



# CITY PLAN COMMISSION DOCKET

Tuesday September 20, 2022 at 9:00 am

Published Thursday September 15, 2022 at 7:19 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](mailto: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-2022-00147 - Culver's at BB North Oak** - A request to approve an MPD Final Plan in District MPD for a drive through restaurant on about 1.43 acres generally located at 9700 N Oak Trfy (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

**C2 Case No CD-CPC-2022-00145 - Barry Towne Shooting Range** - A request to approve a Project Plan for a 15,000 square foot indoor shooting range on about 1.8 acres generally located at 8501 N Madison Ave (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kurt Huiras - Baughman Company

**C3 Case No CD-CPC-2019-00143** - A request to approve a Project plan in District R-6 (Residential dash 6), for a landscape buffer plan within the private open space tract on about 2 acres generally located on the north side of NE 39th Street between NE Prather Road on the east and N. Garfield Avenue on the west. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Justin Milburn - Milburn Civil Engineering, LLC

## 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-2022-00128 - Gem Cultural Center Townhouses** - A request to rezone .3 acres of land from UR (Urban Redevelopment) to DR-5 (Downtown Residential dash 5) generally located at E. 21st Street and Vine Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 4, 2022

Applicant: George White

- 2 Case No CD-SUP-2022-00033 - Taco Bell - Van Brunt** - A request to approve a drive-through facility on about .55 acres generally located at E. Linwood Boulevard and Van Brunt Boulevard. (Andrew Clarke)  
Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 4, 2022  
Applicant: Matthew Gibbs - BHC Rhodes
- 3 Case No CD-CPC-2022-00151 - Wal-Mart at 8301 N. Church** - A request to approve a major amendment to an approved development plan in District B4-5 (Heavy Business/Commercial) for the construction of a 31,000 square foot addition and site improvements to an existing Wal-Mart on about 21 acres generally located at MO 152 and N. Church Road. (Andrew Clarke)  
Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 4, 2022  
Applicant: Rick Rohlfing - BFA
- 4 Case No CD-CPC-2022-00153 - Plaza Bowl Overlay District** - Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for for granting deviations. (Joseph Rexwinkle)  
Staff Recommendation: Approval  
Applicant: Eric Bunch
- 5 Case No CD-CPC-2022-00137 - Redwood at Gracemor** - A request to approve a rezoning to MPD (Master Planned Development) from districts R-0.5, B4-5, and B3-2, and approving a preliminary development plan, which also acts as a preliminary plat for 179 residential units on about 25.61 acres generally located at the northeast corner of NE 48th St and I-435. (Genevieve Kohn)  
Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCTOBER 4, 2022  
Applicant: Ali Karolczak
- 6 Case No CD-SUP-2022-00036** - - A request to approve a Type 2- Year Round Short-term Rental Special Use Permit on about .479 acres generally located at 5719 NE 51st St (Najma Muhammad)  
Staff Recommendation: DISMISSAL  
Applicant: Robert Scarborough - Fresh Home Investments, LLC
- 7 Case No CD-SUP-2022-00035** - - A request to approve a Type 2- Year Round Short-term Rental Special Use Permit on about .479 acres generally located at 5617 NE 51st St (Najma Muhammad)  
Staff Recommendation: DISMISSAL  
Applicant: Robert Scarborough - Fresh Home Investments, LLC
- 8 Case No CD-CPC-2022-00120 - 31st & Main Historic District Overlay** - A request to approve the designation of the buildings on 3037 Main Street to the Kansas City Register of Historic Places (H/O Overlay) as the 31st & Main Historic District on about 0.645 acres generally located at 3037 Main Street Kansas City, MO. (Larisa Chambi)  
Staff Recommendation: APPROVAL WITH CONDITIONS  
Applicant: Eric Bunch
- 9 Case No CD-CPC-2022-00148 - Gladstone Animal Hospital** - A request to approve a rezoning from District B1-1 to District B2-1 to allow for an animal hospital on about 2 acres generally located at 7915 N Oak Trfy (Genevieve Kohn)  
Staff Recommendation: APPROVAL WITHOUT CONDITIONS  
Applicant: Lisa Hendricks - Mission Veterinary Partners
- 10 Case No CD-CPC-2022-00127 - Oaks River Market** - A request to approve a development of a seven-story residential apartment building with approximately 102 units, two separate integrated parking garages, and approximately 2600 SF of retail at street level. on about 0.62 acres generally located at 110 E 3rd Street. (Larisa Chambi)  
Staff Recommendation: APPROVAL WITH CONDITIONS  
Applicant: Iris Abramof - NSPJ Architects, P.A.

**11 Case No CD-SUP-2021-00093 - Quoc Lam STRs** - A request to approve a special use permit for a short-term rental in an R-7.5 district on about 0.203 acres generally located at 6800 NW 79th Ter (Najma Muhammad)

Staff Recommendation: DENIAL

Applicant: Quoc Lam

**12 Case No CD-CPC-2022-00132 - Foley Equipment** - A request to approve a major amendment to an approved UR (Urban Redevelopment) Development Plan to construct two buildings and a fuel island on about 30.26 acres generally located at E. 87th Street and Interstate 435. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Perla Diosdado - Kimley-Horn

**13 Case No CD-CPC-2022-00149** - A request to approve a Rezoning from R-80 (Residential) to B3-2 (Community Business) on about 1 acre generally located at the southeast corner of Northwest Barry Road and North Mercier Street. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**14 Case No CD-CPC-2022-00136 - The Reserve & The Porches** - A request to rezone an area of about 20 acres generally located at 6001 E. Bannister Road from UR (Urban Redevelopment) to UR (Urban Redevelopment) and approving a UR development plan and preliminary plat for 313 residential units on about 20 acres generally located at E. 93rd Street and Hillcrest Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**15 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. (Olofu Agbaji) Required Quorum from June 21, 2022: Allender, Beasley, Crawl, Sadowski

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Amy Grant - Polsinelli PC

**16 Case No CD-SUP-2022-00040 - SkyMark Refuelers** - A request to approve a Special Use Permit in District M1-5 (Manufacturing) on about 15 acres generally located at the southwest corner of East 149th Street and Botts Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**17 Case No CD-SUP-2022-00037 - Crestview Elementary** - A request to approve a Special Use Permit in District R-6 on about 7 acres generally located on the east side of North Holmes Road at the intersection of Northeast Greenfield Road to allow for the reconstruction of a school (Civic Use). (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James Ratley - MKEC Engineering, Inc.