



# CITY PLAN COMMISSION DOCKET

Tuesday April 16, 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-2024-00006 - Mullins Plaza 2nd Plat- Replat** - A request to approve a Final Plat in District B3-2 (Commercial) on about 4.75 acres generally located at the southeast corner of North Oak Trafficway and Northeast Shoal Creek Parkway creating 3 lots for commercial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jason Robbins - RL Buford & Associates Engineering

**C2 Case No CD-CPC-2024-00022 - Highland Ridge Swimming Pool & Clubhouse** - A request to approve a Project Plan in District R-7.5 (Residential) on about 1.68 acres generally located on the west of North Elmwood Avenue south of Northeast 88th Street allowing for the creation of a community pool and accessory parking. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Austin Sitzmann - Milburn Civil 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 Case No CD-CPC-2024-00042 - Chapter 88 Text Amendment** - A request to amend Chapter 88, Code of Ordinances, by repealing Section 88-405-10, Streets, and enacting in lieu thereof a new section of like number and subject matter; and repealing Section 88-405-21, Installation or Financial Guarantee of Required Improvements, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-405-26, Plats Straddling Jurisdictional Boundaries, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-08, Administration and Procedures, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-10, Inspections, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-415-11, Plan Review Process, and enacting in lieu thereof a new section of like number and subject matter; repealing Section 88-570-02, Applicability; Authorized Administrative Adjustments; and/or other necessary changes all in order to redirect certain permitting and inspection functions from the City Planning and Development Department to the Water Services and Public Works Departments. (Ahnna Nanoski)

Staff Recommendation: NO RECOMMENDATION

Applicant:

**2 Case No CD-ROW-2023-00050 - 16th and Broadway Alley Vacation** - A request to approve a Vacation of Public Right of Way in District M1-5 (Manufacturing) of about 647 feet in length generally located between Washington Street and Broadway Boulevard north of West 17th Street. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tyler Wysong - Kimley-Horn

**3 Case No CD-ROW-2023-00051 - Washington Street Vacation** - A request to approve a Vacation of Public Right of Way in District M1-5 (Manufacturing) of about 260 feet in length generally located on Washington Street north of West 17th Street. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tyler Wysong - Kimley-Horn

**4 Case No CD-CPC-2024-00023 - NW Prairieview and N Chatham Rezoning** - A request to approve a rezoning in current Districts R-2.5 (Residential) and B2-2 (Commercial) to District B3-3 (Commercial) on about 12 generally located east of North Chatham Avenue on the north and south side of Northwest Prairieview Road. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Robert Young - rl buford

**5 Case No CD-CPC-2024-00025 - Foley Equipment** - A request to approve a major amendment to an approved UR (Urban Redevelopment) Development Plan to increase the impervious surface for twenty-nine (29) additional parking stalls 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

**6 Case No CD-CPC-2024-00028 - 3704 NW Cookingham Dr Rezoning** - A request to approve a rezoning from district AG-R (Agriculture dash Residential) to R-7.5 (Residential) on about 57 acres generally located at Northwest corner of NW Cookingham Dr and N Robinhood Ln. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Shawn Duke - Snyder & Associates, Inc.

**7 Case No CD-ROW-2023-00007 - 1201 Union Avenue- Alley Vacation** - A request to approve a vacation of public right of way of about 162 feet generally located on the west side of Santa Fe Street between West 11th Street and Union Avenue. (Matthew Barnes)

Staff Recommendation: NO RECOMMENDATION

Applicant: Stephen Brefo - SK Design Group, Inc.

**8 Case No CD-CPC-2024-00018 - Stonecroft MPD** - A request to approve a preliminary plat, residential development plan and rezoning from districts M1-5, R-7.5 and B3-2 to master planned development (MPD) to allow for a mobile home development on about 50 acres generally located at Raytown Road and Blue Ridge Cutoff. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 08, 2024

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

**9.1 Case No CD-CPC-2024-00044 - 5716 Scarritt Ave Area Plan Amendment** - A request to approve an area plan amendment to the Truman Plaza Area Plan from Residential Low Density to Mixed Use Neighborhood on about 0.14 acres generally located at the northwest corner of N Topping Avenue and Scarritt Avenue. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 08, 2024

Applicant: Saratou Shively - M&S Contractors, LLC

**9.2 Case No CD-CPC-2024-00021 - 5716 Scarritt Ave Rezoning** - A request to approve a rezoning from district R-2.5 (residential 2.5) to district O (office) on about 0.14 acres generally located at the northwest corner of N Topping Avenue and Scarritt Avenue. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 08, 2024

Applicant: Saratou Shively - M&S Contractors, LLC

**10 Case No CD-CPC-2024-00002 - Kiddie Academy** - A request to approve a major amendment to a previously approved development plan, which also serves as a preliminary plat, to allow the construction of a 13,000 square foot day care center in district B2-2 on about 1.5 acres generally located at 9880 N Cedar Avenue. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 08, 2024

Applicant: Jennifer Chatman - The Woodmont Company

**11 Additional Discussion:** Revising the City Plan Commission Rules and Regulations.