



Meeting Agenda 4 City Plan Commission

Tuesday, October 5, 2021

9:00 AM

City Planning Commission Meeting

CITY PLAN COMMISSION DOCKET
Tuesday, October 5, 2021, at 9:00 am

Published Tuesday, September 28, 2021, at 6:22 am

How to Participate

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 case no. link below.

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 a 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.

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-2021-00050 - Camp Bow Wow - Barry Plaza Lot 12 Project

Plan - A request to approve a project plan in District B3-3, to allow for Animal Services on about 1 acre generally located on the west side of N. Green Hills Road, between MO Route 152 on the north and NW Barry Road on the south. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021, NO FEE

Applicant: Michael McGrew - Windfield Design-Build

C2 Case No CD-CPC-2021-00154 - Hunter's Glen West A request to approve a Project Plan consisting of trail improvements and landscape buffer planting on about 21 acres generally located on the west side of N. Stark Avenue and approximately 120 ft north of NE 116th Street (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Chris Holmquist - Olsson

C3 Case No CLD-FnPlat-2018-01196 -PEMBROKE ESTATES, 7TH PLAT - Final Plat, Pembroke Estates, Seventh Plat Previously advertised as Case No. SD 07631 – About 22 acres generally located south of NE 92nd Street, between N. Bellefontaine Avenue on the east and N. Wabash Avenue on the west, to consider the approval of a final plat in District R 7.5 (Residential 7.5) for 45 residential lots and 7 tracts. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - Olsson Associates

C4 Case No CLD-FnPlat-2021-00031 - The Village at View Crest - A request to approve a final plat on about 27.4 acres in District MPD (Master Planned Development) generally located at the northeast corner of Highway 152 and Highway 169, creating 3 residential lots and 2 tracts. (Zach Nelson)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021, NO FEE

Applicant: Tyler Wysong - Kimley-Horn

C5 Case No CLD-FnPlat-2021-00035 - Somerbrook 10th Plat - A request to approve a final plat on about 23.8 acres in District R-7.5 (Residential dash 7.5) is located at 8901 NE 112th Street, creating 76 lots and 2 tracts. (Matthew Barnes) Staff Recommendation:

APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

C6 Case No CLD-FnPlat-2021-00039 - The Reserve at Riverstone 5th Plat - A request to approve a final plat on about 19 acres in District R-7.5 (Residential dash 7.5) located on the east side of N. Amity Avenue in between NW Old Tiffany Springs Road to the north and MO Highway 152 to the south, creating 47 residential lots and 1 tract.
(Zach Nelson)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021, NO FEE
Applicant: Sam Sahlfeld - Olsson

C7 Case No CLD-FnPlat-2021-00040 - Denver Avenue Final Plat - A request to approve a final plat on about 0.4 acres in District R-5 (Residential dash 5) located at 4937 N. Denver Avenue, creating 2 lots.
(Matthew Barnes)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021, NO FEE
Applicant: Dennis Schmidt - Countryside Survey, LLC.

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 the regular docket.

1 Case No CD-CPC-2021-00086 - 8450 Oldham Rd Rezoning - A request to approve a rezoning from district R-7.5 Residential 7.5) to District R-80 (Residential 80) on about 1.9 acres located at 8450 Oldham Road to allow for Animal Boarding and Community Supported Agriculture.
(Zach Nelson)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021, NO FEE
Applicant: Jeanaya Thomas

2 Case No CD-SUP-2021-00058 - Sahara Sand - Sahara Sands - A request to approve a Special Use Permit in District R-80 (Residential 80) to allow for open pit sand and gravel operation on about 407 acres generally located at the northeast corner of MO Route 210 and Birmingham Levee District Drive Road.
(Olofu Agbaji)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021
Applicant: Michele Romano - Schlagel & Associates, PA

3 Case No CD-SUP-2021-00065 - Ideker Asphalt- A request to approve a special use

permit on about 42 acres in District M1-5 (Manufacturing 1 dash 5) located at 5300 E. 155th Street, to allow for general manufacturing.
(Zach Nelson)

Staff Recommendation: CONTINUANCE WITH FEE TO OCTOBER 19, 2021, NO FEE TO Applicant: Steve Bauer - Taliaferro & Browne, Inc.

4 Case No CD-CPC-2020-00137 - Levy at Martini Corner A request to rezone approximately 0.96 acres generally located at 506 E. 31st Street (northeast corner of E.31st Street and Gillham Road) from District M-1.5 (Manufacturing 1, Intensifier 5) to District UR (Urban Redevelopment) and approve a development plan for a new structure with 163 multi-family units with amenity space and a restaurant.
(Xue Wood)

Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

5.1 Case No CD-CPC-2021-00112 - Gotcha Covered - Gotcha Covered - A request to approve an area plan amendment to change the land use recommendation from office to industrial to allow the use of warehousing, wholesaling, and storage on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.
(Xue Wood)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021
Applicant: Judd Claussen - Phelps Engineering

5.2 Case No CD-CPC-2021-00114 - Gotcha Covered - A request to approve a rezoning from R-80 (Residential dash 80) to M1-1 (Manufacturing 1 dash 1) to allow the use of warehousing, wholesaling, and storage on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.
(Xue Wood)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021
Applicant: Judd Claussen - Phelps Engineering

5.3 Case No CD-CPC-2021-00113 - Gotcha Covered - Gotcha Covered - A request to approve a development plan, which also acts as a preliminary plat to allow the use of warehousing, wholesaling, and storage in District M1-5 (Manufacturing 1 dash 5) on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.

(Xue Wood)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021
Applicant: Judd Claussen - Phelps Engineering

5.4 Case No CD-SUP-2021-00066 - Gotcha Covered - Gotcha Covered - A request to approve a Special Use Permit to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1) on about 10 acres generally located

at the southeast corner of Highway 150 and Prospect Avenue.
(Xue Wood)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021
Applicant: Judd Claussen - Phelps Engineering

5.5 Case No CLD-FnPlat-2021-00026 - Gotcha Covered - Gotcha Covered - A request to approve a final plat to create one (1) lot and one (1) track to allow the use of warehousing, wholesaling, and storage in District M1-1 (Manufacturing 1 dash 1) on about 10 acres generally located at the southeast corner of Highway 150 and Prospect Avenue.
(Xue Wood)

Staff Recommendation: CONTINUANCE TO OCTOBER 19, 2021
Applicant: Judd Claussen - Phelps Engineering

6 Case NCD-CPC-2021-00148 - Santa Fe Area Council Urban Renewal Plan Santa Fe Area Council Urban Redevelopment Plan - A request to approve an Urban Renewal Plan, as required by the Land Clearance for Redevelopment Authority (LCRA) Law of Missouri, Section 99.300 through 99.715, inclusive, R.S.Mo. for about 20 blocks generally bounded by E. 27th Street on the North, Indiana Avenue on the East, Linwood Boulevard on the south, and Prospect Avenue on the West.
(Xue Wood)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Robert Long - EDCKC

7 Case No CD-CPC-2021-00165 - Ridgeview Heights PIEA - Ridgeview Heights - A request to approve the Ridgeview Heights 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 16.04 acres generally located on both sides for S. Emanuel Cleaver II Blvd, in between E. 31st Street and E. 34th Street.
(Xue Wood)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS
Applicant: Pamela Grego - Planned Industrial Expansion Authority

8 Case No CD-CPC-2021-00125 - Martin City Apartments A request to consider rezoning from District B3-2 to District UR and approving a development plan which also serves as a preliminary plan to allow for 180-unit multi-family development within 4 buildings on about 19 acres generally located at the southeast corner of W. 135th Street and Holmes Road. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

9 Case No CD-ROW-2021-00012 - Vacation of Myrtle Ave Case No.

CD-ROW-2021-00012 - A request to vacate a portion of Myrtle Avenue on about 0.53 acres in District R-6 (Residential dash 6) generally located in between E. 52nd Street to the north and E. 53rd Street to the south.
(Zach Nelson)

Staff Recommendation: CONTINUANCE OFF DOCKET WITH FEE
Applicant: Toby Williams - Powell CWM

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