



# CITY PLAN COMMISSION DOCKET

Wednesday May 7, 2025 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 CD-CPC-2025-00051 - Barryview** - A request to approve a project plan to approve private open space tract for a residential development in district R-1.5 on about 15 acres generally located at NW Milrey Drive and NW 83rd Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

**C2 Case No CLD-FnPlat-2024-00025 - Village at Viewcrest Final Plat** - A request to approve a Final Plat in District MPD (Master Planned Development) on about 22 acres generally located at the northeast corner of Highway 169 and Highway 152 to allow for the creation 80 lots and 4 tracts for the purposes of a residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lindsay Vogt - RL Buford

**C3 Case No CD-CPC-2024-00146 - Skyview Residential First Plat MPD Final Plan** - A request to approve a Final Plan in District MPD (Master Planned Development) on about 24 acres generally located on the west side of Skyview Avenue approximately 1500 feet north of NW 108th Street allowing for the construction of a 102 single unit houses. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Morgan Stahl - Kimley-Horn

**C4 Case No CD-CPC-2025-00043 - 27th & Troost - Cardinal Crest Apartments** - A request to approve a project plan for a 33-unit apartment building on about .3 acres generally located at 2700 Forest Ave. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 21, 2025

Applicant: Nicki Chestnut - Taliaferro & Browne, Inc.

**C5 Case No CLD-FnPlat-2023-00022 - Orchards at Shoal Creek** - A request to approve a final plat in Districts B2-2 and R-6 creating thirty two mixed residential lots and two (2) tracts for a total of 409 units (single family, duplexes, fourplexes and multiunit apartments). on about 25.5 acres generally located at the northeast corner of NE Shoal Creek Parkway and Hwy 169. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: MATTHEW SCHLICHT - MIDWEST ENGINEERING SOLUTIONS

## 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-ROW-2025-00005 - HALO Vacation- East 52nd Terrace** - A request to approve a vacation in District R-7.5 (Residential) on about 0.14 acres generally located on East 52nd Terrace approximately 1050 feet west of Dr. Martin Luther King Jr Boulevard. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Richard Shafer - BHC

**2 Case No CD-ROW-2025-00004 - HALO Vacation- White Ave** - A request to approve a vacation in District MPD (Master Planned Development) on about 1.25 acres generally located on White Avenue approximately 1250 feet north of East 56th Street. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Richard Shafer - BHC

**3 Case No CD-ROW-2025-00006 - Mercier Bluff Vacation** - A request to approve a vacation of public right-of-way in District R-6 (Residential) on about 1,120 square feet generally located on the west side of the 1800 block of Mercier Street. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Greg Rothers - ROTHERS, INC.

**4 Case No CD-CPC-2025-00041 - Fareway Meat Market Development Plan** - A request to approve a major amendment to a previously approved Development Plan, which also acts as a Preliminary Plat, for Fareway Meat Market on about 1.7 acres generally located at 1307 W 79th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Finn - Phelps Engineering, Inc.

**5 Case No CD-CPC-2025-00045 - 9500 NW Old Tiffany Springs Rd - Rezoning** - A request to approve a rezoning from District M2-3 (Manufacturing) to District R-80 (Residential) on about 25 acres generally located at 9500 Northwest Old Tiffany Springs Road. (Justin Smith)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: - STARR HOMES, LLC

**6 Case No CD-SUP-2025-00011 - 5959 Connecticut Ave - Outdoor Warehousing** - A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for outdoor warehousing on about 4.5 acres generally located approximately 350 feet east of the corner of Connecticut Avenue and North Topping Avenue. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Daniel Finn - Phelps Engineering, Inc.

**7 Case No CD-SUP-2025-00007 - Apostolic Church of Jesus Christ - Holmes Road** - A request to approve a major amendment to a special use permit for an addition on about 7.91 acres generally located at the southwest corner of East 83rd Street and Holmes Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James Marshall - Jrma Architects Inc.

**8 Case No CD-CPC-2025-00035 - Linwood and Main Apartments** - A request to approve a development plan allowing multiple six-unit residential buildings on about 1.97 acres generally located at 20 W Linwood Boulevard. (Genevieve Kohn-Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Doug Ubben - Phelps Engineering, Inc.

**9 Case No CD-CPC-2025-00017 - KCI29 Signage Plan** - A request to approve a Council Approved Signage Plan in District MPD (Master Planned Development) on about 2,143 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 21, 2025

Applicant: Qiyamah Muhammad - Olsson

**10 Case No CD-CPC-2025-00042 - 27th & Troost - Cardinal Crest Apartments** - A request to approve a major amendment to a previously approved Development Plan for apartment complexes on the subject site on about 1 acre generally located at 2702 & 2701 Troost Ave. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO MAY 21, 2025

Applicant: Nicki Chestnut - Taliaferro & Browne, Inc.

**11 Case No CD-SUP-2025-00012 - Revive Dayclub** - A request to approve an entertainment venue in district B3-2 on about 0.47 acres generally located at the southeast corner of Broadway Boulevard and W 39th Street. (Genevieve Kohn-Smith)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: Anna Hartley - KEM STUDIO

**12.1 Case No CD-CPC-2025-00049 - Phenom Basketball Facility** - A request to approve an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Mixed Use Neighborhood on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E 102nd Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 21, 2025

Applicant: Rick Cline - Baker Design Group P.A.

**12.2 Case No CD-CPC-2025-00050 - Phenom Basketball Facility** - A request to approve a rezoning without plan from district O-2 to district B1-2 on about 4.86 acres generally located at the northeast corner of Blue Ridge Boulevard and E 102nd Street. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 21, 2025

Applicant: Rick Cline - Baker Design Group P.A.

**13 Case No CD-CPC-2025-00039 - Lineage Data Solutions UR Redevelopment** - A request to approve a rezoning from Districts B3-2 (Commercial) and R-1.5 (Residential) to District UR (Urban Redevelopment) with an associated plan on about 2.6 generally located on the west side of Prospect Avenue approximately 100 feet south of East 35th Street, allowing for the redevelopment for warehousing/distribution. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 21, 2025

Applicant: Robert Wilson - Falk Architects

## **Additional Discussion Item**

### **1. Spirit Playbook Urban Design Guidelines Discussion**