



CITY PLAN COMMISSION DOCKET

Tuesday December 7, 2021 at 9:00 am

Published Wednesday December 1, 2021 at 8:26 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. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DECEMBER 21, 2021

Applicant: Michael McGrew - Windfield Design-Build

C2 Case No CD-CPC-2021-00179 - Staley Shire - A request to approve project plan on about 24.4 acres in District R-7.5 (Residential dash 7.5) generally located at the southeast corner of NE 113th Terrace and NE Reinking Road, to allow for private open space tracts and amenities. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Justin Milburn - Milburn Civil Engineering, LLC

C3 Case No CD-CPC-2021-00180 - Somerbrook 10th Plat - A request to approve a project plan on about 24 acres generally located at southeast corner of Northeast 112th Street and North Stark Avenue, creating private open space improvements within Somerbrook 10th Plat. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

C4 Case No CD-CPC-2021-00196 - - A request to approve a project plan on about 6.8 acres in District B2-2 (Commercial Business dash 2) located at 9731 N. Ash Avenue, creating one commercial lot and one tract. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C5 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 DECEMBER 21, 2021

Applicant: Dennis Schmidt - Countryside Survey, LLC.

C6 Case No CLD-FnPlat-2021-00044 - Barry West Townhomes Phase I - A request to approve a final plat on about 31.1 acres in District R-1.5 (Residential dash 1.5) generally located south of MO Highway 152 on the west side of N. Winfield Avenue, creating 11 lots and 5 tracts. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Michele Romano - Schlagel & Associates, PA

C7 Case No CLD-FnPlat-2021-00045 - Foley Equipment - CLD-FnPlat-2021-00045 – Foley Equipment 1st Plat – A request to approve a final plat on about 30.7 acres in District UR (Urban Redevelopment) generally located at the southwest corner of E. 87th Street and I-435, creating one lot. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matthew Gibbs - BHC Rhodes

C8 Case No CLD-FnPlat-2021-00046 - Bennett Packaging Corporate Campus - A request to approve a final plat in District UR creating one commercial lot on about 35 acres generally located at the southwest corner of Noland Road and E. US 40 Hwy. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Aaron March - Rouse Frets White Goss

C9 Case No CLD-FnPlat-2021-00047 - Staley Shire - A request to approve a final plat on about 24.4 acres in District R-7.5 (Residential dash 7.5) generally located south of NE 113th Terrace and east of NE Reinking Road, creating 47 lots and 5 tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Justin Milburn - Milburn Civil Engineering, LLC

C10 Case No CLD-FnPlat-2021-00048 - Mansi Square - CLD-FnPlat-2021-00048, Final Plat Mansi Square – A request to approve a final plat in District B1-1 (Neighborhood Business) creating one commercial lot on approximately 2 acres generally located at the southwest corner of E. Bannister Road and James A. Reed Road. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Roger Backues - Boundary & Construction Surveying

C11 Case No CLD-FnPlat-2021-00049 - Central Bank Sporting Complex - A request to approve a final plat on about 76.7 acres in District MPD (Master Planned Development) generally located on the north side of Highway 152 in between N. Line Creek Parkway to the west and N. Platte Purchase Drive to the east, creating 1 lot. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

C12 Case No CLD-FnPlat-2021-00050 - Better Wash Barry Pointe - A request to approve a Final Plat on about 2.6 acres generally located at the northeast corner of Northeast 82nd Terrace and North Flintlock Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Melissa DeGonia - Northpoint Development

C13 Case No CLD-FnPlat-2021-00054 - Highland Plaza East 5th Plat – A request to approve a final plat on about 6.8 acres in District B2-2 (Commercial Business dash 2) located at 9731 N. Ash Avenue, creating one commercial lot and one tract. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C14 Case No CLD-FnPlat-2021-00055 - Better Wash at Tremont Square - A request to approve a Final Plat on about 1.6 acres generally located on North Chatham Avenue approximately 270 feet south of Northwest 64th Street. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Payton Hatcher - NorthPoint Development

C15 Case No CD-CPC-2021-00198 - Bally's Kansas City Casino (formerly CasinoKC) - Bally's KC Casino Final MPD Plan - A request to approve a Final MPD Plan in District MPD (Master Planned Development) to allow for renovation of the existing casino to a mixed use development that includes retail and restaurant on about 30 acres in an area generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Goodwin - Olsson

C16 Case No CD-CPC-2021-00169 - KELLYBROOK - A request to approve a project plan on about 6 acres in District R-7.5 (Residential dash 7.5) generally located on the south side of NE. 108th Street and approximately 725 ft from N. Eastern Avenue, creating five tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robert Parks - Weiskirch and Parks Engineers, Inc

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-2021-00175 - Bally's Kansas City Casino (formerly CasinoKC) - A request to approve a Council Approved Signage Plan in District MPD to allow for a digital oversized monument sign pursuant to Section 88-445-11-E on about 30 acres generally located at the northeast corner of E. Front Street and I-29/35. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jerry Riffel - LathropGPM

2 Case No CD-SUP-2021-00058 - Sahara Sand - 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 OFF-DOCKET WITH FEE

Applicant: Michele Romano - Schlagel & Associates, PA

3.1 Case No CD-CPC-2021-00188 - Healing Hands on N Oak - A request to approve a an Area Plan Amendment to the Gashland/Nashua Area Plan from Residential Low Density to Mixed-Use Neighborhood, to allow for the Personal Improvement Service use, on about 0.8 acres generally located at 8532 N Oak Trfy (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DECEMBER 21, 2021

Applicant: Chanda Oneal - Healing hands massage llc

3.2 Case No CD-CPC-2021-00187 - Healing Hands on N Oak - A request to approve a Rezoning from R-7.5 (Residential dash 7.5) to B1-1 (Neighborhood Business 1 dash 1) for Healing Hands Massage LLC on about 0.8 acres generally located at 8532 N Oak Trfy (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO DECEMBER 21, 2021

Applicant: Chanda Oneal - Healing hands massage llc

4 Case No CD-SUP-2021-00069 - Valero C-Store Replacement - A request to approve a Special Use Permit to allow for the construction of a new gas station building at an existing fuel sales site on about 0.41 acres generally located at 8425 N Oak Trafficway (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: james sullivan - sullivan palmer architects

5 Case No CD-SUP-2021-00076 - Legacy Center - A request to approve a Special Use Permit to allow for office use in a mixed-used building (office and residential) on about 0.15 acres generally located at 1302 Brush Creek Blvd. (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: B. Shaw - Shaw Hofstra + Associates

6 Case No CD-SUP-2021-00074 - KIPP KC High School - A request to approve a Special Use Permit for a High School in the R-2.5 district on about 2.3 acres generally located at 1522 Winchester Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sally Wurtzler - Gould Evans

7 Case No CD-CPC-2021-00159 - Argento Rezoning - A request to approve a rezoning from B3-2 (Business) to M-2 (Industrial) to allow for outdoor storage and to resolve code violations on about .17 acres generally located at 908 E 5th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JANUARY 18, 2022

Applicant: Rocky Argento - Sebbeto Funeral Home

8 Case No CD-SUP-2021-00082 - KC Iron & Metal Co - A request to approve a Special Use Permit in the M1-5 (Industrial) district to allow for expansion of Recycling Services on about 2.5 acres generally located at 1411 E 19th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: David Maddock - Lewis Rice LLC

9 Case No CD-SUP-2021-00080 - HEROES' HOME GATE - A request to approve a Special Use Permit for a new 12 unit group living facility on about .51 acres generally located at E. 35th Street and Euclid Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

10.1 Case No CD-CPC-2021-00183 - Jamestown Square - A request to amend the Midtown/Plaza Area Plan on approximately 2.3 acres in Districts R-2.5, R-5, and B3-2 generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, changing the recommended land use from "Medium Density Residential" and "Medium High Density Residential" to "Residential Urban". (Zach Nelson)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Kaitlyn Davis - Helix Architecture + Design

10.2 Case No CD-CPC-2021-00181 - Jamestown Square - A request to rezone approximately 2.3 acres from Districts R-2.5, R-5, and B3-2 to District R-0.3 generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, to allow for an apartment building. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlyn Davis - Helix Architecture + Design

10.3 Case No CD-CPC-2021-00184 - Jamestown Square - A request to approve a development plan that serves as a preliminary plat in District R-0.3 on approximately 2.3 acres generally located on the west side of Bell Street in between W. 39th Street to the north and W. 40th Street to the south, to allow for a 223-unit apartment building. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlyn Davis - Helix Architecture + Design

11 Case No CD-CPC-2021-00182 - Crescendo - Crescendo - A request to approve a preliminary development plan which also serves as a preliminary plat to create two (2) lots in order to construct thirty-nine (39) residential units in District UR (Urban Redevelopment) on about 2.276 acres generally located on the east side of Highland Avenue in between 24th Street to the north and 25th Street to the south. (Xue Wood)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kathleen Bole - Brinshore Development

12.1 Case No CD-CPC-2021-00144 - NE 76th St & N Flintlock Parking Facility - NE 76th St & N Flintlock Parking Facility - A request to approve an area plan amendment to the Shoal Creek Valley Area Plan from Open Space/Buffer and Mixed Use Community to Industrial use to allow the use of outdoor vehicle storage on about 3.251 acres generally located at the northwest corner of NE 76th Street and N Flintlock Road. (Xue Wood)

Staff Recommendation: DENIAL

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

12.2 Case No CD-CPC-2021-00143 - NE 76th St & N Flintlock Parking Facility - NE 76th St & N Flintlock Parking Facility - A request to approve a rezoning to MPD (Master Planned Development District) and a preliminary development plan to allow the use of outdoor vehicle storage in District B2-2 (Neighborhood Business 2 dash 2) on about 3.251 acres generally located at the northwest corner of NE 76th Street and N Flintlock Road. (Xue Wood)

Staff Recommendation: DENIAL

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

13 Case No CD-ROW-2021-00032 - - A request to vacate a portion of NE 76th Street generally locate in between NE Flintlock Road to the west and N. Church Road to the east to allow for a parking facility. (Zach Nelson)

Staff Recommendation: DENIAL

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

14 Case No CD-CPC-2021-00204 - Chapter 88 Amendment, Periodic Review - A request to approve an amendment to Chapter 88-605-03 Street Naming Committee (Diane Binckley)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: DMD City of Kansas City - KCMO