



CITY PLAN COMMISSION DOCKET

Wednesday February 5, 2025 at 9:00 am

Published Thursday January 30, 2025 at 3:11 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.

Additional Discussion Item:

- Spirit Playbook Implementation/Zoning Code Amendments

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-2024-00037 - Davidson Farms 4th Plat - A request to approve a To consider approval of a final plat in District SC (Shoal Creek) creating twenty-seven (27) lots and one (1) tract on about 13 acres generally located at the northeast corner of NE 76th Street and N. Donnelly Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Doug Ubben - Phelps Engineering, Inc.

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-2024-00166 - 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

2 Case No CD-CPC-2024-00177 - Columbus Park UR Major Amendment - A request to approve a rezoning from district UR to district UR acting as a major amendment in district UR for a residential development on about 1.83 acres generally located on three different properties: the first located on Cherry Street between East 4th and East 5th Street, the second located at the northeast corner of Charlotte Street and East 5th Street, and the third located north of the East 4th and Campbell Street connection south of East 3rd Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Adam DeGonia - McClure

3 Case No CD-CPC-2024-00198 - Tiffany Meadows - A request to approve a Major Amendment to a Development Plan in District R-7.5 (Residential) on about 60 acres generally located on the north side of Northwest 108th Street approximately 1600 feet west of North Green Hills Road to allow for the creation of 251 units with deviations to the required lot and building standards of the R-7.5 Zoning District. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Steve Warger - Warger Associates LLC

4.1 Case No CD-CPC-2024-00194 - Moss Farm Rezoning - A request to approve a rezoning from District R-7.5 to R-6 on about 77 acres generally located at the southwest corner of North Platte Purchase Drive and Northwest 108th Street. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Lindsay Vogt - RL Buford

4.2 Case No CD-CPC-2024-00195 - Moss Farm - A request to approve a development plan, also serving as preliminary plat, to allow for the construction of 295 residential lots in District R-7.5 on about 77 acres generally located at the southwest corner of North Platte Purchase Drive and Northwest 108th Street. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

5 Case No CD-CPC-2024-00105 - May Technologies Rezoning - A request to approve a rezoning from District R-2.5 (Residential) to District M1-5 (Manufacturing) on about 0.8 acres generally located at the northwest corner of East US 40 Highway and Lewis Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: GEORGE BUKATY - GEORGE E BUKATY & CO., INC.

6.1 Case No CD-CPC-2024-00199 - Chatham Ave Self Storage - A request to approve an Area Plan amendment of the Line Creek Valley Area Plan from a future land use recommendation of Mixed Use Community to Commercial on about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Daniel Goodwin - Olsson

6.2 Case No CD-CPC-2024-00197 - Chatham Ave Self Storage - A request to approve a rezoning from district B3-2 to district B4-3 on about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Daniel Goodwin - Olsson

6.3 Case No CD-CPC-2024-00196 - Chatham Ave Self Storage - A request to approve a development plan to allow a self-storage warehouse in proposed district B4-3 on about 2.84 acres generally located 600 feet north of the intersection of NW 64th Street and N Chatham Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Goodwin - Olsson

7 Case No CD-SUP-2024-00053 - St Mary of Egypt Orthodox Church Cemetery - A request to approve a special use permit for a cemetery in district R-7.5 on about 10 acres generally located at 6200 E 58th Street. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Christine Drechsler - St. Mary of Egypt Orthodox Church

8 Case No CD-CPC-2024-00192 - Twin Creeks Development Plan - A request to approve a non-residential development plan also acting as a preliminary plat in district B3-2 on about 13.18 acres generally located at 8601 North Madison Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

9 Case No CD-CPC-2024-00191 - Kansas City Star Building Major Amendment - A request to approve a major amendment to a previously approved UR Plan to add Communication Service Establishment and additional uses on about 4.705 acres generally located on E Truman Road between McGee Street and Oak Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Joe Morgan - Patmos Hosting

10 Case No CD-SUP-2024-00049 - B&B Mansion in the Park SUP - A request for re-approval of a Special Use Permit in District R-5 (Residential 5) to allow for a Bed and Breakfast on about 9 acres generally located at the southwest corner of E. 67th Street and Elmwood Avenue. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Michael Blackledge - Piper-Wind Architects, Inc

11 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.

12 Case No CD-SUP-2024-00050 - KC Zoo & Aquarium - Giraffe Habitat - A request to approve a Special Use Permit to expand Recreation and Entertainment uses on the subject site on about 15 acres generally located at 6800 Lakeside Dr. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jameson Jones - TESSERE

13 Case No CD-SUP-2024-00033 - KC Birria SUP - A request to approve a Special Use Permit for a Drive Through Facility within the Independence Ave Overlay District on about .4 acres generally located at 543 Van Brunt Blvd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: DANA BLAY - DBL ARCHITECTURE + INC

14 Case No CD-MISC-2024-00003 - - A request to approve a moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district or any master planned development (MPD) plan that includes industrial uses within the KCI Area Plan boundary during the KCI Area Plan update process. (Sara Copeland)

Staff Recommendation: NO RECOMMENDATION

Applicant:

Required Quorum: Arkin, Beasley, Cowl, Enders, Hasek, Lynch, Padilla on 1/15/2025

15 Case No CD-CPC-2024-00193 - - A request to approve a major amendment to a previously approved plan in district UR on about 13.41 acres generally located at 241 East Linwood Boulevard, between Costco and Home Depot. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 19, 2025

Applicant: Mason McGonagall - Barghausen

16 Case No CD-SUP-2024-00055 - 6000 E. Truman Rd - General Vehicle Repair - A request to approve a special use permit for motor vehicle repair, general and light equipment sales/rentals outdoor, in District B3-2 on about .6 acres generally located at the northeast corner of E. Truman Road and White Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 19, 2025

Applicant: Jimmy JIMMY CASTANON - JMEB GROUP LLC

17 Case No CD-CPC-2024-00163 - Orchard Estates - A request to approve a preliminary plat, with deviations, in District R-7.5 on about 41 acres generally located at 16001 Ess Road. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 19, 2025

Applicant: Robert Parks - Weiskirch and Parks Engineers, Inc