



Agenda

City Plan Commission

Tuesday, June 7, 2022

9:00 AM

<https://kcmo.gov/cpc>

CITY PLAN COMMISSION DOCKET

Tuesday June 7, 2022 at 9:00 am

Published Thursday June 2, 2022 at 8:13 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-2022-00066 - Woodhaven, First Plat - A request to approve a Project Plan in district MPD for

Woodhaven, First Plat containing 80 single family residential lots on about 19.44 acres generally located at 3201 NW 100th St (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Tyler Wysong - Kimley-Horn

C2 Case No CD-CPC-2022-00069 - Bristol South - A request to approve a project plan to allow construction of two

10,500 square feet multi-tenant commercial buildings in District B2-2 on about 3.74 acres generally located at 10899 N Summit St (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C3 Case No CD-CPC-2022-00076 - Whataburger at Valley View - A request to approve a Project Plan for a drive

through restaurant in district SC (Shoal Creek) on about 1.35 acres generally located at 8607 NE 85th St, Lot 4b (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Andrew Gribble - Kimley-Horn & Associates, Inc.

C4 Case No CLD-FnPlat-2022-00020 - Rosewood Reserve - A request to approve a final plat in district R-10 (Residential 10) on about 39 acres generally located at 10701 NE Reinking Rd creating 10 lots and 2 tracts
(Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Sam Sahlfeld - Olsson

C5 Case No CLD-FnPlat-2022-00022 - Ashton Farms, First Plat - A request to approve a Final Plat in District R-2.5 on about 15 acres generally located on the south side of East US 40 Highway approximately 1500 feet west of Lee's Summit Road. (Matthew Barnes)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Kevin Rohner - Anderson Engineering
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-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: APPROVAL WITHOUT CONDITIONS
Applicant: STEVE WARGER

1.2 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: APPROVAL WITH CONDITIONS
Applicant: STEVE WARGER

2 Case No CD-SUP-2022-00006 - Northland Christian School - A request to approve a Special Use Permit for a temporary modular classroom in an R-7.5 (Residential) zoning district on about 35 acres generally located at 10500 N Arrowhead Trfy. (Ahnna Nanoski)
Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Patrick Cassity - Renaissance Infrastructure Consulting

3.1 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 WITHOUT CONDITIONS Applicant: Donald Hathaway - Weiskirch & Parks Engineers

Required Quorum: Allender, Baker, Beasley, Crawl, Hill, Rojas, Sadowski on 5/3/2022

3.2 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

Required Quorum: Allender, Baker, Beasley, Cowl, Hill, Rojas, Sadowski on 5/3/2022

4 Case No CD-CPC-2021-00193 - Cocina47 - A request to approve a Development Plan for a mixed-use commercial

(restaurant) and residential project in a B4-5 (Heavy Business/Commercial) zoning district on about .4 acres generally located at 604 W 47th St. (Ahnna Nanoski)

Staff Recommendation: DENIAL Applicant: rich obertino - TR,i Architects

5 Case No CD-SUP-2022-00016 - BOK Financial at Grand Place - A request to approve a Special Use Permit on about

0.5 acres generally located at the southeast corner of East 17th Street and Grand Boulevard, to allow for a drive through facility on a Established Boulevard. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Craig Scranton - BNIM

6 Case No CD-CPC-2022-00048 - Main Street Corridor Overlay District Amendment - 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: CONTINUANCE WITHOUT FEE TO JUNE 21, 2022

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

7 Case No CD-SUP-2022-00014 - First Swedish Church Conversion - A request to approve a Special Use Permit for a

hotel consisting of four (4) hotel rooms in District B3-2 (Community Business) on about .248 acres generally located at W. 39th Terrace and Broadway Boulevard. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

8 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: APPROVAL WITH CONDITIONS Applicant: Christopher Sheaffer - Larson Design Group

9 Case No CD-CPC-2021-00168 - Remont, LLC - A request to approve a rezoning from R-80 (Residential) to MPD

(Master Planned Development) with an MPD Plan to bring an existing landscaping (commercial) business into compliance on about 3.7 acres generally located at 8300 N Green Hills Rd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

10.1 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 35 acres generally located at the southeast corner of NE 104th Street and NE Cookingham Drive. (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-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: APPROVAL WITH CONDITIONS

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

11.1 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. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Matt Murphy - helix architecture + design

11.2 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. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Matt Murphy - helix architecture + design

12 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: APPROVAL WITH CONDITIONS

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

13 Case No CD-CPC-2022-00065 - 707 W 47th St Rezoning - A request to approve a rezoning from R-0.5 (Residential)

to B2-2 (Neighborhood Business) to allow for a restaurant to be re-established on the subject site on about .6 acres generally located at 707 W 47th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 19, 2022

Applicant: UNITY TEMPLE - UNITY TEMPLE

14 Case No CD-SUP-2022-00007 - Temporary Use Permit - Site Preparation - A request to approve a Special Use

Permit for a temporary land preparation site in an R-7.5 (Residential) zoning district on about 106.7 acres generally located at 9500 E 47th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 21, 2022

Applicant: Amy Grant - Polsinelli PC

15 Case No CD-CPC-2022-00060 - Holly Place - A request to approve a development plan on about 1 acre generally

located on the east and west sides of Holly Street, south of West 21st Street, creating 8 lots. (Matthew Barnes) Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 21, 2022

Applicant: Patrick Joyce - Anderson Engineering Inc