

Kansas City

414 E. 12th Street
Kansas City, MO 64106



KANSAS CITY
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Meeting Agenda 4 - Final

Tuesday, September 7, 2021

9:00 AM

City Plan Commission

CITY PLAN COMMISSION DOCKET

Tuesday September 7, 2021 at 9:00 am

Published Thursday September 2, 2021 at 12:54 pm

1. For details on how to participate please visit <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.

How to Participate

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 may take a short recess (about 10 minutes) at approximately 10:30 am and a lunch recess (about 45 minutes), when necessary, between 11:30 am and noon.

Other Matters

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).

Case No CD-CPC-2021-00124 - Metro North, Tract 1 - Metro North, Tract 1 – To consider approval of a final plan in

District MPD (Master Planned Development) to allow for a 3-story office building with 418 parking spaces on about 12 acres

generally located at the northwest corner of NW 88th Street and N. Baltimore Avenue, north of Metro North Drive. (Olofu

Agbaji)

C1

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

Case No CD-CPC-2021-00126 - Berkeley Riverfront Parcel 9 - Berkeley Riverfront Parcel 9 - A request to approve a

MPD (Master Planned Development District) Final Plan to construct a soccer pitch with related office and parking use on

about 4.57 acres generally located on the south of Front Street, in between Lydia Avenue to the west and I-35 to the east.

(Xue Wood)

C2

Staff Recommendation: CONTINUANCE OFF-DOCKET WITHOUT FEE

Applicant: Jared Hagedorn - Generator Studio

Case No CD-CPC-2021-00139 - Halo Village - Halo Villiage - A request to approve an MPD (Master Planned

Development) Final Plan for the HALO Village on about 24.24 acres generally located at 5928 E 52nd Terrace. (Andrew

Clarke)

C4

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matthew Gibbs - BHC Rhodes

Case No CD-CPC-2021-00128 - Platte County R-III School District Middle School - A request to approve an MPD

final plan on about 86.2 acres in District MPD (Master Planned Development) generally located at the southwest corner of

NW 96th Street and N. Platte Purchase Drive, to allow for a new middle school and sports facilities. (Zach Nelson)

C5

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: David Eickman - Olsson

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Case No CD-CPC-2019-00128 - Pulse Development - A request to approve a District MPD (Master Planned

Development) final plan on approximately 4.1 acres generally located east of Mill Street, north of Westport Road, and west

of Pennsylvania Avenue (Genevieve Kohn)

C6

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Carlos Lepe - LEPE CONSTRUCTION, L.L.C.

Case No CLD-FnPlat-2020-00001 - Hunter's Glen West - A request to approve a Final Plat for "Hunter's Glen West,

1st Plat, Lots 1-31 and Tracts A-D" on about 25.42 acres generally located 150 feet north of the intersection of NE 116th

Street and N Stark Ave. (Zach Nelson)

C6

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

Case No CLD-FnPlat-2021-00017 - Woodland Creek, 3rd Plat, Lots 117-150 & Tract G - Final Plat of Woodland

Creek, Third Plat - A request to approve a final plat in District R-7.5 (Residential 7.5) creating 37 residential lots and several

private open space tracts on about 23 acres generally located at the northwest corner of NE 122nd Street and N. Lydia

Avenue. (Olofu Agbaji)

C7

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brett Cox - Renaissance Infrastructure Consulting

Case No CLD-FnPlat-2021-00034 - Briarcliff Apartments - A request to approve a final plat on about 9.2 acres in

District UR (Urban Redevelopment) located at 1600 NW 38th Street and 1330 NW Tullison Road, creating 2 residential lots.

(Matthew Barnes)

C8

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Marty Isabell - Taliaferro & Browne

Case No CLD-FnPlat-2021-00037 - Collision Works Martin City - A request to approve a final

plat on about 2.5

acres in District M3-5 (Manufacturing 3 dash 5) located at 205 W. 135th Street, creating 1 lot. (Zach Nelson)

C9

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Liz Griddine - J & J Survey

Case No CLD-FnPlat-2021-00032 - Green Hills Plaza 3rd Plat - A request to approve a final plat on about 2.4 acres

in District B3-2 (Community Business dash 2) located at 4101 NW Barry Road, creating one commercial lot. (Matthew

Barnes)

C10

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Michael McGrew - Windfield Design-Build

Case No CLD-FnPlat-2021-00024 - Westport Commons II - A request to approve a final plat in District MPD creating

four (4) lots on about 11 acres generally located at southwest corner of E. 39th Street and Gillham Road. (Zach Nelson)

C11

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

Case No CD-CPC-2021-00133 - Cadence Villas 2nd Plat - A request to approve a project plan on about 18.5 acres in

District R-7.5 (Residential dash 7.5) generally located on the east side of N. Platte Purchase Drive in between NW 108th

Street to the north and NW Tiffany Springs Parkway to the south, creating a landscape buffer and one private open space

tract. (Matthew Barnes)

C12

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - 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.

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Case No CD-SUP-2021-00068 - AC Hotel - A request to approve a Special Use Permit to allow for a Hotel on about

0.23 acres of land generally located at 906 Grand Blvd (Jared Clements)

1

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Joseph Oaks - Polsinelli

Case No CD-SUP-2021-00070 - William Bates Short Term Rentals - A request to approve a Special Use Permit to

allow for a Short Term Rental on about 0.08 acres of land generally located at 1008 E 44th Street (Jared Clements)

2

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: William Bates - At 1016 LLC

Case No CD-CPC-2021-00130 - Rockhurst - Rockhurst University MPD Plan - A request to consider rezoning from

District MPD (Master Planned Development) to District MPD for the purpose of amending the existing Rockhurst University

MPD preliminary development plan to allow future additions, on about 55 acres generally bounded by E. 51st Street and

Rockhurst Road on the north, E. 54th Street and E. 55th Street on the south, The Paseo on the east, and Troost Avenue on the west. (Olofu Agbaji)

3

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matt Nugent - Gould Evans

Case No CD-CPC-2021-00121 - Downtown Business Park Sign Plan - A request to approve a Council Approved

Signage Plan to upgrade four signs on about 6 acres generally located at 3150 Mercoer St. (Ahnna Nanoski)

4

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Tschirhart - Copaken-Brooks

Case No CD-SUP-2021-00067 - Exodus Reentry Village - A request to approve a Special Use Permit in the M1-5

(industrial) district to allow for the operation of a halfway house on about .2 acres generally located at 1401 Kansas Ave (

Ahnna Nanoski)

5

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Thomas Utterback - Exodus Reentry Villages, Inc.

Case No CD-CPC-2021-00120 - Kenwood II - A request to approve an Area Plan Amendment to the Midtown/Plaza

Area Plan from Residential Medium Density to Residential High Density on about .22 acres generally located at 3933

Kenwood Ave. (Ahnna Nanoski)

6.1

Staff Recommendation: CONTINUANCE TO

Applicant: James Hilton

Case No CD-CPC-2021-00118 - Kenwood II - A request to approve a rezoning without plan from R-5 to R-1.5 to

allow for the development of 3 triplexes on about .22 acres generally located at 3933 Kenwood Ave (Ahnna Nanoski)

6.2

Staff Recommendation: CONTINUANCE TO

Applicant: James Hilton

Case No CD-CPC-2021-00119 - Kenwood II - A request to approve a development plan to

allow for the construction of 9 units (3 triplexes) on about .22 acres generally located at 3933 Kenwood Ave (Ahnna Nanoski)

6.3

Staff Recommendation: CONTINUANCE TO

Applicant: James Hilton

Case No CD-CPC-2021-00104 - Golden Plains Technology Park - A request to approve an amendment to the

Gashland Nashua Area Plan for approximately 474 acres generally located at the northwest corner of I-435 and US-169 with

a northern boundary of NW 128th Street, from Residential Low Density, Residential Medium Density and Mixed Use

Community to Light Industrial District. (Xue Wood)

7.1

Staff Recommendation: APPROVED WITHOUT CONTINUANCE

Applicant: Kellee Madinger - Rouse Frets White Goss Gentile Rhodes, P.C.

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Case No CD-CPC-2021-00105 - Golden Plains Technology Park - A request to approve an amendment to the KCI

Area Plan for approximately 407 acres generally located at the northwest corner of I-435 and US-169 with a northern

boundary of NW 128th Street, from Residential Low Density , Residential Medium Density and Mixed Use Community to

Light Industrial District. (Xue Wood)

7.2

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Kellee Madinger - Rouse Frets White Goss Gentile Rhodes, P.C.

Case No CD-CPC-2021-00106 - Golden Plains Technology Park - A request to approve an amendment to the major

street plan for the realignment of NW 128th Street and removal of a north-south road, running through the planned future

development. (Xue Wood)

7.3

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Kellee Madinger - Rouse Frets White Goss Gentile Rhodes, P.C.

Case No CD-CPC-2021-00107 - Project Velvet - A request to approve a preliminary plat for Zone 3 of Golden Plains

Technology Park to create two (2) lots on about 374.89 acres generally located at the northwest corner of I-435 and US-169

with a northern boundary of NW 128th Street. (Xue Wood)

7.4

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kellee Madinger - Rouse Frets White Goss Gentile Rhodes, P.C.

Case No CD-CPC-2021-00108 - Project Velvet - A request to approve a Final MPD Plan for Zone 3 of Golden Plains

Technology Park for approximately 374.89 acres generally located at the northwest corner of I-435 and US-169 with a

northern boundary of NW 128th Street. (Xue Wood)

7.5

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kellee Madinger - Rouse Frets White Goss Gentile Rhodes, P.C.

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