



CITY PLAN COMMISSION DOCKET

Wednesday July 17, 2024 at 9:00 am

Published Friday July 12, 2024 at 2:35 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 CLD-FnPlat-2024-00016 - The Villas at Oakwood - A request to approve a Final Plat in District R-5 (Residential) on about 29 acres generally located on west side of Grandview Road at Kings Highway creating two (2) lots and three (3) tracts to allow for a residential and golf course development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Anthony Knipp - AMK LAW, LLC

C2 Case No CD-CPC-2024-00079 - Rocky Branch Creek Technology Park - A request to approve an MPD Final Plan for a data center campus in district MPD on about 500 acres generally located at the northeast corner of I-435 and Highway 169. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: David Lotz - Continental Consulting Engineers, Inc.

C3 Case No CD-CPC-2024-00026 - Hunt Midwest Business Park, 7th Plat - A request to consider approval of a project plan in Districts UR/ US (Urban Redevelopment) and (Underground Space), allowing for 307,000 square foot of office/warehouse development on about 42 acres generally located at the southwest corner of NE 48th Street and N. Arlington Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

C4 Case No CD-CPC-2024-00081 - Casey's at Staley Corners - A request to approve a project plan to allow for retail sales and gasoline and fuel sales in district B2-2 on about 1.62 acres generally located at N. Indiana Avenue and NE Barry Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jeffrey Laubach - SBB Engineering, LLC

C5 Case No CLD-FnPlat-2021-00061 - Levy at Martini Corner - A request to approve a final plat in District UR (Urban Redevelopment) creating one lot for mixed-use development on about 0.92 acres generally located at the northeast corner of Gillham Rd and E 31st St. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Marty Isabell - Taliaferro & Browne

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-SUP-2024-00015 - St. Teresa's Academy - A request to approve a special use permit for a parking lot expansion in district R-6 (Residential 6) on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Roger Barrett - SK Design Group, Inc.

2 Case No CD-CPC-2023-00159 - Shiraz Condo Development Plan - A request to approve a development plan which also serves as a preliminary plat, in District R-5 (Residential) to allow for five (5) residential townhome in two (2) phases on one (1) lot, on about 0.73 acres generally located at the southeast corner of W. 49th Street and Sunset Drive (609 W. 49th Street). (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 07, 2024

Applicant: Masoud Shahbazi

3 Case No CD-CPC-2024-00074 - Berkley Riverfront MPD - A request to approve a major amendment to a previously approved development plan in district MPD (Master Planned Development) on about 90 acres in an area generally bounded by the Missouri River on the north and west, I-29 on the east, and railroad tracks on the south. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Aaron Plump - PortKC

4 Case No CD-CPC-2024-00055 - - A request to approve an amendment to the Major Street Plan to change the Street Typology designation of NW Tiffany Springs Parkway from Parkway to Local Link between I-29 Highway on the east and N. Hampton Avenue on the west. (Olofu Agbaji)

Staff Recommendation: DENIAL

Applicant: James McClure - Polsinelli, P.C.

5 Case No CD-ROW-2024-00004 - E 87th Terrace Vacation - A request to approve a vacation of right-of-way in district M3-5 (Manufacturing 3 - 5) on about 1.07 acres generally located at the corner of Prospect Avenue and E 87th Terrace. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

6 Case No CD-CPC-2024-00050 - Russell Stover Candies - A request to approve a rezoning from R-0.5 to O-3 to update the zoning map to reflect existing conditions on about 2 acres generally located at 4900 Oak St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Christi Jones - Russell Stover Chocolates

7 Case No CD-CPC-2024-00078 - 14901 E US 40 Highway Rezoning - A request to approve a rezoning from district R-80 (residential) to district B2-2 (commercial) on about 3 acres generally located at E. US 40 Highway and Phelps Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Jamie Lorenzo - Harrah Law, LLC

8 Case No CD-CPC-2024-00071 - The Dotte at Metro North - A request to approve a development plan to allow two multi-unit residential buildings in district B2-2 on about 4.75 acres generally located at the northeast corner of N Wyandotte Street and NW 85th Terrace. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

9.1 Case No CD-CPC-2024-00073 - Swope Health Village Campus - A request to approve an amendment to the Swope Area Plan from Residential Medium-High Density to Mixed-Use Community on about 11.05 acres generally located at 3427 E 59th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 07, 2024

Applicant: William Buck - BHC Rhodes

9.2 Case No CD-CPC-2024-00072 - Swope Health Village Campus - A request to approve a rezoning from R-1.5 (Residential) to MPD (Master Planned Development), with associated Development Plan and Preliminary Plat, for a health services campus on about 11.05 acres generally located at 3427 E 59th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUG 07, 2024

Applicant: William Buck - BHC Rhodes