



CITY PLAN COMMISSION DOCKET

Tuesday December 6, 2022 at 9:00 am

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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 regarding how to view the hearing and participate 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 CLD-FnPlat-2022-00028 - The Mabion - A request to approve final plat in district UR (Urban Redevelopment) on about 1.4 acres on about 1.4 acres generally located at E. 27th Street and Forest Avenue creating 1 lot. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Trevor Fox - Anderson Engineering, Inc.

C2 Case No CLD-FnPlat-2019-00019 - Paragon Star - A request to approve a Final Plat for "Paragon Star, Third Plat, Lots 5-8 & Tract C" on about 19.96 acres generally located due east of E 98th St and Norfleet Rd, or approximately 2,300 feet northeast of View High Dr and I-470 Hwy. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrew Riddle - GBA

C3 Case No CD-CPC-2022-00057 - Staley Corners - A request to approve a self-storage warehouse in District B4-3 (Heavy Business/Commercial) on about 4.61 acres generally located at NE Barry Road and N Bellefontaine Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Garen Miller - AGM, Inc.

C4 Case No CD-CPC-2022-00181 - STALEY FARMS - A request to approve a Project Plan for a landscape buffer in District R-6 on about 25 acres generally located at the northwest corner of Northeast 100th Street and Northeast Staley Farms Drive. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

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-CPC-2022-00187 - SUITE 120 AT JACK HENRY BUILDING - A request to appeal city staff's determination to approve a permit (CRBF-2022-50296) on about .5 acres generally located at 612 W 47th St. (Joseph Rexwinkle)

Staff Recommendation: NO RECOMMENDATION

Applicant: Brian Madden - Wagstaff & Cartmell LLP

2 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: NO RECOMMENDATION

Applicant: Jeffrey Williams, City Planning and Development

3 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:

Required Quorum: Allender, Baker, Crawl, Enders, Hill, Rojas, Sadowski on 11/15/2022

4 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: APPROVAL WITH CONDITIONS

Applicant: Matthew Gibbs - BHC Rhodes

5 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: APPROVAL WITH CONDITIONS

Applicant: James Gregg - Kaw River Management LLC

6.1 Case No CD-CPC-2022-00177 - Summit View Farms - A request to approve a rezoning from District R-80 (Residential 80) to District R-7.5 (Residential 7.5), on about 145 acres generally located at the southeast corner of E. 139th Street and Horridge Road. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

6.2 Case No CD-CPC-2022-00178 - Summit View Farms - Summit View Farms - A request to approve a Residential Development Plan in District R-7.5 to allow for 300 detached residential lots on about 145 acres generally located at the southeast corner of E. 139th Street and Horridge Road. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

7.1 Case No CD-CPC-2022-00184 - A request to approve an Area Plan Amendment to change Residential High Density to Residential Urban and Mixed-Use Community on about 3 acres generally located at 1 Armour Blvd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

7.2 Case No CD-CPC-2022-00183 - Main + Armour MAC Properties Apts - A request to approve a Development Plan for a mixed-use project in B4-2 (Heavy Business/Commercial) and B3-2 (Community Business) districts on about 3 acres generally located at 1 W Armour Blvd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

8 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: CONTINUANCE WITHOUT FEE TO DECEMBER 20, 2022

Applicant: Jesse Crupper - KEM Studio

9 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 FEBRUARY 7, 2022

Applicant: Ciara Hogsett - Kimley-Horn

10 Case No CD-CPC-2022-00192 - Plaza East Apartments - A request to approve a major amendment to an approve development plan to add new fencing and the construction a new parking area on about 20.6 generally located at Emanuel Cleaver II Boulevard and E. 46th Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DECEMBER 20, 2022

Applicant: Amanda Grosdeck - Time Equities Inc.