



Agenda

City Plan Commission

Tuesday, April 19, 2022

9:00 AM

<https://www.kcmo.gov/cpc>

CITY PLAN COMMISSION DOCKET

Tuesday April 19, 2022 at 9:00 am

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How to Participate

1. For details on how to participate please visit <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.

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 may take a short recess (about 10 minutes) at approximately 10:30 am and a lunch recess (about 45 minutes), when necessary, between 11:30 am and noon.

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-2021-00003 - The Edison at Tiffany Springs - A request to approve a Final Plat in District B3-3

(Community Business) on about 12 acres generally located at the SW corner of NW Old Tiffany Springs Road and Avion Drive, creating a single lot for use as a multi-family development including 243 units and one tract. (Matthew Barnes)

Staff Recommendation: APPROVED WITH CONDITIONS

Applicant: Robby Steffens - Olsson

C2 Case No CLD-FnPlat-2019-00018 - Prospect Summit Homes - A request to approve a Final Plat for "Prospect

Homes, Lots 1-3 and Tracts A and B" in Districts R-1.5 and B3-2 on about 4.62 acres generally located at the southeast corner of E 22nd St and Olive St. (Najma Muhammad)

Staff Recommendation: APPROVED WITH CONDITIONS

Applicant: Lamin Nyang - TALIAFERRO & BROWNE, INC

C3 Case No CLD-FnPlat-2021-00058 - Davidson Farms, 3rd Plat - A request to approve a final plat in in District SC

(Shoal Creek), creating 69 single family residential lots and one (1) tract on about 35 acres generally located on the north side of NE 76th Street, between N. Flintlock on the east and NE

Shoal Creek Parkway on the west. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 3, 2022

Applicant: Doug Ubben - Phelps Engineering, Inc.

C4.1 Case No CD-CPC-2022-00002 - Providence Pointe 2nd Plat - A request to approve a Project Plan in District R-7.5

(Residential) on about 21 acres generally located on North Eastern Avenue between Northeast 111th Street and Northeast 112th Terrace, creating three Private Open Space Tracts . (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITH FEE TO MAY 3, 2022

Applicant: Art Akin - AGC Engineers, Inc

C4.2 Case No CLD-FnPlat-2021-00064 - Providence Pointe 2nd Plat - Final Plat, Providence Pointe, Second Plat – To

consider approval of a final plat in in District R-7.5 (Residential 7.5), creating 68 residential lots and two (2) tracts on about 22 acres generally located at generally located at the northwest corner of NE 108th Street and N. Eastern Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITH FEE TO MAY 3, 2022

Applicant: Art Akin - AGC Engineers, Inc

C5 Case No CLD-FnPlat-2022-00006 - Holly Farms, 3rd Plat - A request to approve a Final Plat in District R-7.5

(Residential) on about 15 acres generally located at the southern terminus of N Holly St approximately 125 feet south of NW 106th St, creating 46 lots. (Matthew Barnes)

Staff Recommendation: APPROVED WITH CONDITIONS

Applicant: Michele Romano - Schlagel & Associates, PA

C6 Case No CLD-FnPlat-2022-00014 - QUAIL VALLEY - Quail valley Second Plat, Final Plat – A request to approve a final

plat in District R-7.5 creating 26 residential lots and two (2) tracts. on about 11.5 acres generally located at intersection of NE 104th Terrace and N. McKinley Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVED WITH CONDITIONS

Applicant: Robert Parks - Weiskirch and Parks Engineers, Inc

C7 Case No CLD-FnPlat-2022-00018 - Brandom Estates - To consider approval of an interjurisdictional preliminary plat

within the cities of Gladstone, MO and Kansas City, MO in District R-80 (Residential 80) on about 9 acres generally located at the northwest corner of NW 74th Street and N. Broadway, creating two residential lots. (Matthew Barnes)

Staff Recommendation: APPROVED WITH CONDITIONS

Applicant: Martin Arling - Kaw Valley Engineering, Inc.

C8 Case No CD-CPC-2022-00042 - Redwood MPD at N Ambassador - A request to approve an MPD Final Plan to

construct a mixed housing development, also known as Redwood on N Ambassador Drive on about 36.04 acres generally located at the south of NW Tiffany Springs Pkwy, bounded by N Ambassador Dr to the west and NW Skyview Ave to the east. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Adam DeGonia - McClure

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.

1.1 Case No CD-CPC-2022-00018 - Bodhi Residential Development - Bodhi At Seven Oaks, Preliminary Plat – A request

to approve a preliminary plat in Districts R-2.5 and B1-1 creating two (2) lots to allow for a 53-unit residential development within seven (7) “Multi-Unit House” building on about 4 acres generally located at northwest corner of E. 39th Street and Jackson Avenue. (Olofu Agbaji)
Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Trevor Fox - Anderson Engineering, Inc.

1.2 Case No CLD-FnPlat-2022-00010 - Bodhi Residential Development - Bodhi At Seven Oaks, Final Plat – A request to

approve a final plat in Districts R-2.5 and B1-1 creating two (2) lots to allow for a 53-unit residential development within seven (7) “Multi-Unit House” building on about 4 acres generally located at northwest corner of E. 39th Street and Jackson Avenue. (Olofu Agbaji)
Staff Recommendation: APPROVED WITH CONDITIONS

Applicant: Trevor Fox - Anderson Engineering, Inc.

2 Case No CD-CPC-2022-00043 - Subterra - Subterra - A request to approve a rezoning from District MPD (Master

Planned District) to District M1-5 (Manufacturing) and US (Underground Storage) on about 36 acres generally located at the northeast corner of I-435 and Wilson Road (portions within the City of Independence). (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: STEVE WARGER

3 Case No CD-CPC-2022-00021 - Redwood on North Brighton - Redwood at N Brighton - A request to approve a

rezoning from R-6 (Residential 6) to MPD (Master Planned Development) District and a preliminary development plan, which also acts as a preliminary plat to allow construction of 313 residential units on about 52 acres generally located on the west side of N Brighton Avenue in between NE 60th Terrace to the north and NE 57th Street to the south. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 17, 2022

Applicant: Adam DeGonia - McClure

4 Case No CD-CPC-2022-00009 - 115th and Holmes MPD - 115th and Holmes MPD - A request to approve a rezoning

from R-7.5 (Residential 7.5) to MPD (Master Planned Development) District and a preliminary plat to allow construction of 34 units multiplex on about 3.44 acres generally located at the southeast corner of E115th Street and Holmes Road. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 7, 2022

TO Applicant: Jay Green - Anderson Engineering Inc

5 Case No CD-CPC-2021-00197 - Belton Golf Course Deannexation - A request to detach a portion of the Belton Golf

Course from Kansas City, MO, and annex into Belton, MO on about 103 acres generally located at 4200 Bong Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS Applicant: Greg Rokos - City of Belton

6 Case No CD-CPC-2021-00168 - Remont, LLC - A request to approve a rezoning from R-80 (Residential) to MPD

(Master Planned Development) with an MPD Plan to bring an existing landscaping

(commercial) business into compliance on about 3.7 acres generally located at 8300 N Green Hills Rd. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUNE 7, 2022

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

7 Case No CD-CPC-2021-00186 - Chapter 88 Amendment, Periodic Review - Amending Chapter 88, the Zoning and

Development Code, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review. (Jared Clements)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: DMD City of Kansas City - KCMO

8.1 Case No CD-CPC-2021-00232 - Pacific + Troost - A request to approve a rezoning from district R-1.5 (Residential) to UR (Urban Redevelopment), with associated Development Plan, to allow for the development of townhomes and duplexes on about .5 acres generally located at 1015 Pacific St. (Ahnna Nanoski)

Required quorum from February 15, 2022: Baker, Beasley, Crowl, Enders, Rojas

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 17, 2022

Applicant: Matt Murphy - helix architecture + design

8.2 Case No CD-CPC-2022-00006 - Pacific + Troost - A request to approve an Area Plan Amendment to the Greater Downtown Area Plan from Residential Low Density to Residential High and Mixed-Use Neighborhood on about .5 acres generally located at 1015 Pacific St. (Ahnna Nanoski)

Required quorum from February 15, 2022: Baker, Beasley, Crowl, Enders, Rojas

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 17, 2022

Applicant: Matt Murphy - helix architecture + design

9 Case No CD-CPC-2021-00214 - Chapter 88 Amendments - Amending Chapter 88, the Zoning and Development Code, as it pertains to 88-535, Minor Subdivisions and 88-110-06, Residential Districts Lot and Building Standards and any other necessary related amendments. (Joseph Rexwinkle)

Staff Recommendation: PRESENTATION BY STAFF, NO ACTION REQUIRED

Applicant: Jeffrey Williams, City Planning and Development

10 Case No CD-CPC-2022-00047 - Stream Buffer Ordinance Amendments - A request to approve an amendment to

Chapter 88 of the Code of Ordinances, the Zoning and Development Code, to amend the stream buffer provisions of 88-415 to allow for certain exceptions to the requirements therein and other necessary amendments to this section. (Joseph Rexwinkle)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS Applicant: DMD City of Kansas City - KCMO

11 Case No CD-MISC-2022-00004 - Wendell Phillips Downtown East Neighborhood Plan - Request to approve the

recognition of the Wendell Phillips Downtown East Neighborhood Plan and Development Strategy generally located at Truman Road to the North, Prospect Avenue to the East 27th Street to the south and The Paseo Boulevard to the west. (Angela Eley)

Staff Recommendation: ACKNOWLEDGEMENT

Applicant: John James - Wendell Phillips Downtown East Neighborhood Association