



CITY PLAN COMMISSION DOCKET

Wednesday September 4, 2024 at 9:00 am

Published Thursday August 29, 2024 at 4:26 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-2024-00015 - Staley Heights Amenity Tract - A request to approve a project plan in District R-7.5 (Residential) to allow for a Clubhouse and Pool in the Staley Heights Development on about 0.5 an acre generally located 500 feet northwest of the corner of NE Chowning Dr and Maplewoods Parkway. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Andrea Lemken - Renaissance Infrastructure Consulting

C2 Case No CLD-FnPlat-2024-00022 - Walnut Townhomes Final Plat - A request to approve a Final Plat in District MPD (Master Planned Development) on about 0.462 acres generally located at the southwest corner of East 36th Street and Walnut Street, allowing for the creation of 9 lots and 2 tracts for the purpose of a townhome development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lance Scott - Cook, Flatt & Strobel Engineers, P.A.

C3 Case No CLD-FnPlat-2024-00015 - TT Acres - A request to approve a Final Plat in District R-80 (Residential) on about 10 acres generally located on the south side of East 79th Street approximately 900 feet west of Little Blue Road allowing for the creation of 2 lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robert Anderson - Anderson Survey Company

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-2024-00088 - 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: APPROVAL WITH CONDITIONS

Applicant: Jeremy Knoll - BNIM

Required Quorum: Crawl, Enders, Hasek, Lynch, Padilla on 8/7/2024

2.1 Case No CD-CPC-2024-00097 - Parade Park MPD - A request to approve an area plan amendment for the Heart of the City Area Plan from Residential Medium to Neighborhood Mixed Use on about 30.68 acres generally located at the southeast corner of Woodland Avenue and East Truman Road. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

2.2 Case No CD-CPC-2024-00096 - Parade Park MPD - A request to approve a rezoning and preliminary development plan also serving as a preliminary plat from districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing) to district MPD (Master Planned Development) to allow for approximately 1084 units on about 30.68 acres generally located between Woodland Avenue on the West, East 18th Street on the South, Brooklyn Avenue on the East, and East Truman Road to the North. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

3 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 WITH CONDITIONS

Applicant: Jamie Lorenzo - Harrah Law, LLC

4 Case No CD-ROW-2024-00015 - Topping Avenue Street Vacation - A request to approve a vacation of right-of-way in District M1-5 (Manufacturing) on about 84,000 square feet generally located at between Stadium Dr and E 32nd St. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Richard Shafer - BHC

5 Case No CD-ROW-2024-00019 - Bellaire Avenue Street Vacation - A request to approve a vacation of public right-of-way in District M1-5 (Manufacturing) on about 5400 square feet generally located at the south corner of Bellaire Ave and E 32nd St. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Richard Shafer - BHC

6.1 Case No CD-CPC-2024-00100 - Maple Woods Mixed Use - A request to approve a rezoning from district R-80 to B2-2 on about 2.89 acres generally located at the southeast corner of NE Barry Road and Maple Woods College Road. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

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

6.2 Case No CD-CPC-2024-00101 - Maple Woods Mixed Use - A request to approve a development plan for a mixed use building in proposed district B2-2 on about 2.89 acres generally located at the southeast corner of NE Barry Road and Maple Woods College Road. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

7 Case No CD-CPC-2024-00108 - Mayfair Development - A request to approve a residential mixed-use development plan in district O-1 on about 7 acres generally located at 12940 Wornall Road. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Bethany Dyché - HJM Architects

8 Case No CD-CPC-2020-00132 - Fareway (formerly McGonigle's) Expansion Plan - A request to approve a two-phase Development Plan for "Fareway Market" on about 1.68 acres located at 1301 W 79th St, or generally located at the southeast corner of W 79th St and Ward Pkwy. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

8 Case No CD-CPC-2020-00132 - Fareway (formerly McGonigle's) Expansion Plan - A request to extend the lapsed (expiration date) of an approved development plan (CD-CPC-2020-00132) by one year on about .9 acres generally located at 1307 W 79th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

9 Case No CD-SUP-2024-00026 - 1203 Woodswether Lofts - A request to approve a Special Use Permit for two second story apartments in an M2-1 zoning district on about 0.923 acres generally located at 1203 Woodswether Rd. (Alec Gustafson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ben Bortnick - BDB Properties LLC

10 Case No CD-ROW-2024-00002 - East 55th Street Vacation - A request to approve a vacation of public right of way in District R-5 (Residential) on about 27,000 SF generally located on East 55th Street east of Hardesty Avenue. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: DURON NETSELL - MDCC

11 Case No CD-ROW-2022-00041 - Berkley Plaza Vacation - A request to approve a vacation of public right of way in District MPD (Master Planned Development) of about 68,000 SF generally located on Berkley Plaza between East Riverfront Road and Berkley Parkway. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Krishan Purvis - Port Authority of Kansas City, Missouri

12 Case No CD-ROW-2024-00017 - Lydia Ave & Berkley Parkway Vacation - A request to approve a vacation of public right of way in District MPD (Master Planned Development) of about 18,000 SF generally located at the southeast corner of Lydia Avenue and Berkley Parkway. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Hunt - Taliaferro & Browne, Inc

13 Case No CD-SUP-2024-00030 - East Truman Auto - A request to approve a vehicle sales and service use in a B3-2 zoning district on about .643 acres generally located at 6226 E Truman Rd. (Alec Gustafson)

Staff Recommendation: DISMISSAL

Applicant: Bryan Ruoff - 3F30 ARCHITECTS INC

14 Case No CD-SUP-2024-00028 - Christ Community Church - A request to approve a special use permit in district R-6 (Residential) to allow for the expansion of a religious assembly on about 1.29 acres generally located at northwest corner of Wornall Rd and W 67 St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 18, 2024

Applicant: Hannah Pachunka - Duggan Shadwick Doerr & Kurlbaum LLC

15 Case No CD-CPC-2024-00098 - Marlborough School MPD - A request to amend a previously approved MPD Plan to redevelop an existing educational structure into a mixed-use project on about 3.7 acres generally located at 1300 E 75th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 18, 2024

Applicant: Brian Hochstein - MKEC Engineering, Inc.

16 Case No CD-CPC-2024-00104 - Georgetown Estates Rezoning - A request to approve a rezoning from District UR (Urban Redevelopment) to R-2.5 (Residential) on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 18, 2024

Applicant: John DeBauche - Land Bank of Kansas City, MO