



Agenda City Plan Commission

Tuesday, June 21, 2022

9:00 AM

**For details on how to participate
please visit <https://kcmo.gov/cpc>**

CITY PLAN COMMISSION DOCKET

Tuesday June 21, 2022 at 9:00 am

Published Thursday June 16, 2022 at 8:22 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

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 CLD-FnPlat-2022-00023 - Ideker Asphalt - Final Plat, Andrews Road Industrial, First Plat, Lot 1 - A request

to approve a final plat in District M1-5 (Manufacturing) creating one industrial lot and one tract on about 43 acres generally located at the southeast corner of Andrews Road and Botts Road. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Paul Osborne - MEC

C2 Case No CD-CPC-2022-00083 - Helena Townhomes at Tiffany Springs - A request to approve a Project Plan for the

creation of 28 townhomes on about 4 acres generally located at on the north side of Northwest 88th Street approximately 125 feet west of North St. Claire Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C3 Case No CD-CPC-2022-00079 - MERCEDES-BENZ OF KANSAS CITY - A request to approve a Project Plan in District M1-5 on about 5 acres generally located at the southwest corner of West 138th Terrace and Missouri Highway 150. (Matthew Barnes)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Donald Hathaway - Weiskirch & Parks Engineers

C4 Case No CLD-FnPlat-2022-00021 - Halo Village - A request to approve a final plat in District MPD (Master Planned Development) on about 24.24 acres generally located at E. 52nd Terrace and Belmont Avenue. (Andrew Clarke) Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 2, 2022
Applicant: Matthew Gibbs - BHC Rhodes

C5 Case No CD-CPC-2022-00037 - Origin Hotel at Berkley Riverfront - A request to approve an MPD Final Plan for the construction of a hotel in District MPD (Master Planned Development) on about 2.61 acres generally located at Troost Avenue and Riverfront Road. (Andrew Clarke)
Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 5, 2022
Applicant: James Warford - iCON Architecture

C6 Case No CLD-FnPlat-2022-00017 - Staley Corners West - A request to approve a Final Plat in District B2-2 (Neighborhood Business) on about 2.75 acres generally located at the Northwest corner of North Indiana Avenue and NE Barry Road (Jared Clements)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Justin Milburn - Milburn Civil Engineering, LLC

C7 Case No CLD-FnPlat-2022-00024 - Woodhaven, First Plat - A request to approve a Final Plat in District MPD (Master Planned Development) to create eighty (80) residential lots and four (4) tracts on about 19.44 acres generally located at 3201 NW 100th St. (Genevieve Kohn)
Staff Recommendation: APPROVAL WITH CONDITIONS
Applicant: Tyler Wysong - Kimley-Horn

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-2022-00100 - Chapter 88 Special Purpose Amendments - A request to approve an amendment to Chapter 88 of the Kansas City Code of Ordinances, also known as the zoning and development code, for the purposes of requiring public notice for certain administrative decisions. (Joseph Rexwinkle)

Staff Recommendation: NO RECOMMENDATION
Applicant: COUNCILWOMAN SHIELDS

2 Case No CD-MISC-2022-00001 - The KC Spirit Playbook - (Kyle Elliott)

Staff Recommendation: NO RECOMMENDATION
No Applicant

3 Case No CD-CPC-2022-00063 - Front Street Infill PIEA Plan - The Front Street Infill Urban Renewal Plan - A request

to approve The Front Street Infill Urban Renewal 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 88 acres (20 parcels), in an area generally bordered by the Missouri river on the north, railroad tracks on the south, I-435 on the east and Chouteau Trafficway on the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Pamela Grego - Planned Industrial Expansion Authority

4 Case No CD-CPC-2022-00064 - Historic Northeast Lofts PIEA Plan - The Historic Northeast Lofts Urban Renewal

Plan - A request to approve The Historic Northeast Lofts Urban Renewal 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 22 acres (3 parcels), generally located at the southeast corner of Independence Avenue and Hardesty Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Pamela Grego - Planned Industrial Expansion Authority

5 Case No CD-CPC-2022-00074 - Price Brothers Expansion - Price Brothers Expansion - A request to approve a

development plan in District M2-3 (Manufacturing) to allow for 203,000 square foot building addition to the existing office and warehouse on about 36 acres generally located at the southeast corner at NW 106th Street and N. Congress Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Alexis Wilson - ARCO

6 Case No CD-CPC-2022-00067 - O'Reilly Development Continuum Care - A request to approve a Residential

Development Plan in District B3-3 (Community Business dash 3) to allow for a four-story senior living facility containing 153 units on about 6.18 acres generally located at 2300 NW Barry Rd (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: TIMOTHY WILSON - STARK WILSON DUNCAN ARCHITECTS, INC

7 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: DENIAL

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

8 Case No CD-CPC-2022-00071 - Hogan Truck Leasing - A request to approve a 2,000 square foot building addition

for vehicle leasing and service in District M1-5 (Manufacturing) on about 5.437 acres generally located at Stadium Drive and Interstate 435. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Aaron Moore - Kaw Valley Engineering

9 Case No CD-SUP-2022-00021 - Nomada Event Space - A request to approve an event space in District M3-5

(Manufacturing) on about .396 acres generally located at W. 11th Street and Hickory Street. (Andrew Clarke) Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 5, 2022

Applicant: Jason Eubanks - Nomada

10 Case No CD-SUP-2022-00019 - 4330 Washington Surface Parking - A request to approve a Special Use Permit for

an accessory parking lot for St. Luke's Hospital on about .67 acres generally located at 4330 Washington St. (Ahnna Nanoski) Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 5, 2022

Applicant: Matt Eblen - McClure Engineering Company

11.1 Case No CD-CPC-2022-00077 - Limeview - A request to approve a Rezoning from District O-2 to District R-5 on

about 6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 5, 2022

Applicant: Paul Moss - Anderson Engineering

11.2 Case No CD-CPC-2022-00061 - Limeview - A request to approve a Preliminary Plat on about 6 acres generally

located on the west side of Holmes road, approximately 700 feet south of East 127th Street, creating 19 lots. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 5, 2022

Applicant: Paul Moss - Anderson Engineering

12.1 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. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Hilary Beashore - bc DESIGN GROUP

12.2 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. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Hilary Beashore - bc DESIGN GROUP

12.3 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. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Hilary Beashore - bc DESIGN GROUP

13.1 Case No CD-CPC-2022-00099 - Greenwood Senior Housing - A request to approve an Area Plan Amendment to the Heart of the City Area Plan from Institutional to Mixed Use Neighborhood and Residential Medium High Density on about

2.4 acres generally located at 3711 E 27th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE Applicant: Kim Flanders - McClure Engineering

13.2 Case No CD-CPC-2022-00073 - Greenwood Senior Housing - A request to approve a rezoning from B3-2

(Community Business) and R-2.5 (Residential) to UR (Urban Redevelopment), with an associated Development Plan, to develop a 49 unit senior housing complex on the subject site on about 2.4 acres generally located at 3711 E 27th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE Applicant: Kim Flanders - McClure Engineering

14 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: APPROVAL WITH CONDITIONS

Applicant: Patrick Joyce - Anderson Engineering Inc

15 Case No CD-CPC-2022-00078 - West Bottoms Mixed-Use Redevelopment - A request to approve a rezoning from

DX-10 (Downtown Mixed-Use), M3-5 (Manufacturing), and UR (Urban Redevelopment) to UR (Urban Redevelopment), with an associated Development Plan, for the mixed-use redevelopment of the subject area on about 21.85 acres generally located at 1215 Union Ave.

(Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 5, 2022

Applicant: MARK HORNE - HOK

16 Case No CD-CPC-2022-00075 - Barry Road Townhomes - A request to approve a development plan and a preliminary plat for the construction of 86 townhomes in District R-1.5 (Residential 1.5) on about 14.88 acres generally located at Barry Road and North Granby Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Brad Sonner - Olsson

17 Case No CD-SUP-2022-00017 - Carpio Masonry - A request to approve the construction of a 3,200 SF office building, with covered outdoor storage structures for a wholesale masonry business in District M1-5 (Manufacturing) on about .25 acres generally located at East 14th Street and Spruce Avenue. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: ANGEL MARTINEZ - ANGEL MARTINEZ (Special Inspector)

18 Case No CD-CPC-2022-00034 - Marlborough School MPD - A request to approve a rezoning from district R-5

(Residential) to MPD (Master Planned Development) to redevelop the existing school into a mixed-use project on about 3.7 acres generally located at 1300 E 75th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rebecca McQuillen - Marlborough Community Land Trust

19 Case No CD-SUP-2022-00018 - NORTHLAND BAPTIST CHURCH ADDITION - A request to approve a Special Use

Permit in District R-7.5 on about 7 acres generally located at the southeast corner of Northwest Waukomis Drive and Northwest 72nd Street, to allow for the expansion of a civic use in a residential district. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 5, 2022

Applicant: Lee Ryherd - UHL ENGINEERING, INC.

20 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: APPROVAL WITH CONDITIONS Applicant: Amy Grant - Polsinelli PC

21 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: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: CITY OF KANSAS CITY, MOcity plan

