



CITY PLAN COMMISSION DOCKET

Wednesday August 7, 2024 at 9:00 am

Published Thursday August 1, 2024 at 9:52 am

How to Participate

1. The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details 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-2024-00092 - The Village at View Crest - A request to approve an MPD Final Plan, also serving as a preliminary plat, for 80 residential units in district MPD on about 27 acres generally located at 201 NW 95th Terrace. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C2 Case No CLD-FnPlat-2023-00019 - Staley Farms Villas, 1st Plat - A request to approve a Final Plat in District R-6 (Residential) on about 3 acres generally located at the northwest corner of Northeast Staley Road and North Olive Avenue allowing for the creation of eight (8) residential lots and one (1) tract. (Matthew Barnes)

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-CPC-2024-00085 - 47th and Holly Rezoning - A request to approve a Rezoning from District R-2.5 (Residential) to B1-1 (Commercial) on about 0.2 acres generally located at the southwest corner of West 47th Street and Holly Street. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Nick Ewing - Sullivan Palmer Architects

2 Case No CD-CPC-2023-00159 - Shiraz Condo Development Plan - A request to approve a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhome in two (2) phases on one (1) lot, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive (609 W. 49th Street). (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Masoud Shahbazi

3 Case No CD-CPC-2024-00087 - Quintanilla Farm MPD - A request to approve a rezoning from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development), and approved a development plan which also serves as a preliminary plat allowing for a mix of uses that includes; residential, office, agricultural farm, tree service and the preservation and protection of natural resource areas on about 45 acres generally located on the south side of E. 27th Street and the west side of Blue Ridge Boulevard. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 21, 2024

Applicant: TIMOTHY GATES

4 Case No CD-CPC-2024-00090 - 7332 E US 40 Hwy Rezoning - A request to approve a rezoning from District B3-2 (Business) to District M1-5 (Manufacturing) on about 1 acre generally located at 7332 E US 40 Hwy. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

5.1 Case No CD-CPC-2024-00056 - Mandacina First Plat - A request to approve a preliminary plat to create four (4) lots for residential development in districts R-1.5, R-7.5 and R-10 on about 45 acres generally located at NE 96th Street and Maplewoods Parkway (Andrew Clarke)

Staff Recommendation: DISMISSAL

Applicant: Shawn Duke - Snyder & Associates, Inc.

5.2 Case No CD-CPC-2024-00080 - Major Street Plan Amendment - NE 96th Street - A request to approve the realignment of NE 96th Street which is on the City's Major Street Plan in districts R-1.5, R-7.5 and R-10 on about 45 acres generally located at NE 96th Street and Maplewoods Parkway. (Andrew Clarke)

Staff Recommendation: DISMISSAL

Applicant: Shawn Duke - Snyder & Associates, Inc.

6 Case No CD-CPC-2024-00095 - BLOCK Real Estate Apartment Rezoning - A request to approve a rezoning from R-1.5 to R-0.75 for about 4 lots to construct a multi-unit apartment on about .387 acres generally located at 4438 Washington St. (Ahanna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Douglas Stone - LEWIS RICE

7.1 Case No CD-CPC-2024-00073 - Swope Health Village Campus - A request to approve an amendment to the Swope Area Plan from Residential Medium-High Density to Mixed-Use Community on about 11.05 acres generally located at 3427 E 59th St. (Ahanna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: William Buck - BHC Rhodes

7.2 Case No CD-CPC-2024-00072 - Swope Health Village Campus - A request to approve a rezoning from R-1.5 (Residential) to MPD (Master Planned Development), with associated Development Plan and Preliminary Plat, for a health services campus on about 11.05 acres generally located at 3427 E 59th St. (Ahanna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: William Buck - BHC Rhodes

8 Case No CD-CPC-2024-00084 - Bristol North Townhomes - A request to approve a residential development plan in district B2-2 and R-6 on about 13.52 acres generally located at N. Jefferson Street and NW Cookingham Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

9 Case No CD-SUP-2024-00023 - St Pius X School and Football Facilities - A request to approve a Special Use Permit in District R-6 (Residential) on about 16 acres generally located at the along both sides of Northeast 44th Street, west of Northeast Davidson Road allowing for the expansion of an existing school and accessory facilities. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Vince LaTona - LaTona Architects

10 Case No CD-SUP-2024-00024 - St Pius Athletic Complex - A request to approve a Special Use Permit in District R-2.5 (Residential) on about 45 acres generally located at the southeast corner of Northeast 39th Terrace and North Homes Street allowing for the expansion of an existing athletic complex. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: David Eickman - Olsson

11 Case No CD-CPC-2024-00088 - Urbavore Farms MPD - A request to approve a rezoning from R-80 (Residential) to MPD (Master Planned Development), with associated Development Plan, for an urban agriculture and composting facility campus on about 13 acres generally located at 5500 Bennington Ave. (Ahna Nanoski) **WILL BE HEARD NO EARLIER THAN NOON**

Staff Recommendation: DENIAL

Applicant: Jeremy Knoll - BNIM

12.1 Case No CD-CPC-2024-00083 - 48th Street Industrial - A request to approve an Area Plan amendment to the Briarcliff/Winnwood Area Plan from Mixed Use Neighborhood to Light Industrial on about 25 acres generally located at the northeast corner of I-435 and NE 48th Street. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 21, 2024

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

12.2 Case No CD-CPC-2024-00082 - 48th Street Industrial - A request to approve a major amendment to a previously approved MPD (Master Planned Development) to allow for one industrial building in district MPD on about 25.6 acres generally located at the northeast corner of I-435 and NE 48th Street. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 21, 2024

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

13 Case No CD-SUP-2024-00026 - 1203 Woodswether Lofts - A request to approve a Special Use Permit for two second story apartments in an M2-1 zoning district on about 0.923 acres generally located at 1203 Woodswether Rd. (Alec Gustafson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 21, 2024

Applicant: Ben Bortnick - BDB Poperties LLC

14 Case No CD-SUP-2024-00027 - Friendship Baptist Church - A request to approve a Special Use Permit for an expansion of Friendship Baptist Church in an R-2.5 zoning district on about 19.38 acres generally located at 3530 Chelsea Avenue. (Stephanie Saldari)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 21, 2024

Applicant: MATTHEW SCHLICHT - MIDWEST ENGINEERING SOLUTIONS

15 Case No CD-SUP-2024-00028 - Christ Community Church - A request to approve a special use permit in district R-6 (Residential) to allow for the expansion of a religious assembly on about 1.29 acres generally located at northwest corner of Wornall Rd and W 67 St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 21, 2024

Applicant: Hannah Pachunka - Duggan Shadwick Doerr & Kurlbaum LLC