



CITY PLAN COMMISSION DOCKET

Tuesday January 18, 2022 at 9:00 am

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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-2021-00227 - Waldo Storage - A request to approve a Project Plan to demolish two existing buildings and construct a 4 story self storage warehouse on about 1.54 acres generally located at 238 W 73rd Terrace. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Garen Miller - AGM, Inc.

C2 Case No CD-CPC-2021-00228 - Congress Corporate Center - A request to approve a Project Plan for a warehouse/commercial building and site improvements for Congress Corporate Center on about 15.3 acres generally located at 11500 N Congress Ave (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

C3 Case No CD-CPC-2021-00233 - Fareway Meat Market - A request to approve a project plan on about 1.1 acres in District SC (Shoal Creek) generally located at the NE corner of Highway 152 and N. Booth Avenue, to allow for a new meat market. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tyler Asby - GastingerWalker&

C4 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. (Andrew Clarke)

Staff Recommendation: CONTINUANCE TO FEBRUARY 1, 2022, WITHOUT FEE

Applicant: Sam Sahlfeld - Olsson

C5 Case No CLD-FnPlat-2021-00061 - Levy at Martini Corner - A request to approve a final plat in District UR (Urban Redevelopment) creating one lot for mixed-use development on about 0.92 acres generally located at the northeast corner of Gillham Rd and E 31st St. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE OFF DOCKET WITH FEE

Applicant: Marty Isabell - Taliaferro & Browne

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-SUP-2021-00092 - QuikTrip #223 - A request to approve a special use permit to allow for the construction of a convenience store with gasoline and fuel sales in zoning district B3-3 (Community Business 3) generally located at the northeast corner of NW 90th Street and N. Green Hills Road. (Andrew Clarke)

Staff Recommendation: CONTINUANCE TO FEBRUARY 1, 2022, WITHOUT FEE

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

2 Case No CD-SUP-2021-00088 - McDonald's at 5347 Independence Ave - A request to approve a Special Use Permit in District B3-2 (Community Business) for a drive-through facility on about .99 acres generally located at Independence Avenue and Hardesty Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Doug Ubben - Phelps Engineering, Inc.

3 Case No CD-SUP-2021-00054 - Ron Wheeler Short Term Rental - A request to approve a Special Use Permit to allow for a Short Term Rental in zoning district R-7.5 on about 0.6 acres generally located at 9818 Summit Street (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ron Wheeler

4 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: APPROVAL WITH CONDITIONS

Applicant: hosam habib - hoefer welker

5 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

6.1 Case No CD-CPC-2021-00223 - Genesis 60 - A request to rezone from District AG-R (Agriculture dash Residential) to District M2-3 (Manufacturing 2 dash 3) on about 60.8 acres generally located at the southwest corner of I-435 and N. Congress Avenue, to allow for three industrial buildings. (Xue Wood)

Staff Recommendation: CONTINUANCE TO FEBRUARY 1, 2022, WITHOUT FEE

Applicant: Dustin Burton - Renaissance Infrastructure Consulting

6.2 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 TO FEBRUARY 1, 2022, WITHOUT FEE

Applicant: Dustin Burton - Renaissance Infrastructure Consulting

7 Case No CD-CPC-2021-00216 - Woodhaven - A request to approve a rezoning from District AG-R (Agricultural-Residential) and District R-7.5 (Residential dash 7.5) to District MPD (Master Planned Development) that serves as a development plan on about 152 acres generally located on the south side of NW 100th Street in between N. Green Hills Road to the west and N. Platte Purchase Drive to the east, creating 468 total residential units and other amenities. (Xue Wood)

Staff Recommendation: CONTINUANCE TO FEBRUARY 1, 2022, WITHOUT FEE

Applicant: Tyler Wysong - Kimley-Horn

8.1 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: CONTINUANCE TO FEBRUARY 1, 2022, WITHOUT FEE

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

Required Quorum: Allender, Baker, Beasley, Crawl, Hill, Rojas, Sadowski on 1/4/2022

8.2 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: CONTINUANCE TO FEBRUARY 1, 2022, WITHOUT FEE

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

Required Quorum: Allender, Baker, Beasley, Crawl, Hill, Rojas, Sadowski on 1/4/2022

8.3 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: CONTINUANCE TO FEBRUARY 1, 2022, WITHOUT FEE

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

Required Quorum: Allender, Baker, Beasley, Crawl, Hill, Rojas, Sadowski on 1/4/2022

9 Case No CD-CPC-2021-00230 - 2415 NE Vivion Rd Rezoning - A request to approve a rezoning from district B1-1 (Neighborhood Business) to district B2-1 (Neighborhood Business) on about .58 acres generally located at 2415 NE Vivion Rd, to allow for a drive-through coffee shop on the subject site. (Ahanna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Martin Arling - Kaw Valley Engineering, 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". (Ahanna Nanoski)

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. (Ahanna Nanoski)

Staff Recommendation: APPROVAL WITHOUT 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. (Ahanna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kaitlyn Davis - Helix Architecture + Design

11 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: DENIAL

Applicant: Rocky Argento - Sebbeto Funeral Home

12 Case No CD-ROW-2021-00038 - Bodhi Residential Development - Case No. CD-ROW-2021-00038 - A request to vacate a portion of Norton Avenue in between E. 38th Street to the north and E. 39th Street to the south, to allow for the construction of several new apartments. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Trevor Fox - Anderson Engineering. Inc.

13 Case No CD-CPC-2021-00156 - Flynn Midwest - Flynn Midwest – To consider approval of a development plan in District M1-5 (Manufacturing 1) to allow for two principal structures on one lot pursuant to Section 88-517-02-F on about 14 acres on about 14 acres generally located at the southeast corner of Booth Avenue and E. US 40 Hwy. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Judd Claussen - Phelps Engineering

14 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 (PER APPLICANT) TO TO FEBRUARY 1, 2022, WITHOUT FEE

Applicant: Anthony Brown - McClure Engineering