



# CITY PLAN COMMISSION DOCKET

Tuesday June 6, 2023 at 9:00 am

Published Thursday June 1, 2023 at 12:04 pm

## 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](mailto: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](mailto: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-2023-00028 - 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

Required Quorum: Beasley, Crawl, Enders, Hill, Rojas, Sadowski on 5/16/2023

**C2 Case No CD-CPC-2023-00054 - Dutch Brothers at Staley Corners West** - A request to approve a project plan for a drive-through facility for food and beverage sales in district B2-2 on about .879 acres generally located at the northwest corner of NE Barry Road and N. Indiana Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrea Lemken - Renaissance Infrastructure Consulting

**C3 Case No CLD-FnPlat-2022-00040 - Summit View Farms, 6th Plat** - Summit View 6th Plat – To consider approval of a final plat in District R-7.5 creating 23 lots and two (2) tracts on about 10 acres generally located at the southeast corner of E. 139th Street and Horridge Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**C4 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

**C5 Case No CLD-FnPlat-2023-00012 - KCI 29 Logistics Park** - A request to approve a final plat in District MPD creating four (4) industrial lots and two (2) tracts on about 225 acres generally located at the terminus us of Mexico City Avenue north of I-29. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - 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-ROW-2023-00008 - 1319 Wyandotte Street** - A request to approve a vacation of public right of way in District DC-15 (Downtown Core) on about 1700 Square Feet generally located on the east side of Wyandotte between 13th and 14th street to vacate the east-west alley. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Liam Dai

**2 Case No CD-ROW-2023-00013 - North Armada Vacation** - A request to approve a Vacation of North Armada Avenue in District AG-R (Agricultural Residential) on about 40,000 Square Feet generally located north of Northwest 83rd Street and south of Highway 152. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 20, 2023

Applicant: Carlos Lepe

**3 Case No CD-SUP-2023-00010 - MCO McDonald's** - A request to approve a Special Use Permit for a drive-through restaurant within the Main Street Corridor Overlay District on about 1 acre generally located at 3255 Main St. (Ahnna Nanoski)

Staff Recommendation: DENIAL

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

**4.1 Case No CD-CPC-2023-00066 - Smith Hale Middle School Adaptive Reuse** - A request to approve an Area Plan Amendment to the Hickman Mills Area Plan from Residential Low Density to Office on about 29.60 acres generally located south of Longview Road and west of Raytown Road. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

**4.2 Case No CD-CPC-2023-00065 - Smith Hale Middle School Adaptive Reuse** - A request to approve a Rezoning from District R-80 (Residential 80) to District O (Office) on about 29.60 acres generally located south of Longview Road and west of Raytown Road. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

**5.1 Case No CD-CPC-2023-00059 - Maple Park Plaza** - A request to approve an Area Plan amendment to the Briarcliff/Winnwood Area Plan from Residential Medium Density to Light Industrial on about 13.2 acres generally located at 7100 NE 48th Street (Genevieve Kohn)

Staff Recommendation: DENIAL

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

**5.2 Case No CD-CPC-2023-00056 - Maple Park Plaza** - A request to approve a rezoning to MPD (Master Planned Development) from districts R-6 and R-1.5 and approving a development plan, which also serves as a preliminary plat, to allow for development of commercial and industrial uses on about 13.2 acres generally located at 7100 NE 48th Street. (Genevieve Kohn)

Staff Recommendation: DENIAL

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

**6 Case No CD-CPC-2023-00062 - Westport Special Character Overlay District** - A request to approve an overlay to create development and site design standards for the Westport area on about 62 acres located along Westport Road starting at Southwest Trafficway to the boundary of the MCO district and along Pennsylvania Avenue from 39th Street to 43rd Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Abby Kinney - Multistudio

**7 Case No CD-CPC-2023-00061 -** - A request to approve The 49TH and Montgall PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 6 acres (34 parcels) generally located at E. 49th Street and Montgall Avenue, extending from Chestnut Avenue on the east to Prospect Avenue on the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Pamela Grego - Planned Industrial Expansion Authority

**8.1 Case No CD-CPC-2023-00080 - North Star at Auburndale** - A request to approve an area plan amendment to the Shoal Creek Valley area plan from Institutional to Institutional, Residential Low Density, and Mixed Use Community on about 22.8 acres generally located at 11250 N Eastern Avenue (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

**8.2 Case No CD-CPC-2023-00055 - North Star at Auburndale** - A request to approve a major amendment to a previously approved MPD, which also serves as a preliminary plat, to allow for commercial and residential development in district MPD on about 22.89 acres generally located at 11250 N Eastern Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**9 Case No CD-CPC-2023-00076 - Mann Farm Rezoning** - A request to rezone an area on about 320 acres generally located directly west of Highway 169 along NW Tiffany Springs Parkway from R-80 to R-7.5, R-1.5 and B3-2. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Julia Swanson - Kimley-Horn

**10 Case No CD-CPC-2023-00068 -** - A request to approve an amendment to the Major Street Plan for the realignment of NW Tiffany Springs Parkway from N. Congress Avenue on the east to a point about 7,000 feet west of N. Amity Avenue (around the N. Childress Avenue extended). (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

**11 Case No CD-MISC-2023-00002 -** - Declaring a citywide moratorium until June 1, 2024, on the approval of any permits, plan review, project plans, and zoning changes, where the subject matter of the project is a proposed demolition debris landfill, solid waste separation facility or transfer station, or sanitary landfill. (Joseph Rexwinkle)

Staff Recommendation: NO RECOMMENDATION

Applicant: CITY OF KANSAS CITY, MISSOURI

**12 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. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH OUT CONDITIONS

Applicant: PATRICIA JENSEN, ROUSE FRETS WHITE GOSS GENTILE RHODES, A PROFESSIONAL CORPORATION

**13 Case No CD-SUP-2023-00013 - Gary Pipes Fill Site** - A request to approve a special use permit to complete fill work for a demolition debris landfill in district R-80 on about 7.37 acres generally located at 11202 and 11206 E MO 150 HWY. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 20, 2023

Applicant: Jadrienne Rodell-Tipton - Powell CWM

**14 Case No CD-SUP-2023-00025** - A request to approve an amendment to a Special Use Permit to allow for a greenhouse to be constructed in zoning district R-80 on about 10 acres generally located at 9301 E 147th Street (Jared Clements)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 20, 2023

Applicant: Brandon Froelich - McHenry Shaffer Architecture

**15 Case No CD-SUP-2023-00020 - Franklin Elementary School SUP** - A request to reapprove a Special Use Permit in District R-2.5 to allow for Public and Civic Uses (Office/ Administrative) for the reuse of Franklin Elementary School as a Community Center and KCSD Operation offices, on about 4.5 acres generally located on the north side of E. 35th Street, between Highland Avenue on the east and Wayne Avenue on the west. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 20, 2023

Applicant: Harriet Grindel - ACI Boland

**16 Case No CD-CPC-2023-00029 - 1314 W Red Bridge Road** - A request to approve a rezoning without plan from District R-7.5 (Residential 7.5) to District R-80 (Residential 80). on about 2.39 acres generally located on the corner of West Red Bridge Road and State Line Road. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 18, 2023

Applicant: Steve Bell

**17 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 JUNE 20, 2023

Applicant: Albert Hermans - SDC Engineering

**19 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 OFF-DOCKET WITH FEE

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

**20 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 JUNE 20, 2023

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC