



# CITY PLAN COMMISSION DOCKET

Wednesday October 16, 2024 at 9:00 am

Published Thursday October 10, 2024 at 4:35 pm

## 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](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-2024-00089 - Berkley Riverfront MPD** - A request to approve an MPD Final Plan in district MPD (Master Planned Development) to develop two mixed use buildings on Parcels 6 and 7 on about 8 acres generally located at Berkely Parkway and Lydia Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Peter Cavaluzzi - Perkins Eastman

**C2 Case No CLD-FnPlat-2024-00020 - Staley Corners West 4th Plat** - A request to approve a final plat in district R-1.5 (Residential dash one point five) and B2-2 (Business dash two point two) to create 32 lots and 7 tracts on about 16.5 acres generally located at northwest corner of NE Barry Rd and N Indiana Ave. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Austin Sitzmann - Milburn Civil Engineering

**C3 Case No CD-CPC-2024-00129 - Porsche Service Center** - A request to approve a Project Plan in District M1-5 (Manufacturing) on about 9 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150, to allow for a car dealership. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniela Molina

## 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-2024-00127** - A request to approve an amendment to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. (Richard Sanchez)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Grant Lang - Shockey Consulting

**2 Case No CD-CPC-2024-00116 - Sargent Platte Woods Deannexation** - A request to approve a deannexation (detachment) from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Platte Woods, Missouri on about 3 acres generally located at the southeast corner of NW 77th Street and N. Revere Drive. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: John Roe - The Roe Law Firm LLC

**3.1 Case No CD-CPC-2024-00130 - Ambassador Trails - Phase One** - A request to approve a rezoning in district B3-3 to district B4-3 on about 18 acres generally located at N. Ambassador Drive and N. Polo Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Kaitlin Raynor - Kimley Horn

**3.2 Case No CD-CPC-2024-00106 - Ambassador Trails - Phase One** - A request to approve a preliminary plat and non-residential development plan in proposed district B4-3 on about 18 acres generally located at N. Ambassador Drive and N. Polo Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlin Raynor - Kimley Horn

**4 Case No CD-CPC-2024-00120 - 47 Madison** - A request to approve an amendment to a previously approved Development Plan for 47 Madison (Ord. 170023, 170405, 220155) on about 1.467 acres generally located at 4651 Roanoke Pkwy. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Douglas Stone - LEWIS RICE

**5 Case No CD-ROW-2024-00026 - Archibald Avenue Vacation** - A request to approve a vacation of an improved street in District B3-2 (Commercial) on about 7,300 square feet generally located on Archibald Avenue between Roanoke Road and Madison Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**6 Case No CD-ROW-2024-00014 - Oak Lane Vacation** - A request to approve a vacation of unimproved public right-of-way in District R-7.5 of about 17,000 square feet generally located to the south of 7800 North Oak Trafficway. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jed Baughman - Northpoint Development

**7 Case No CD-ROW-2024-00021 - East 34th Street Vacation** - A request to approve a vacation of public right-of-way in District M1-5 (Manufacturing) on about 2,000 square feet generally located at the northeast corner of Stadium Dr and Topping Ave. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Richard Shafer - BHC

**8 Case No CD-ROW-2024-00020 - White Avenue Vacation** - A request to approve a vacation of public right-of-way in District M1-5 (Manufacturing) on about 4,500 square feet generally located at the south corner of White Ave and E 32nd St. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Richard Shafer - BHC

**9 Case No CD-SUP-2024-00029 - David Copperfield Hotel** - A request to approve a Special Use Permit (SUP) for a hotel in district R-0.5 (Residential) on about .253 acres generally located at 804 W 48th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Heather Caster

**10 Case No CD-CPC-2024-00117 - 11530 NW Prairie View Road Rezoning** - A request to approve a rezoning from district B3-3 (Commercial) to M1-2 (Manufacturing) on about 10.75 acres generally located west of Interstate 29 on NW Prairie View Road, between NW Cookingham Drive to the north and NW 112th Street to the south. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Neel Patel - Trueparkings KC LLC

**11.1 Case No CD-CPC-2024-00131 - 1004 West 18th Street Rezoning** - A request to approve an area plan amendment to the Greater Downtown Area Plan from Residential Low Density to Residential High Density on about 0.1 acres generally located at northeast corner of W 18th St and West Pennway Pkwy. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Samuel De Jong - BNIM

**11.2 Case No CD-CPC-2024-00119 - 1004 West 18th Street Rezoning** - A request to approve a rezoning from district R-2.5 to R-1.5 on about 0.1 acre generally located at the northeast corner of W 18th St and West Pennway. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Samuel De Jong - BNIM

**12 Case No CD-CPC-2024-00041 - Hoelzel Rezoning** - A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO NOV 20, 2024

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

**13.1 Case No CD-CPC-2024-00123 - Georgetown Estates Rezoning** - A request to approve an area plan amendment for the Heart of the City Area Plan from Residential Low Density to Residential Medium Density on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 06, 2024

Applicant: John DeBauche - Land Bank of Kansas City, MO

**13.2 Case No CD-CPC-2024-00104 - Georgetown Estates Rezoning** - A request to approve a rezoning from District UR (Urban Redevelopment) to R-2.5 (Residential) on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 06, 2024

Applicant: John DeBauche - Land Bank of Kansas City, MO

**14 Case No CD-CPC-2024-00118 - Skyview Crossing at Tiffany Springs Development Plan** - A request to approve a Development Plan in District B3-3 (Commercial) on about 43 acres generally located at the northeast corner of Northwest Old Tiffany Springs Road and Northwest Skyview Drive, allowing for the creation of twelve (12) lots and two (2) tracts for a commercial development. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 06, 2024

Applicant: Kaitlin Raynor - Kimley Horn

**15 Case No CD-ROW-2024-00018 - Northwest Skyview Avenue Vacation** - A request to approve a vacation of public right-of-way in District B3-3 (Business) on about 83,000 square feet generally located on NW Skyview Ave between N Ambassador Dr and NW Old Tiffany Springs Rd. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 06, 2024

Applicant: Kaitlin Raynor - Kimley Horn

**16 Case No CD-SUP-2024-00032 - 2920 Prospect Ave - True Value Motors car sales lot** - A request to re-approve a Special Use Permit for "light equipment sales/rental (outdoor)" and any other necessary variances in District B3 2 (Community Business) on about 0.35 acres located at 2920 Prospect Avenue, or generally located at the southwest corner of E. 29th St and Prospect Avenue. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 06, 2024

Applicant: Robert Lewis - True value motors

**17 Case No CD-CPC-2024-00140 - Chapter 88 Amendment, Periodic Review** - A request to approve a amendments to Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning and Development Code periodic review. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 06, 2024

Applicant:

**18 Case No CD-CPC-2024-00125 - Cardinal Forest Rezoning** - A request to approve a rezoning from District R-80 (Residential) to R-6 (Residential) on about 6 acres generally located at 250 feet south of the intersection of Noland Rd and E 49th Ter. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 06, 2024

Applicant: Martin Arling - Kaw Valley Engineering, Inc.

**19 Case No CD-CPC-2024-00128** - - A request to approve a rezoning from district R-7.5 (Residential 7.5) to district R-1.5 (Residential 1.5) on about 0.47 acres generally located at the southeast corner of East 88th Street and Sycamore Avenue. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 06, 2024

Applicant: Leslie Lewis

**20 Case No CD-CPC-2024-00098 - Marlborough School MPD** - A request to amend a previously approved MPD Plan to redevelop an existing educational structure into a mixed-use project on about 3.7 acres generally located at 1300 E 75th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO NOV 20, 2024

Applicant: Brian Hochstein - MKEC Engineering, Inc.

**21.1 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 NOV 20, 2024

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

**21.2 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 NOV 20, 2024

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

**22 Case No CD-CPC-2024-00107 - Project Maartin** - A request to approve a development plan for one industrial logistic/warehouse building in district KCIA on about 7.6 acres generally located at 10220, 10200, and 10150 N Everton Avenue. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 06, 2024

Applicant: Johnathon Phillips - Davidson A+E

#### **Additional Discussion Item**

1. Development Management Division's Infill Residential Development Standards look-back