



# CITY PLAN COMMISSION DOCKET

Wednesday July 3, 2024 at 9:00 am

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## How to Participate

1. The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details can be found at <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.
4. Individuals wishing to testify may testify in writing by emailing [publicengagement@kcmo.org](mailto:publicengagement@kcmo.org) at least 24 hours prior to the start of the hearing or testify orally either virtually via Zoom or in-person in the Council Chamber. Those providing oral testimony will be limited to 2 minutes unless speaking for an organization in which case you will be limited to 5 minutes. In either case, you must state your name, address, and organization (if representing one) for the record prior to beginning testimony.

## 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 will hold a morning session beginning at 9:00am, and if necessary, an afternoon session beginning at 1:00pm. The commission will take one fifteen-minute recess per session.
4. The City Plan Commission will recess for lunch between the morning and afternoon sessions if, and only if, an afternoon session is required to complete the docket. The Chair will announce no later than 11am whether an afternoon session will be necessary, and the Commission will recess following the conclusion of the last case that begins prior to 12:00pm or 12:30pm, whichever occurs first. In all cases, the afternoon session will begin at 1pm unless a different time is announced by the Chair prior to recessing for lunch.

## 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-2023-00010 - Martini Flats** - A request to approve a Final Plat in District R-1.5 (Residential) on about 1 acres generally located on the west side of Oak Street between Linwood Boulevard and 31st Street creating 12 lots for single unit homes. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

**C2 Case No CD-CPC-2024-00067 - Redwood Tiffany Springs** - A request to approve an MPD final plan for Redwood on N Ambassador in district MPD on about 36 acres generally located at 9799 NW Skyview Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Adam DeGonia - McClure

## 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-2024-00049 - Carmen Building Historic Overlay** - A request to approve the designation of the Carmen building on 101 W Linwood Boulevard to the Kansas City Register of Historic Places (H/O Overlay) on about 1.45 acres generally located between Wyandotte Street and Baltimore Avenue on the south side of West Linwood Boulevard. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Nadja Karpilow - Old Hyde Park Historic District

Required Quorum: Arkin, Crowl, Enders, Lynch on 6/5/2024

**2 Case No CD-ROW-2023-00053 - Fremont Street and East 55th Terrace Vacation** - A request to approve a vacation of Public Right-of-Way in District R-7.5 (Residential) of about 130 feet generally located on Fremont Avenue north of East 55th Terrace. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: CARRENA FAYE MOULTRIE

Required Quorum: Arkin, Crowl, Enders, Lynch on 6/5/2024

**3 Case No CD-CPC-2024-00058 - 1818 Main Apartments** - A request to approve a major amendment to a previously approved development plan to allow approximately 147 units in district DX-15 on about 0.35 acres generally located at 1818 Main Street. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Gretchen Blain - Generator Studio

**4.1 Case No CD-CPC-2024-00070 - 521 Campbell Mixed-Use** - A request to approve an Area Plan amendment to the Greater Downtown Area Plan future land use recommendation from Residential Medium Density to Downtown Residential on about 0.18 acres generally located at 521 Campbell Street. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Thong Thai - B+A Architecture

**4.2 Case No CD-CPC-2024-00069 - 521 Campbell Mixed-Use** - A request to approve a rezoning without plan from district R-1.5 to district DR-3 on about 0.18 acres generally located at 521 Campbell Street. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Thong Thai - B+A Architecture

**5.1 Case No CD-CPC-2024-00060 - Barryview** - A request to approve a rezoning from district R-2.5 to district R-1.5 on about 15.3 acres generally located between NW Milrey Drive and NW 83rd Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

**5.2 Case No CD-CPC-2024-00061 - Barryview** - A request to approve a residential development plan in the proposed R-1.5 zoning district on about 15.3 acres generally located between NW Milrey Drive and NW 83rd Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**6.1 Case No CD-CPC-2024-00064 - 45th & Benton Residential Development** - A request to approve an amendment to the Heart of the City Area Plan future land use recommendation from Institutional to Residential Medium High Density on about 23 acres generally located at 4520 Benton Boulevard. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Judd Ullom - Standard Communities

**6.2 Case No CD-CPC-2024-00063 - 45th & Benton Residential Development** - A request to approve a rezoning from district R-2.5 to district UR and preliminary development plan, which also serves as a preliminary plat, to allow a residential development containing approximately 290 dwelling units on about 23 acres generally located at 4520 Benton Boulevard. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Judd Ullom - Standard Communities

**7 Case No CD-SUP-2024-00022 - Gary Pipes Fill Site** - A request to approve a renewal of a special use permit to complete fill work for a demolition debris landfill in district R-80 on about on about 7.37 acres generally located at generally located at 11202 and 11206 E MO 150 HWY. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jadrienne Rodell-Tipton - Powell CWM

**8 Case No CD-CPC-2024-00068 - Oak Ridge Practice Field** - A request to approve a non residential development plan in district B3-2 to allow for outdoor and indoor sports and recreation on about 24.7 acres generally located at Interstate 35 and NE Oak Ridge Drive. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Dobbs - Kaw Valley Engineering

**9 Case No CD-MISC-2023-00005 -** - Presenting an update on the implementation of the KC Spirit Playbook after one year since adoption. (Morgan Pemberton)

Staff Recommendation: NO RECOMMENDATION

Applicant:

**10.1 Case No CD-CPC-2024-00056 - Mandacina First Plat** - A request to approve a preliminary plat to create four (4) lots for residential development in districts R-1.5, R-7.5 and R-10 on about 45 acres generally located at NE 96th Street and Maplewoods Parkway (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUL 17, 2024

Applicant: Shawn Duke - Snyder & Associates, Inc.

**10.2 Case No CD-CPC-2024-00080 - Major Street Plan Amendment - NE 96th Street** - A request to approve the realignment of NE 96th Street which is on the City's Major Street Plan in districts R-1.5, R-7.5 and R-10 on about 45 acres generally located at NE 96th Street and Maplewoods Parkway. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUL 17, 2024

Applicant: Shawn Duke - Snyder & Associates, Inc.

**11 Case No CD-CPC-2023-00159 - Shiraz Condo Development Plan** - A request to approve a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhome in two (2) phases on one (1) lot, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive (609 W. 49th Street). (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUL 17, 2024

Applicant: Masoud Shahbazi