



CITY PLAN COMMISSION DOCKET

Tuesday January 4, 2022 at 9:00 am

Published Wednesday December 29, 2021 at 8:06 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-2021-00207 - Brighton Industrial Park - A request to approve a Final MPD Plan for Brighton Industrial Park on about 37 acres generally located at the northeast corner of N. Brighton Avenue and Missouri Highway 210. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C2 Case No CD-CPC-2021-00213 - Twin Creeks Cottages - A request to approve an MPD final plan on about 54.5 acres in District MPD (Master Planned Development) generally located at the northwest corner of NW Old Tiffany Springs Road and N. Line Creek Parkway, to allow for 220 residential units and amenities. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Arman Abdigaliyev - Olsson

C3 Case No CLD-FnPlat-2021-00059 - Twin Creeks Cottages - A request to approve a final plat on about 27.8 acres in District MPD (Master Planned Development) generally located at the northwest corner of NW Old Stagecoach Road and N. Line Creek Parkway, creating 2 lots and 2 tracts. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

C4 Case No CLD-FnPlat-2021-00060 - Jamestown Square - A request to approve a final plat in District R-0.3 on about 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, creating 3 lots. (Zach Nelson)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JANUARY 18, 2022

Applicant: Marty Isabell - Taliaferro & Browne

C5 Case No CLD-FnPlat-2021-00057 - Platte County R-III School District Middle School - A request to approve a final plat on about 68.9 acres in District MPD (Master Planned Development) generally located at the southwest corner of NW 95th Street and N. Platte Purchase Drive, creating 1 lot and 2 tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - 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.

1 Case No CD-CPC-2021-00164 - FASHIONBILT - A request to rezone from district DC-15 (Downtown Core) to district UR (Urban Redevelopment) and approve a development plan to allow for the redevelopment of an existing structure and development of a multifamily structure on about 1.37 acres generally located at 423 W 8th St. (Ahanna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Toby Williams - Powell CWM

2 Case No CD-CPC-2021-00203 - 47 Madison - A request to approve an amendment to a previously approved Development Plan for 47 Madison on about 1.467 acres generally located at 4651 Roanoke Pkwy. (Ahanna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan McNellis - Polsinelli

3 Case No CD-SUP-2021-00085 - New Horizons - A request to approve a Special Use Permit in the M1-5 (Industrial) district to allow for the expansion of Limited Manufacturing, Production, and Industrial Services (New Horizons LLC) on about 1.6 acres generally located at 2316 Troost Ave. (Ahanna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jeffrey Schutzler - Pluribus Architectural Collaborative LLC

4 Case No CD-SUP-2021-00086 - Hogan Preparatory Academy - A request to approve an amendment to an existing Special use Permit in R-5 Zoning to allow for the addition of a Junior High School on about 7.3 acres of land generally located at 1331 E Meyer Blvd (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kevin Wineinger - Gastinger Walker &

5 Case No CD-SUP-2021-00087 - Hogan Prep Elementary School - A request to approve a Special use Permit in R-2.5 Zoning to allow for an Elementary School addition on about 5.8 acres generally located at 6409 Agnes Ave (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kevin Wineinger - Gastinger Walker &

6 Case No CD-CPC-2021-00208 - 9700 N Oak - 9700 N Oak - A request to approve a major amendment to the approved MPD (Master Planned Development District) preliminary development plan, which also serves as preliminary plat to create five (5) lots and one (1) tract on about 7.2 acres, generally located at the northwest corner of N. Oak Trfy and NE. 97th St. (Xue Wood)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

7.1 Case No CD-CPC-2021-00192 - Patton Lawn - A request to approve an area plan amendment to the Shoal Creek Valley Area Plan from Mixed Use Neighborhood and Residential Low Density to Commercial use in order to allow the use of a building maintenance business on about 3.3 acres generally located at the southwest corner of NE 96th Street and Interstate Highway 435. (Xue Wood)

Staff Recommendation: DISMISSAL

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

7.2 Case No CD-CPC-2021-00190 - Patton Lawn - A request to approve a rezoning from R-80 (Residential dash 80) to AG-R (Agricultural Residential) to allow the use of horticultural services on about 3.3 acres generally located at the southwest corner of NE 96th Street and Interstate Highway 435. (Xue Wood)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

7.3 Case No CD-CPC-2021-00191 - Patton Lawn - A request to approve a development plan to allow a second building to be constructed for the use of horticultural services on about 3.3 acres generally located at the southwest corner of NE 96th Street and Interstate Highway 435. (Xue Wood)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

8 Case No CD-CPC-2021-00214 - Chapter 88 Amendments - Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-535, Minor Subdivisions and 88-110-06, Residential Districts Lot and Building Standards and any other necessary related amendments. (Joseph Rexwinkle)

Staff Recommendation: APPROVAL

Applicant: Jeffrey Williams, City Planning and Development

9 Case No CD-CPC-2021-00186 - Chapter 88 Amendment, Periodic Review - Amending Chapter 88, the Zoning and Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. (Joseph Rexwinkle)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: DMD City of Kansas City - KCMO

10 Case No CD-CPC-2021-00215 - Cloverleaf Apartments - Cloverleaf Apartments - A request to approve the Cloverleaf Apartments 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 17.73 generally located at 14554 S US 71 Hwy WS Utility (Genevieve Kohn)

Staff Recommendation: DISMISSAL

Applicant: Pamela Grego - Planned Industrial Expansion Authority

11 Case No CD-SUP-2021-00072 - Express Stop Gas Station - A request to approve a special use permit to allow expansion of an existing gas station in District B1-1 (Neighborhood Business - 1) on about 1.3 acres generally located at the southeast corner of East Bannister Road and Raytown Road. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MARCH 1, 2022

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

12 Case No CD-CPC-2021-00210 - Genesis 60 - A request to approve a development plan that serves as a preliminary plat on about 60.8 acres in District M2-3 (Manufacturing 2 dash 3) generally located at the southwest corner of I-435 and N. Congress Avenue, to allow for three industrial buildings. (Xue Wood)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JANUARY 18, 2022

Applicant: Dustin Burton - Renaissance Infrastructure Consulting

13 Case No CD-CPC-2021-00202 - 4903 NE Vivion Rezoning - A request to rezone about 0.3 acres from R-6 (Residential dash 6) to B2 (Neighborhood Business 2) located at 4903 NE Vivion Road, to allow for additional parking for the bank to the east. (Olofu Agbaji)

Staff Recommendation: CONTINUE AT THE REQUEST OF THE APPLICANT AND STAFF TO FEBRUARY 1, 2022 WITHOUT FEE

Applicant: William Quitmeier - Quitmeier Law Firm, PC

14 Case No CD-CPC-2021-00200 - GSA Office at KCIA - A request to approve a development plan to allow construction of General Service Administration regional field office of approximately 145,000 square feet with accessory structures for the exclusive use of a federal security agency in District KCIA (Airport District) on about 423 acres generally located at the southwest corner of NW 112th Street and NW Prairie View Road. (Xue Wood)

Staff Recommendation: CONTINUE AT THE REQUEST OF THE APPLICANT AND STAFF TO JANUARY 18, 2022

Applicant: hosam habib - hoefer welker

15 Case No CD-CPC-2021-00197 - Belton Golf Course Deannexation - A request to detach a portion of the Belton Golf Course from Kansas City, MO, and annex into Belton, MO on about 103 acres generally located at 4200 Bong Ave. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEBRUARY 1, 2022

Applicant: Greg Rokos - City of Belton

16.1 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: DISMISSAL

Applicant: Robert Long - EDCKC

16.2 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: DISMISSAL

Applicant: Sara Wells

17 Case No CD-CPC-2021-00211 - Southpointe - Southpointe UR Plan – A request to consider rezoning about 32 acres from Districts B4-2 (Heavy Business/ Commercial), B3-2 (Community Business), R-2.5 (Residential 2.5) and R-5 (Residential 5) to District UR (Urban Redevelopment), which also serves as a preliminary to allow for mixed use development that includes multifamily residential, office and retail/ commercial on about 32 acres generally located at on the north side of E. 63rd Street on both sides of Prospect Avenue. Bordered by E. 61st Street on the north, Bruce R. Watkins Drive on the east and Park Avenue on the west. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE (PER APPLICANT) TO JANUARY 18, 2022

Applicant: Anthony Brown - McClure Engineering