



CITY PLAN COMMISSION DOCKET

Wednesday November 6, 2024 at 9:00 am

Published Thursday October 31, 2024 at 3:27 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 311Action 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-2024-00014 - Hollingsworth Subdivision - A request to approve a Final Plat in District M2-3 (Manufacturing) on about 12 acres generally located at the southwest corner of Interstate 435 and North Congress Avenue, creating two (2) lots and one (1) tract for the purpose of an industrial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dustin Burton - Renaissance Infrastructure Consulting

C2 Case No CLD-FnPlat-2024-00026 - Summit View Farms 2nd Plat - A request to approve a Final Plat in District R-7.5 (Residential) on about 8 acres generally located on the south side of East 139th St approximately 1100 feet east of Horridge Road to allow for the creation of one (1) tract for a stream buffer. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

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-2024-00018 - Northwest Skyview Avenue Vacation** - A request to approve a vacation of public right-of-way in District B3-3 (Community 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: APPROVAL WITH CONDITIONS

Applicant: Kaitlin Raynor - Kimley Horn
- 2 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: APPROVAL WITH CONDITIONS

Applicant: Kaitlin Raynor - Kimley Horn
- 3 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: APPROVAL WITH CONDITIONS

Applicant: Robert Lewis - True value motors
- 4 Case No CD-SUP-2024-00035 - E 9th St Auto** - A request to approve a Special Use Permit for a Motor Vehicle Repair, General in a B3-2 zoning district on about 0.39 acres generally located at 3108 E 9th St. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: GEORGE NIEWRZEL - GEORGE NIEWRZEL ARCHITECT PC
- 5 Case No CD-SUP-2024-00034 - E 9th St Auto** - A request to approve a Special Use Permit for a Light Equipment Sales/Rental in a B3-2 zoning district on about 0.39 acres generally located at 3108 E 9th St. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: GEORGE NIEWRZEL - GEORGE NIEWRZEL ARCHITECT PC
- 6 Case No CD-ROW-2024-00024 - North Winchester Avenue Street Vacation** - A request to approve a vacation of public right-of-way in District M1-5/US (Manufacturing/Underground Space) on about 30,000 square feet generally located North Winchester Drive between North Corrington Avenue and North Bennington Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Pulio - Olsson
- 7.1 Case No CD-CPC-2024-00133 - 115th and Holmes Master Planned Development** - A request to approve an area plan amendment to the Red Bridge Area Plan from Residential Low Density to Residential Medium Density on about 13.43 acres for the parcels east of Holmes Road bounded between E 115th St. on the North and E 117th St on the south, beginning at the east right-of-way line of Holmes Road and extending east between 377 feet at E 117th St, 518 feet at the widest point and 423 feet at E 115th street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Trevor Fox - Kimley-Horn
- 7.2 Case No CD-CPC-2024-00134 - 115th and Holmes Master Planned Development** - A request to approve a rezoning from district R-7.5 (Residential 7.5) to district MPD (Master Planned Development) and approving a preliminary development plan acting as a preliminary plat on about 17.24 acres generally located at the southeast corner of Holmes Road and East 115th Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Trevor Fox - Kimley-Horn
- 8 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: APPROVAL WITHOUT CONDITIONS

Applicant: Martin Arling - Kaw Valley Engineering, Inc.

9.1 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 20, 2024

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

9.2 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 20, 2024

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

10.1 Case No CD-CPC-2024-00135 - Streetcar Lofts - A request to approve a rezoning from district UR to district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 20, 2024

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

10.2 Case No CD-CPC-2024-00136 - Streetcar Lofts - A request to approve a development plan, which also serves a preliminary plat, to allow 5 multi-unit residential buildings in proposed district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 20, 2024

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

11 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 WITH FEE TO NOV 20, 2024

Applicant: Johnathon Phillips - Davidson A+E

12 Case No CD-CPC-2024-00149 - Popeyes at BB North Oak - A request to approve a major amendment to a Master Planned Development to allow for a drive-through restaurant in district MPD on about 7.20 acres generally located at 9806 N Oak Trafficway. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOV 20, 2024

Applicant: Daniel Finn - Phelps Engineering, Inc.

13 Case No CD-CPC-2024-00128 - 8817 Sycamore Townhome Rezoning - 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 20, 2024

Applicant: Leslie Lewis

14 Case No CD-CPC-2024-00114 - Genesis Companies Rezoning - A request to approve a rezoning from district R-1.5 (Residential) to B1-2 (Neighborhood Business) for the zoning district to reflect existing conditions and prepare for future development on about 1 acre generally located at 4420 Madison Ave. (Ahna Nanoski)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITHOUT FEE

Applicant: Omid Shahbazian - Constructify 360 LLC

15 Case No CD-SUP-2024-00033 - KC Birria SUP - A request to approve a Special Use Permit for a Drive Through Facility within the Independence Ave Overlay District on about .4 acres generally located at 543 Van Brunt Blvd. (Ahna Nanoski)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITHOUT FEE

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

16 Case No CD-CPC-2024-00139 - - A request to approve The Block 124/ 138 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 3.5 acres in an area generally bordered by W. 13th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DEC 04, 2024

Applicant: Pamela Grego - Planned Industrial Expansion Authority

Additional Discussion Items

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