



CITY PLAN COMMISSION DOCKET

Tuesday May 2, 2023 at 9:00 am

Published Wednesday April 26, 2023 at 11:02 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 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 CD-CPC-2023-00043 - Redwood on North Brighton - A request to approve a MPD Final Plan in District MPD (Master Planned Development) on about 18 acres generally located at the northwest corner of Northeast 76th Street and North Brighton Avenue creating 129 residential units. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Adam DeGonia - McClure

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-2023-00016 - MC106 Data Center - A request to approve a development plan which serves as a preliminary plat in District M3-5 (Manufacturing) to allow for a 135,000 square foot data center on about 38 acres generally located at the northwest corner of MO Hwy 210 and N. Arlington Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lukas Long

- 2 Case No CD-SUP-2023-00015** - A request to approve a Special Use Permit for an event space (Firehouse KC Event Center) in District B3-2 (Community Business District) on about 0.15 acres on about 0.15 acres generally located on the west side of Troost between east 45th Street on the north and Brush Creek Boulevard on the south (4518 Troost). (Olofu Agbaji)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Erica Hartley - UC-B Properties
- 3 Case No CD-CPC-2023-00020 - 1319 Wyandotte Street** - A request to approve a development plan for a mixed-use building in District DC-15 (Downtown Core 15) on about 1.06 acres generally located at West 14th Street and Wyandotte Street. (Larisa Chambi)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Liam Dai
- 4 Case No CD-CPC-2023-00037 - Metro North Crossing Signage Plan** - A request to approve a council approved signage plan for Metro North Crossing in district UR on about 103 acres generally located at the northeast corner of NW Barry Road and HWY 169 (Genevieve Kohn)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Phillip Dougherty - Slaggie Architects, Inc.
- 5 Case No CD-SUP-2023-00011 - 2100 Grand - Hotel** - A request to approve a Special Use Permit to allow for a Hotel on a Boulevard in Zoning District DX-15 on about 0.18 acres of land generally located at 2100 Grand Boulevard (Jared Clements)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Michelle Lockman - KANSAS CITY DESIGN GROUP, LLC
- 6 Case No CD-SUP-2023-00012 - Russel Jones Education Center Expansion** - A request to approve a special use permit to allow for an expansion to an existing school in district R-7.5 (Residential 7.5) on about 5.3 acres generally located at N Green Hills Road and NW 76th Terrace, just east of Lake Waukomis city limits. (Connor Tomlin)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: kyle kippes - kaw valley engineering, inc
- 7.1 Case No CD-CPC-2023-00048 - Greenleaf Apartments** - A request to rezone an area on about 5.9 acres generally located at Hardesty Avenue and E. 12th Street from R-1.5 (residential) to R-0.75 (residential). (Andrew Clarke)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Kyle Miller - Crockett Engineering
- 7.2 Case No CD-CPC-2023-00047 - Greenleaf Apartments** - A request to approve a residential development plan in district R-0.75 on about 5.9 acres generally located at Hardesty Avenue and E. 12th Street. (Andrew Clarke)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Kyle Miller - Crockett Engineering
- 8 Case No CD-CPC-2023-00041 - Guadalupe PIEA Area** - A request to approve the Guadalupe PIEA Area Plan and declare the are blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. (Andrew Clarke)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Pamela Grego - Planned Industrial Expansion Authority
- 9 Case No CD-SUP-2023-00016 - Hampel Oil** - A request to approve a special use permit for outdoor warehousing, wholesaling use in district M1-5 on about 2.7 acres generally located at 2000 Guinotte Avenue (Genevieve Kohn)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Brian Hochstein - MKEC Engineering, Inc.

10 Case No CD-SUP-2022-00045 - 8025 Hickman Mills Shell Gas Station - Shell 8025 Hickman Mills - A request to approve a Special Use Permit in District B3-2 (Community Business) to allow for gasoline and fuel sales, plus any necessary variance on about 1 acre generally located on the north side of the intersection of Hickman Mills Drive and Prospect Avenue. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 16, 2023

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

11 Case No CD-CPC-2023-00002 - 6500 Troost Ave - A request to approve a rezoning from District B4-2 (Heavy Business/Commercial 4) to District UR (Urban Redevelopment) and a non-residential development plan on about 1.19 generally located at the corner of East 65th Street and Troost Avenue. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 16, 2023

Applicant: Butch Rigby - BB63 II, LLC

12 Case No CD-SUP-2023-00014 - 123 Belmont Boulevard Warehouse - A request to approve a Special Use Permit (SUP) in district M1-5 (manufacturing) for a warehouse and accessory structures and variances to the Boulevard and Parkway Standards on about 3.75 acres generally located at Belmont Boulevard and St. John Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 16, 2023

Applicant: Albert Hermans - SDC Engineering

13 Case No CD-CPC-2023-00042 - Santa Fe Elementary Office Rezoning - A request to approve a rezoning from District R-7.5 (Residential) to District O (Office) on about 2.17 acres generally located at the southwest corner of Eastern Avenue and Old Santa Fe Road. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 16, 2023

Applicant: Bernetta Robinson - LM2 Construction & Consulting LLC