: Matthew Gibbs - BHC Rhodes

- 6 Case No CD-SUP-2022-00046 - North Oak Auto** - A request to approve a Special Use Permit for a used car lot in District B3-2 on about 0.34 acres generally located at the corner of Northeast 82nd Terrace and North Oak Trafficway. (Justin Smith)
Staff Recommendation: CONTINUANCE WITHOUT FEE TO DECEMBER 6, 2022
Applicant: Ciara Hogsett
- 7.1 Case No CD-CPC-2022-00168 - Fishtech Phase III** - A request to approve a Development Plan in proposed District B4-1 on about 5 acres generally located at the northeast corner of East 134th Street and Charlotte Street. (Matthew Barnes)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
- 7.2 Case No CD-CPC-2022-00171 - FISHTECH** - A request to approve a Rezoning from R-80 to B4-1 on about 5 acres generally located at the northeast corner of East 134th Street and Charlotte Street. (Matthew Barnes)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
- 8.1 Case No CD-CPC-2022-00173 - 1500 Meadow Lake** - A request to approve a Residential Development Plan in district B3-2 for a 4-story apartment building consisting of approximately 220 units above a 2-level parking garage with two courtyards above the podium deck with amenities and a pool, and approximately 6,500 square feet of retail, office, and restaurant space on the ground level on about 3.63 acres generally located at 1500 Meadow Lake Parkway (Larisa Chambi)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Henry Klover - Klover Architects, Incorporated
- 8.2 Case No CD-CPC-2022-00191** - - A request to approve an Area Plan Amendment from existing Residential Medium to Mixed Use Community in the Country Club/Waldo Area Plan on the northern portion of the project site. on about 3.63 acres generally located at 1500 Meadow Lake Parkway (Larisa Chambi)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Henry Klover - Klover Architects, Incorporated
- 9 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: APPROVAL WITHOUT CONDITIONS
Applicant: Tyler Wysong - Kimley-Horn
- 10 Case No CD-CPC-2022-00162 - Viva Bene Residential Community** - A request to approve a Development Plan in District B3-2 to allow for the construction of multi-unit building containing 162 units for age-restricted housing on about 6.4 acres generally located at the southwest corner of NW Barry Rd and N Platte Purchase Dr (Genevieve Kohn)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Lindsey Diekemper - Cole & Associates, Inc.
- 11 Case No CD-CPC-2022-00174 - City Harvest** - A request to approve a rezoning from district Urban Redevelopment (UR) to district Urban Redevelopment (UR), in order to build mixed-use residential apartment complex with approximately 300 residential units on about 0.98 acres generally located at 400 Main Street. (Larisa Chambi)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Jesse Crupper - KEM Studio