



Agenda

City Plan Commission

Tuesday, January 3, 2023

9:00 AM

CITY PLAN COMMISSION DOCKET

Tuesday January 3, 2023 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 can be found at <https://kcmo.gov/cpc>

Any person desiring reasonable accommodation to participate in this hearing may contact the 311 Action

2. 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.

5. **The City Plan Commission will vote on which August 2023 meeting to cancel, August 1st or 15th**.

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-2022-00212 - Redwood on North Brighton - A request to approve an MPD Final Plan for a residential development on about 52 acres generally located at 5800 N Brighton Avenue (Genevieve Kohn) Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ali Karolczak

C2 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: CONTINUANCE WITHOUT FEE TO JANUARY 17, 2023

Applicant: Jared Hagedorn - Generator Studio

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-2022-00196 - Orchards at Shoal Creek - A request to approve a Development Plan in a B2-2

(Neighborhood Business) and R-6 (Residential) zoning district to site residential uses (detached dwelling units, a duplex, fourplexes, and apartments) on about 25 acres generally located at 2 NW Shoal Creek Pkwy. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

2 Case No CD-CPC-2022-00194 - Project Royal at I-49 Industrial Center - Project Royal Development Plan - A request

to approve a development plan which also serves as a preliminary plat, in District M1-5 (Manufacturing) to allow for 500,000 square foot of office and warehouse development on one (1) lot and one (1) tract, on about 53 acres generally located at the southwest corner of 150 Hwy and Thunderbird Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dean Randolph - Davidson Architecture and Engineering

3 Case No CD-CPC-2022-00192 - Plaza East Apartments - A request to approve a major amendment to an approved

development plan to add new fencing and the construction of a new parking area on about 20.6 acres generally located at Emanuel Cleaver II Boulevard and E. 46th Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Amanda Grosdeck - Time Equities Inc.

4 Case No CD-SUP-2022-00049 - Dragon Print and Sign - A request to approve a latex printing business in District

B4-5 on about 0.153 acres generally located at Northwest corner of Wabash Avenue and East

Truman Road. (Justin Smith) Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Joe Eastwood - Dragon Print and Sign

5 Case No CD-CPC-2022-00207 - Amethyst Place - 28th & Tracy - A request to approve a residential development

plan in district R-1.5 on about 1.2 acres generally located at E. 28th Street and Tracy Avenue.

(Andrew Clarke) Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brad Sonner - Olsson

6 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 FEBRUARY 7, 2023

Applicant: Jesse Crupper - KEM Studio

7.1 Case No CD-CPC-2022-00198 - Shoemaker - Shoemaker Rezoning – A request to approve a rezoning from Districts

R-80 and R-5 (Residential) to District R-7.5 (Residential) on about 15 acres generally located at the northwest corner of NE 88th Street and N. Highland Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEBRUARY 7, 2023

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

7.2 Case No CD-CPC-2022-00197 - Shoemaker - Shoemaker, Preliminary Plat – A request to approve a preliminary plat

in District R-7.5 creating three (3) detached residential on about 15 acres generally located at the northwest corner of NE 88th Street and N. Highland Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEBRUARY 7, 2023

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