



CITY PLAN COMMISSION DOCKET

Tuesday May 16, 2023 at 9:00 am

Published Thursday May 11, 2023 at 4:34 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 CLD-FnPlat-2023-00007 - 3rd & Grand - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 2 acres generally located at the northeast corner of 3rd Street and Grand Boulevard creating 1 lot. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

C2 Case No CLD-FnPlat-2023-00009 - Amethyst Place - 28th & Tracy - A request to approve a Final Plat in District R-1.5 (Residential) on about 1 acre generally located at the northwest corner of East 28th Street and Tracy Avenue creating one lot. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brad Sonner - Olsson

C3 Case No CLD-FnPlat-2023-00008 - Redwood Shoal Creek - A request to approve a Final Plat in District MPD (Master Planned Development) on about 18 acres generally located at the northwest corner of Northeast 76th Street and North Brighton Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Adam DeGonia - McClure

C4 Case No CD-CPC-2023-00028 - Strickland Brothers on Barry - A request to approve a project plan for limited motor vehicle repair in district B3-2 on about 1 acre generally located at NW Barry Road and N. Green Hills Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: John Moreland - Knoche Engineering

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.

1.1 Case No CD-CPC-2023-00046 - Guadalupe Centers Elementary Campus - A request to approve a development plan in district UR (Urban Redevelopment) and preliminary plat on about 18 acres generally located at Truman Road and Van Brunt Boulevard. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brian Hochstein - MKEC Engineering, Inc.

1.2 Case No CD-ROW-2023-00009 - Guadalupe Centers Elementary Campus - A request to approve a Vacation of Right of Way in District R-2.5 (Residential) on about 11,000 Square Feet generally located to the west of Hardesty Avenue between East Truman Road and Van Brunt Drive. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Patty Yang - Taliaferro & Browne, Inc.

2 Case No CD-CPC-2023-00036 - Genesis 60 Industrial - A request to approve a development plan (non-residential), which also acts as a preliminary plat, in district M2-3 on about 60.7 acres generally located at the southwest corner of I-435 and N Congress Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Omid Shahbazian - Genesis Construction Management

3 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: APPROVAL WITH CONDITIONS

Applicant: Butch Rigby - BB63 II, LLC

4 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: APPROVAL WITHOUT CONDITIONS

Applicant: Carla Barksdale - In-House Counsel, LLC

5.1 Case No CD-CPC-2023-00045 - Tiffany Springs Logistic Park - A request to approve a rezoning from District M2-3 and B3-3 to District M2-3, on about 280 acres generally located at the terminus of Tiffany Springs Parkway, west of I-29 extending to N. Amity Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Roxsen Koch - Polsinelli PC

5.2 Case No CD-CPC-2023-00044 - Tiffany Springs Logistic Park - A request to approve a Development Plan in District M2-3 to allow for about 3.7 million square foot of commercial, office and warehouse development on seven (7) lots in three (3) phases on about 280 acres generally located at the terminus of Tiffany Springs Parkway, west of I-29 extending to N. Amity Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Roxsen Koch - Polsinelli PC

6 Case No CD-SUP-2023-00007 - Historic Mansion in Scarritt Renaissance District BnB - A request to approve a Special Use Permit to bring an existing Bed and Breakfast into compliance on about .5 acres generally located at 426 Gladstone Blvd. (Ahnna Nanoski)

Staff Recommendation: NO RECOMMENDATION

Applicant: ROSS WRIGHT

7 Case No CD-CPC-2023-00063 - - Amending the Major Street Plan to change and amend the street typology of N. Line Creek Parkway from N.W. Barry Road to N.W. 68th Street from parkway to local link. on about (Joseph Rexwinkle)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 6, 2023

Applicant: Patricia Jensen, Rouse Frets White Goss Gentile Rhodes, P.C.

8 Case No CD-CPC-2023-00013 - Hoelzel Rezoning - A request to approve a rezoning from R-6 (Residential) to M3-5 (Manufacturing 3) to permit an existing nonconforming business on the subject site on about 6 acres generally located at 3808 E 78th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO JUNE 6, 2023

Applicant: Phillip Klawuhn - Phillip A. Klawuhn & Associates, P.C.

9 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 JUNE 20, 2023

Applicant: Jared Hagedorn - Generator Studio

Quorum from 11-15-22: Allender, Baker, Crowl, Enders, Hill, Rojas, Sadowski