



## Agenda City Plan Commission

---

**Tuesday, August 16, 2022**

**9:00 AM**

---

### CITY PLAN COMMISSION DOCKET

Tuesday August 16, 2022 at 9:00 am  
Published Thursday August 11, 2022 at 8:27 am

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 CLD-FnPlat-2022-00013 - Pacific + Troost - A request to approve a Final Plat in District UR on about 0.7

acres generally located at the southwest corner of Pacific Street and Troost Avenue. (Matthew Barnes) Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Marty Isabell - Taliaferro & Browne

C2 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: APPROVAL WITH CONDITIONS

Applicant: Matthew Gibbs - BHC Rhodes

C3 Case No CD-CPC-2022-00121 - Chipotle at The Shops at Boardwalk - A request to approve a Project Plan to allow

the addition of a pick up lane for an existing restaurant tenant on about 14.5 acres generally located on the western portion of 8600 N Broadway Ave (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Diana Steelquist - WD

---

## Partners

C4 Case No CD-CPC-2022-00116 - Northview Valley Third Plat - A request to approve a Project Plan for Northview 3rd

Plat Private Open Space Tracts on about acres generally located at the southern terminus of North Colorado Avenue south of Northeast 90th Terrace. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Robert Parks - Weiskirch and Parks Engineers, Inc

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: APPROVAL WITH CONDITIONS Applicant: James Warford - iCON Architecture

C6 Case No CD-CPC-2022-00113 - Avila College - A request to approve an MPD Final Plan for the construction of a

1,400 square foot modular building on about 39 acres generally located at Wornall Road and E. 118th Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Michael Stuckey - Avila University

## 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-2021-00221 - 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: DISMISSAL

Applicant: Hilary Beashore - bc DESIGN GROUP

1.2 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: DISMISSAL

Applicant: Hilary Beashore - bc DESIGN GROUP

1.3 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: DISMISSAL

Applicant: Hilary Beashore - bc DESIGN GROUP

2 Case No CD-SUP-2022-00031 - Nashua Elementary School - A request to approve a Special Use Permit to allow for

the demolition of the existing Nashua Elementary School to build a new, larger school in its place on about 10 acres generally located at 221 NE 114th St (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Braden Taylor - MKEC Engineering, Inc.

3 Case No CD-CPC-2022-00119 - Express Oil Change on North Oak - A request to approve a major amendment to a

previously approved development plan to allow construction of Express Oil Change and Tire Engineers on about 1.07 acres generally located at 7841 N Oak Trfy (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Haidan O'Keefe - Olsson

4 Case No CD-SUP-2022-00011 - The Real Estate Law Firm STRs - 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 OFF DOCKET WITH FEE

Applicant: Theodore Anderson - The Real Estate Law Firm

5 Case No CD-SUP-2022-00029 - Levee Fuel Tank - A request to approve a Special Use Permit for a private fuel

station in DX-10 zoning on about 0.28 acres generally located at 1629 W 9th Street (Jared Clements) Staff Recommendation: CONTINUANCE TO SEPTEMBER 9, 2022

Applicant: Justin Livingston - Agriland FS, Inc.

6 Case No CD-ROW-2022-00006 - 220 W 18th Street - Alley Vacation - A request to approve a vacation of a 265 feet

long alley in M1-5 zoning between 17th & 18th streets and Central & Wyandotte streets on about 0.92 acres generally located to the west of 220 w 18th street. (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Brad Johnson - Lathrop GPM LLP

7 Case No CD-SUP-2022-00028 - Rainey & Oates STR SUP - A request to approve a special use permit to allow for a

short term rental in zoning district R-2.5 on about 0.1 acres of land generally located at 3033 E 59th St (Jared Clements) Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Laurice Rainey - MakeYourselfHome, Investors, LLC

8 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 SEPTEMBER 20, 2022

Applicant: JEFFREY WILLIAMS, CITY PLANNING & DEVELOPMENT

9 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: CONTINUANCE WITHOUT FEE TO SEPTEMBER 20, 2022

Applicant: Eric Bunch

10 Case No CD-CPC-2022-00115 - The Mabion - A request to approve a rezoning from R-1.5 (Residential) to UR (Urban

Redevelopment), with an associated development plan for a multi-unit apartment building on about 1.4 acres generally located at E. 27th Street and Forest Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE Applicant: Trevor Fox - Anderson Engineering. Inc.

11 Case No CD-CPC-2022-00111 - Harlem Flex - A request to approve a Development Plan (Non-Residential) on about

0.6 acres generally located at the northwest corner of North Grand Avenue and Northeast Harlem Road. (Matthew Barnes) Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: anthony baldin - SolutionsUL LLC

12 Case No CD-CPC-2022-00118 - The Glade - A request to approve a Preliminary Plat in District UR on about 70 acres

generally located at southeast corner of East 87th Street and Blue River Road. (Matthew Barnes) Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEPTEMBER 9, 2022

Applicant: Jacob Hodson - Olsson

13 Case No CD-CPC-2022-00093 - The Terraces - A request to approve a Development Plan, with associated

Preliminary Plat, in an R-2.5 (Residential) zoning district to site detached homes on the subject property on about .45 acres generally located at 401 E 42nd St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

14 Case No CD-CPC-2022-00082 - Parkway Plaza - Parkway Plaza UR Plan Amendment - A request to approve an

amendment to a previously approved UR Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat (9 lots and 2 tracts) to allow for changes to the approved plan, allowing for 115,000 square foot of mixed use commercial development on about 25 acres generally bordered by NE 82nd Street on the north, Maplewood Parkway on the south, N. Antioch Road (MO Rout 1) on the east and N. Agnes Avenue on the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

15 Case No CD-CPC-2022-00114 - Foutch Rezoning - A request to approve a rezoning without a plan on a property

currently zoned R-1.5 (Residential 1.5) to B1 (Neighborhood Business 1) on about 2.17 acres generally located at 5220 Troost Ave (Najma Muhammad)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: STEVEN D. FOUTCH - FBKC SPORTS MANAGEMENT ,LLC

16 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: CONTINUANCE WITHOUT FEE TO SEPTEMBER 20, 2022

Applicant: Robert Scarborough - Fresh Home Investments, LLC

17 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: CONTINUANCE WITHOUT FEE TO SEPTEMBER 20, 2022

Applicant: Robert Scarborough - Fresh Home Investments, LLC

18 Case No CD-SUP-2022-00027 - Northland Lutheran School - A request to approve a Special Use Permit for the

expansion of a church and school in a residentially zoned district on about 2.6 acres generally located at 7112 N Overland Dr (Najma Muhammad)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Jacob Hodson - Olsson

19.1 Case No CD-CPC-2022-00105 - Weatherby Meadows - A request to approve a Rezoning from AG-R to R-5 on about

40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue. (Matthew Barnes) Staff Recommendation: APPROVAL WITH CONDITIONS

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

19.2 Case No CD-CPC-2022-00106 - Weatherby Meadows - A request to approve an Area Plan Amendment from

Agricultural/Residential and Open Space Buffer to Residential-Medium on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

19.3 Case No CD-CPC-2022-00104 - Weatherby Meadows - A request to approve a Development Plan creating 138 lots

on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

20.1 Case No CD-CPC-2020-00174 - Hopewell Corner - A request to approve a rezoning from District B1-1 (Business 1) to

District B3-3 (Community Business) on about 9 acres generally located at the southeast corner of NW 68th Street and NW Waukomis Drive. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: Jason Robbins - Aylett Survey & Engineering Co.

20.2 Case No CD-CPC-2020-00166 - Hopewell Corner - A request to approve a development plan in District B3-3

(Community Business) to allow for about 33,000 square foot development (convenience store, office and retail) on four lots in four phase, serving as a preliminary plat on about 9 acres generally located at the southeast corner of NW 68th Street and NW Waukomis Drive. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jason Robbins - Aylett Survey & Engineering