



CITY PLAN COMMISSION DOCKET

Tuesday October 19, 2021 at 9:00 am

Published Wednesday October 13, 2021 at 11:19 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 the 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 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 WITHOUT FEE TO NOVEMBER 16, 2021

Applicant: Michael McGrew - Windfield Design-Build

C2 Case No CD-CPC-2021-00140 - Navlos Phase 2 Parking Facility - A request to approve a project plan in District M1-5/US/ (manufacturing 1-5/underground space), to allow for an automotive related industrial storage facility on about 42 acres generally located at the northeast corner of N. Arlington Avenue and NE Parvin Road, approximately 21,000 feet from to the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

C3 Case No CD-CPC-2021-00158 - SARA'S MEADOW - FIRST PLAT - A request to approve a project plan on about 8.5 acres in District R-7.5 (Residential dash 7.5) generally located on the west side of N. Eastern Avenue in between NE 108th Street to the north and NE Shoal Creek Parkway to the south, creating five tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

C4 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 WITHOUT FEE TO NOVEMBER 2, 2021

Applicant: Dennis Schmidt - Countryside Survey, LLC.

C5 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 WITHOUT FEE TO NOVEMBER 2, 2021

Applicant: Tyler Wysong - Kimley-Horn

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 WITHOUT FEE TO NOVEMBER 2, 2021

Applicant: Sam Sahlfeld - Olsson

C7 Case No CLD-FnPlat-2021-00043 - Staley Corners West - A request to approve a final plat on about 9.5 acres in Districts R-1.5, B2-2, and B4-3 generally located at the northwest corner of NE Barry Road and N. Indiana Avenue, creating 3 lots and 1 detention tract. (Zach Nelson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOVEMBER 2, 2021

Applicant: Justin Milburn - Milburn Civil Engineering, 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 regular docket.

1.1 Case No CD-CPC-2021-00111 - 31Oak - A request to approve a rezoning from the M1-5 (Industrial) district to the UR (Urban Redevelopment) district to allow for the construction of an 19-unit residential townhouse project on about 1.29 acres generally located at 3116 Oak St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOVEMBER 2, 2021

Applicant: Sara Wells

1.2 Case No CD-CPC-2021-00163 - 31Oak - 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. on about 1.29 acres generally located at 3116 Oak St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOVEMBER 2, 2021

Applicant: Robert Long - EDCKC

2 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: APPROVAL WITHOUT CONDITIONS

Applicant: Jeanaya Thomas

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: APPROVAL WITH CONDITIONS

Applicant: Steve Bauer - Taliaferro & Browne, Inc.

4 Case No CD-CPC-2021-00060 - Plaza East Apartments - Plaza East Apartments - A request to approve a development plan in District R-1.5 (Residential 1.5) to allow a major amendment to the existing Community Unit Project plan in order to add impervious areas and amenities on about 20.672 acres generally located on the south side of E. 45th Street, in between Paseo to the west and Woodland Avenue to the east. (Xue Wood)

Staff Recommendation: DISMISSAL AT THE APPLICANT'S REQUEST

Applicant: Amanda Grosdeck - Time Equities 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: APPROVAL WITHOUT CONDITIONS

Applicant: Judd Claussen - Phelps Engineering

5.2 Case No CD-CPC-2021-00113 - Gotcha Covered - Gotcha Covered - A request to approve a development plan, which also act 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: APPROVAL WITH CONDITIONS

Applicant: Judd Claussen - Phelps Engineering

5.3 Case No CD-CPC-2021-00114 - Gotcha Covered - 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: APPROVAL WITH CONDITIONS

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: APPROVAL WITH CONDITIONS

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: APPROVAL WITH CONDITIONS

Applicant: Judd Claussen - Phelps Engineering

6.1 Case No CD-CPC-2021-00136 - Windstar Bussing - Windstar Bussing - A request to approve a development plan which also act as a preliminary plat to allow construction of a building for vehicle storing, cleaning and repairing services on about 10 acres generally located at the northeast corner of Lewis Avenue and US Highway 40. (Xue Wood)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Neil Haas

6.2 Case No CD-CPC-2021-00137 - Windstar Bussing - Windstar Bussing - A request to approve a rezoning from R-2.5 (Residential dash 2.5) and R-7.5 (Residential dash 7.5) to B4-1 (Heavy Business 1) allow construction of a building for vehicle storing, cleaning and repairing services on about 2 acres generally located at the northeast corner of Lewis Avenue and US Highway 40. (Xue Wood)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Neil Haas

7 Case No CD-SUP-2021-00010 - STR (Short Term Rentals) - A request to approve a Special Use Permit to continue operating a Short-Term Rental in an R-7.5 zone on about 0.265 acres generally located at 20 E 115th Ter (Najma Muhammad)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tracy Stein

8 Case No CD-CPC-2021-00155 - Hunt Midwest Business Park, 7th Plat - Preliminary Plat, Hunt Midwest Business Park, 7th Plat - A request to approve a preliminary plat in District UR (Urban Redevelopment) creating 4 lots and 2 tracts on about 273 acres generally located on both sides of NE 48th Street, between Arlington Avenue on the east and I-435 on the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Hodson - Olsson

9 Case No CD-CPC-2021-00100 - Bodhi Residential Development - A request to approve a development plan which also serves as a preliminary plat, and in lieu of a Special Use Permit pursuant to Section 88-517-09-D, in Districts R-2.5 and B1-1 to allow for a 53-unit residential development within seven (7) "Multi-Unit House" buildings on about 3.8 acres generally located at northwest corner of E. 39th Street and Jackson Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Trevor Fox - Anderson Engineering. Inc.

10 Case No CD-CPC-2021-00109 - I-49 Industrial Center North - A request to approve a development plan which also serves as a preliminary plat in Districts M2-2 and M3-5 to allow for 2.5 million square foot of office, commercial and warehouse development on 12 lots and two (2) tracts on about 256 acres generally located at the northeast corner of MO Route 150 and Botts Road. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Hafner - Davidson A+E

11 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: APPROVAL WITH CONDITIONS

Applicant: Michele Romano - Schlagel & Associates, PA