



CITY PLAN COMMISSION DOCKET

Tuesday May 17, 2022 at 9:00 am

Published Wednesday May 11, 2022 at 9:28 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).

C1.1 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

C1.2 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

C2 Case No CD-CPC-2022-00056 - Theodore Jack Court - A request to approve a Project Plan on about 2.61 acres generally located at the northeast corner of West 112th Terrace and State Line Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

C3 Case No CD-CPC-2022-00053 - Tiffany Square Whataburger - A request to approve a drive-through facility in zoning district MPD (Master Planned Development) on about 1 acre generally located at NW 88th Street and N Ambassador Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrew Gribble - Kimley-Horn & Associates, Inc.

C4 Case No CD-CPC-2022-00054 - 8001 Longview MPD - A request to approve an MPD Final Plan in district MPD to allow for community services, office, and food pantry uses on about 9.5 acres generally located at the southwest corner of Longview Road and Greenwood Road (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Luther Solomon - Catholic Charities of Kansas City/St. Joseph Diocese

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 OFF-DOCKET WITHOUT FEE

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 WITHOUT FEE TO JUNE 7, 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 JUNE 7, 2022

Applicant: Hilary Beashore - bc DESIGN GROUP

2.1 Case No CD-CPC-2022-00050 - Tiffany Meadows - A request to approve a residential development plan and preliminary plat on about 59.47 acres generally located at 5100 NW 108th Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 7, 2022

Applicant: STEVE WARGER

2.2 Case No CD-CPC-2022-00051 - Tiffany Meadows - A request to rezone from AG-R (Agricultural-Residential District) to R-7.5 (Residential 7.5) on about 59.47 acres generally located at 5100 NW 108th Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 7, 2022

Applicant: STEVE WARGER

3.1 Case No CD-CPC-2021-00232 - Pacific + Troost - A request to approve a rezoning from district R-1.5 (Residential) to UR (Urban Redevelopment), with associated Development Plan, to allow for the development of townhomes and duplexes on about .5 acres generally located at 1015 Pacific St. (Ahanna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO JUNE 7, 2022

Applicant: Matt Murphy - helix architecture + design

3.2 Case No CD-CPC-2022-00006 - Pacific + Troost - A request to approve an Area Plan Amendment to the Greater Downtown Area Plan from Residential Low Density to Residential High and Mixed-Use Neighborhood on about .5 acres generally located at 1015 Pacific St. (Ahanna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO JUNE 7, 2022

Applicant: Matt Murphy - helix architecture + design

4 Case No CD-CPC-2022-00015 - Republic Services Kansas City Hauling Center - A request to approve a development plan to allow for the construction of a hauling facility whose associated uses include outdoor storage, fleet maintenance and storage, and office uses on about 13 acres generally located at 8301 Indiana Avenue. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 7, 2022

Applicant: Christopher Sheaffer - Larson Design Group

5.1 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: APPROVAL WITHOUT CONDITIONS

Applicant: Jeff Schroeder - Herman Scharhag Architects

5.2 Case No CD-CPC-2022-00035 - 5021 Prospect Ave Rezoning - A request to approve an amendment to the Swope Area Plan to change the future land use recommendation from office to commercial on about 0.87 acres generally located at 5021 Prospect Avenue. (Jared Clements)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Jeff Schroeder - Herman Scharhag Architects

6 Case No CD-SUP-2022-00011 - The Real Estate Law Firm STR - A request to approve a special use permit to allow for a short term rental operation on about 0.12 acres of land generally located at 120 e 79th street (Jared Clements)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 7, 2022

Applicant: Theodore Anderson - The Real Estate Law Firm

7 Case No CD-CPC-2022-00021 - Redwood on North Brighton - Redwood at N Brighton - A request to approve a rezoning from R-6 (Residential 6) to MPD (Master Planned Development) District and a preliminary development plan, which also acts as a preliminary plat to allow construction of 313 residential units on about 52 acres generally located on the west side of N Brighton Avenue in between NE 60th Terrace to the north and NE 57th Street to the south. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Adam DeGonia - McClure

8 Case No CD-CPC-2022-00026 - Barry Road Day Care Center - A request to approve a rezoning from district R-2.5 (Residential 2.5) to district B1-1 (Neighborhood Business 1) to allow for Day Care Center use on about 1.162 acres generally located at 900 NE Barry Rd (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Ryan RYAN JORDAN - WILDFLOWER MONTESSORI

9 Case No CD-ROW-2021-00003 - - A request to vacate a portion of NE 51st Street in between N. Belmont Avenue and N. Beacon Avenue in District R-6 (Residential dash 6) to allow for the construction of a new single-family home (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 7, 2022

Applicant: Gregory Stervinou - Greg Stervinou Construction Co., Inc

10.1 Case No CD-CPC-2020-00065 - Chaves Development - A request to approve a rezoning application from Districts AG-R (Agricultural-Residential) and B3-3 (Community Business - 3) to District B3-3 on about 86.29 acres generally located at the northwest corner of NW Cookingham Dr and N Ambassador Dr. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

10.2 Case No CD-CPC-2020-00066 - Chaves Development - A request to approve a Council Approved Signage Plan for three over-sized monument signs on about 86.29 acres generally located at the northwest corner of NW Cookingham Dr and N Ambassador Dr. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

10.3 Case No CD-CPC-2020-00067 - Chaves Development - A request to approve a Development Plan for a major amendment to the previously approved SeaBiscuit development for a parking and ride facility, hotels, office, and other commercial uses on about 86.29 acres generally located at the northwest corner of NW Cookingham Dr and N Ambassador Dr. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

11 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: DISMISSAL

Applicant: William Quitmeier - Quitmeier Law Firm, PC

12 Case No CD-CPC-2021-00214 - Infill Residential Development Text 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. (Najma Muhammad)

Staff Recommendation: PRESENTATION ONLY

Applicant: JEFFREY WILLIAMS, CITY PLANNING AND DEVELOPMENT

13 Case No CD-CPC-2022-00048 - - A request to approve an amendment to the Main Street Overlay District in order to address drive-through restaurants on about 115 acres generally located along Main Street from 27th Street on the north to Emanuel Cleaver II on the south. (Ahnna Nanoski)

Staff Recommendation: FYI ONLY, NO ACTION WILL BE TAKEN

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

14 ELECTION OF VICE CHAIR