



CITY PLAN COMMISSION DOCKET

Wednesday December 18, 2024 at 9:00 am

Published Friday December 13, 2024 at 3:30 pm

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
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 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 CD-CPC-2024-00181 - Limeview - A request to approve a project plan in District O-2 (Office) on about 2 acres generally located at 12800 Holmes to allow for the landscaping of private open space tracts. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Paul Moss - Anderson 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-2024-00041 - Hoelzel Rezoning - A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St. (Ahna Nanoski)

Staff Recommendation: DENIAL

Applicant: Phillip Klawuhn - Phillip A. Klawuhn & Associates, P.C.

2 Case No CD-CPC-2024-00166 - Park University Detachment - A request to approve a deannexation (detachment) from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Parkville, Missouri on about 80 acres generally located between NW 52nd Terrace on the south, NW 56th Street on the north and the corporate limits of the City of Parkville on the west. (Andrew Clarke)

Staff Recommendation: DENIAL

Applicant: Ed Linnebur - Parkville Economic Development Council

3.1 Case No CD-CPC-2024-00141 - Envision - A request to approve an Area Plan amendment to the KCIA Area Plan from Mixed Use Community to Commercial/Industrial on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Lindsay Vogt - RL Buford

3.2 Case No CD-CPC-2024-00144 - Envision - A request to approve a rezoning from district AG-R to M2-1 and B3-2 on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Lindsay Vogt - RL Buford

3.3 Case No CD-CPC-2024-00145 - Envision - A request to approve a development plan, also serving as a preliminary plat, to allow construction of commercial and industrial buildings in proposed districts M2-1 and B3-2 on about 50 acres generally located at the southeast corner of N Congress Avenue and NW Cookingham Drive. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

4 Case No CD-SUP-2024-00042 - Kansas City Rescue Mission SUP - A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nick Kratz - HOK

5 Case No CD-SUP-2024-00047 - Second Baptist Church Parking Lot Expansion - A request to approve a Special Use Permit to expand a parking lot on about 1.6 acres generally located at 3620 E 39th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Cameron McCormick

6 Case No CD-SUP-2024-00046 - MCR SUP - A request to approve a Special Use Permit in District M1-5 to allow for a demolition debris landfill and general manufacturing on about 9 generally located at 421 N Atlantic St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

7 Case No CD-CPC-2024-00156 - Tilden Station - A request to approve a rezoning from District M3-5 to District UR (Urban Redevelopment), and approved a development plan which also serves as a preliminary plat allowing for a mix of uses that includes residential, office, and manufacturing, on about 28 acres, generally located at the southeast corner of E. 135th Street and Wornall Road. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Daniel Snead - Wallace Design Collective

8 Case No CD-CPC-2024-00155 - Tiffany Springs Logistic Center - A request to approve a major amendment to an approved development plan which also serves as a preliminary plat, in District M2-3 to allow for about 3.7 million square foot of office warehouse development, on 7 lots in 3 phases, on about 280 acres generally located at the terminus of Tiffany Springs Parkway, west of I-29 extending to N. Amity Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

9 Case No CD-CPC-2024-00152 - Falk Quarry - A request to approve a major amendment to an approved development plan to incorporate new phasing and building layout, in District M2-2 (Manufacturing) to allow for the existing land reclamation, quarry, excavation, office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

10.1 Case No CD-CPC-2024-00176 - 6430 N. Cosby Rezoning - A request to approve a major amendment to a previously development in District B1-1 (commercial) on about 1.5 acres generally located at N. Cosby Avenue and NW 64th Terrace. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: John Lazenby

10.2 Case No CD-CPC-2024-00175 - 6430 N. Cosby Rezoning - A request to approve a rezoning from District B1-1 (commercial) to B2-1 (commercial) on about 1.5 acres generally located at N. Cosby Avenue and NW 64th Terrace. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: John Lazenby

11.1 Case No CD-CPC-2024-00169 - Line Creek Homes - A request to approve a rezoning from district AG-R (agricultural-residential) to district R-7.5 (residential) to allow for a residential development on about 56 acres generally located at N. Line Creek Parkway and NW Old Stagecoach Road. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 15, 2025

Applicant: Jacob Hodson - Olsson

11.2 Case No CD-CPC-2024-00164 - Line Creek Homes - A request to approve a residential development plan in proposed R-7.5 (residential) district on about 56 acres generally located at N. Line Creek Parkway and NW Old Stagecoach Road. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 15, 2025

Applicant: Jacob Hodson - Olsson

12.1 Case No CD-CPC-2024-00135 - Streetcar Lofts - A request to approve a rezoning from district UR to district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 15, 2025

Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

12.2 Case No CD-CPC-2024-00136 - Streetcar Lofts - A request to approve a development plan, which also serves a preliminary plat, to allow 5 multi-unit residential buildings in proposed district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 15, 2025

Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.

13.1 Case No CD-CPC-2024-00173 - E 37th St Rezoning - A request to approve an Area Plan amendment to the Midtown/Plaza Area Plan from a future land use recommendation of Residential Low Density to Residential Medium-High Density on about 0.3 acres generally located at the northeast corner of E 37th Street and Virginia Avenue. (Genevieve Kohn)

Staff Recommendation: DISMISSAL

Applicant: Sara Ladd - Elevate Design + Build

13.2 Case No CD-CPC-2024-00172 - E 37th St Rezoning - A request to approve a rezoning from district R-6 to district R-2.5 on about 0.3 acres generally located at the northeast corner of E 37th Street and Virginia Avenue. (Genevieve Kohn)

Staff Recommendation: DISMISSAL

Applicant: Sara Ladd - Elevate Design + Build

14 Case No CD-SUP-2023-00044 - BLUE RIDGE GAS STATION - A request to approve a Special Use Permit to allow for gasoline and fuel sales in District B3-2 (Business) on about 2 acres generally located at 400 feet north of the corner of Blue Ridge Blvd and Old Sante Fe Rd. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 15, 2025

Applicant: Bassam Derbas - Complete h and c

15 Case No CD-CPC-2024-00128 - 8817 Sycamore Townhome Rezoning - A request to approve a rezoning from district R-7.5 (Residential 7.5) to district R-1.5 (Residential 1.5) on about 0.47 acres generally located at the southeast corner of East 88th Street and Sycamore Avenue. (Larisa Chambi)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITHOUT FEE

Applicant: Leslie Lewis

16 Case No CD-CPC-2024-00165 - Embrace Your Shine - Cottage Home Development - A request to approve a residential development plan on about 0.68 acres generally located on East 10th Street between Van Brunt Boulevard and Elmwood Avenue. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 15, 2025

Applicant: Jacob Hodson - Olsson

17 Case No CD-CPC-2024-00088 - Urbavore Farms MPD - A request to approve a rezoning from R-80 (Residential) to MPD (Master Planned Development), with associated Development Plan, for an urban agriculture and composting facility campus on about 13 acres generally located at 5500 Bennington Ave. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JAN 15, 2025

Applicant: Jeremy Knoll - BNIM

Additional Discussion Item

- KC Spirit Playbook Evaluation Criteria for Development Review Cases