



CITY PLAN COMMISSION DOCKET

Tuesday May 3, 2022 at 9:00 am

Published Monday May 2, 2022 at 8:00 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-2022-00002 - Providence Pointe 2nd Plat - A request to approve a Project Plan in District R-7.5 (Residential) on about 22 acres generally located on North Eastern Avenue between Northeast 111th Street and Northeast 112th Terrace, creating three Private Open Space Tracts . (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Art Akin - AGC Engineers, Inc

C2 Case No CLD-FnPlat-2021-00064 - Providence Pointe 2nd Plat - To consider approval of a final plat in in District R-7.5 (Residential 7.5), creating 68 residential lots and two (2) tracts on about 22 acres generally located at the northwest corner of NE 108th Street and N. Eastern Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Art Akin - AGC Engineers, Inc

C3 Case No CLD-FnPlat-2021-00058 - Davidson Farms, 3rd Plat - A request to approve a final plat in in District SC (Shoal Creek), creating 69 single family residential lots and one (1) tract on about 35 acres generally located on the north side of NE 76th Street, between N. Flintlock on the east and NE Shoal Creek Parkway on the west. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Doug Ubben - Phelps Engineering, Inc.

C4 Case No CLD-FnPlat-2022-00011 - Green Hills Plaza 4th Plat - A request to approve a Final Plat in District B3-2 (Community Business) on about 1 acres generally located at the southeast corner of North Green Hills Road and Northwest Barry Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Michael McGrew - Windfield Design-Build

C5 Case No CLD-FnPlat-2022-00019 - 9700 N Oak - A request to approve a Final Plat in district MPD (Master Planned Development) to create five lots and one tract for commercial development on about 7.2 acres generally located at the northwest corner of N Oak Trafficway and NE 97th Street (Genevieve Kohn)

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.

1.1 Case No CD-CPC-2021-00171 - AbilityKC - A request to approve a rezoning from R-0.5 (Residential dash 0.5), R-1.5 (Residential dash 1.5) to B3-2 (Community Business dash 2) to allow construction of a parking garage for non-accessory parking and a mixed use building for uses of office, medical office, retail, education, and accessory parking on about 5.14 acres generally located on the east side of Main Street in between E 31st Street to the north and E 32nd Street to the south. (Ahanna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO MAY 17, 2022

Applicant: Hilary Beashore - bc DESIGN GROUP

1.2 Case No CD-CPC-2021-00220 - AbilityKC - A request to approve an amendment to the Midtown Plaza Area Plan from Residential Medium Density and Mixed Use Neighborhood to Commercial to allow construction of a parking garage for non-accessory parking and a mixed use building for uses of office, medical office, retail, education, and accessory parking in District B4-5 (Heavy Business dash 5) and B3-2 (Community Business dash 2) on about 5.14 acres generally located on the east side of Main Street in between E 31st Street to the north and E 32nd Street to the south. (Ahanna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO MAY 17, 2022

Applicant: Hilary Beashore - bc DESIGN GROUP

1.3 Case No CD-CPC-2021-00221 - AbilityKC - A request to approve a development plan, which also serves as a preliminary plat to allow construction of a parking garage for non-accessory parking and a mixed use building for uses of office, medical office, retail, education, and accessory parking in District B4-5 (Heavy Business dash 5) and B3-2 (Community Business dash 2) on about 5.14 acres generally located on the east side of Main Street in between E 31st Street to the north and E 32nd Street to the south. (Ahanna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO MAY 17, 2022

Applicant: Hilary Beashore - bc DESIGN GROUP

2 Case No CD-CPC-2021-00245 - 5021 Prospect Ave Rezoning - A request to approve a rezoning from B3-2 to B4-2 on about 0.87 acres generally located at 5021 Prospect Avenue (Jared Clements)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 17, 2022

Applicant: Jeff Schroeder - Herman Scharhag Architects

3.1 Case No CD-CPC-2022-00040 - Rock Creek - A request to approve a rezoning from District R-7.5 (Residential 7.5) to District R-5 (Residential 5) on about 7 acres generally located at the southeast corner of NE 104th Street and NE Cookingham Drive. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE (PER APPLICANT) TO MAY 17, 2022

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

3.2 Case No CD-CPC-2022-00041 - Rock Creek - Rock Creek - A request to approve a Residential Development Plan in District R-7.5 and R-5 (Residential R-7.5 & R-5) to allow for 258 detached lots and 140 multi-family units (398 total units). on about 140 acres generally located at the southeast corner of NE 104th Street and NE Cookingham Drive. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE (PER APPLICANT) TO MAY 17, 2022

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

4.1 Case No CD-CPC-2021-00247 - VILLA MEADOWS - A request to approve a Preliminary Plat Amendment in District R-7.5 (Residential) on about 13 acres generally located at the terminus of East 89th Terrace east of Westridge Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Donald Hathaway - Weiskirch & Parks Engineers

4.2 Case No CD-CPC-2022-00046 - VILLA MEADOWS - A request to approve a rezoning from District R-80 (Residential) to District R-7.5 (Residential) on about 2100 Square Feet generally located at generally located at the terminus of East 89th Terrace east of Westridge Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Donald Hathaway - Weiskirch & Parks Engineers

5.1 Case No CD-CPC-2022-00019 - I-49 Commerce Center - I-49 Commerce Center - A request to approve a rezoning from Districts M1-5 (Manufacturing) and R-80 (Residential 80) to District M2-5 (Manufacturing) on about 105 acres generally located at the northwest corner of E. 155th Street and 1-49 (approximately 1,000 feet west). (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Chris Holmquist - Olsson

5.2 Case No CD-CPC-2022-00025 - I-49 Commerce Center - I-49 Commerce Center Development Plan - A request to approve a development plan which also serves as a preliminary plat, in District M2-5 (Manufacturing) to allow for 1.3 million square foot of office and warehouse development on three (3) lots and one (1) tract on about 105 acres generally located at the northwest corner of E. 155th Street and 1-49 (approximately 1,000 feet west) (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

6.1 Case No CD-CPC-2022-00028 - Case Apartments - A request to rezone from District AG-R (Agriculture dash Residential) and R-7.5 (Residential 7.5) to District R-1.5 (Residential 1.5) on about 22.33 acres generally located at MO 152 and N. Platte Purchase Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

6.2 Case No CD-CPC-2022-00029 - Case Apartments - A request to approve a development plan and a preliminary plat to create one (1) lot and four (4) tracts for multi-family residential uses containing 333 units on about 22.33 acres generally located at MO 152 and N. Platte Purchase Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

7 Case No CD-CPC-2022-00044 - Kinsley Forest Development Phase II - A request to approve a development plan and a preliminary plat for multi-family residential uses containing 304 units in District B3-2 on about 19.5 acres generally located at NW Englewood Road and N. Mercier Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dustin Burton - Renaissance Infrastructure Consulting

8 Case No CD-SUP-2022-00005 - Holy Cross - Bright Futures Academy - A request to approve a Special Use Permit for an additional school building to be built, as well as any necessary variances on about 2.4 acres generally located at 121 N Quincy Avenue (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Taylor Maine - Garcia Architecture

9 Case No CD-SUP-2022-00012 - 44th Street Bed and Breakfast - A request to approve a Special Use Permit to allow for the bed and breakfast use on about 0.42 acres generally located at 206 E 44th St (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Hiser