



CITY PLAN COMMISSION DOCKET

Tuesday October 4, 2022 at 9:00 am

Published Wednesday September 28, 2022 at 12:46 pm

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.
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 8:30am, 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-2022-00124 - Logistics V at Hunt Midwest Business Park - A request to approve a project plan in Districts UR (Urban Redevelopment) and US (Underground Space) on about 17 acres generally located on the southwest side of N. Arlington Avenue, approximately 3,000 feet north of NE Parvin Road to allow for a new 203,899 square foot office/ warehouse building. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

C2 Case No CLD-FnPlat-2022-00029 - Promise Place - A request to approve a Final Plat in District UR (Urban Redevelopment) on about 3 acres generally located at the northeast corner of East 45th Street and Olive creating one lot. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Trevor Fox - Anderson Engineering, Inc.

C3.1 Case No CD-CPC-2022-00159 - Stony Brook Apartments - A request to approve a Project Plan in District B2-2 for a multi-unit residential building containing 48 units on about 3.2 acres generally located at 8601 N Wyandotte St (Genevieve Kohn)

Staff Recommendation: DENIAL

Applicant: Kyle Macdonald - Summa Terra Ventures LLC

C3.2 Case No CD-CPC-2022-00158 - The Bluffs Apartments - A request to approve a Project Plan in District B2-2 to for a multi-unit residential building containing 48 units on about 1.5 acres generally located at the northwest corner of Main St and NW 85th Ter (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rex Buys - Summa Terra Ventures

C4 Case No CD-CPC-2022-00157 - The Autumn Apartments - A request to approve a Project Plan in District B1-1 for a multi-unit residential building containing 48 units on about 1.61 acres generally located at the southeast corner of N Main St and NE 85th Ter (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITH FEE TO NOVEMBER 1, 2022

Applicant: Rex Buys - Summa Terra Ventures

C5 Case No CD-CPC-2022-00156 - Elephant Rock Apartments - A request to approve a Project Plan in District B2-2 for a multi-unit residential building containing 48 units on about 3.8 acres generally located at 5000 NE Russell Rd (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rex Buys - Summa Terra Ventures

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-2022-00114 - Foutch Rezoning - A request to approve a rezoning without a plan on a property currently zoned R-1.5 (Residential 1.5) to B1 (Neighborhood Business 1) on about 2.17 acres generally located at 5220 Troost Ave (Najma Muhammad)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: STEVEN D. FOUTCH - FBKC SPORTS MANAGEMENT ,LLC

Required Quorum From 9/6/22: Allender, Beasley, Crowl, Enders, Rojas

2.1 Case No CD-CPC-2022-00152 - 27th & Cleveland PIEA - The 27th and Cleveland PIEA General Development Plan - A request to approve The 27th and Cleveland PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620 on about 2.5 acres generally located on the south side of E. 27th Street, on the east side of Monroe Avenue and the west side of Cleveland Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Pamela Grego - Planned Industrial Expansion Authority

2.2 Case No CD-CPC-2022-00099 - Greenwood Senior Housing - A request to approve an Area Plan Amendment to the Heart of the City Area Plan from Institutional to Mixed Use Neighborhood and Residential Medium High Density on about 2.4 acres generally located at 3711 E 27th St. (Najma Muhammad)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Kim Jones - McClure Engineering

2.3 Case No CD-CPC-2022-00073 - Greenwood Senior Housing - A request to approve a rezoning from B3-2 (Community Business) and R-2.5 (Residential) to UR (Urban Redevelopment), with an associated Development Plan, to develop a 49 unit senior housing complex on the subject site on about 2.4 acres generally located at 3711 E 27th St. (Najma Muhammad)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kim Jones - McClure Engineering

3 Case No CD-CPC-2021-00214 - Infill Residential Development Text 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. (Najma Muhammad)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant:

4 Case No CD-CPC-2022-00143 - Freight House Village - A request to approve a rezoning to UR district to allow for a mixed use multi family development with amenities and structured parking on about 1.4 acres generally located at 2001 Walnut Street (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matthew Baumann - Hoefer Welker

5 Case No CD-CPC-2022-00031 - Paragon Star - Paragon Star- A request to approve an interjurisdictional preliminary plat within the cities of Lee's Summit, MO and Kansas City, MO in District R-80 (Residential 80) creating four (4) lots and one (1) tract on about 20 acres generally located at the northeast corner of NE View High Drive and I-470. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jay Healy - George Butler Associates, Inc

6 Case No CD-CPC-2022-00150 - Bristol South Apartments - A request to approve a major amendment to a previously approved development plan to allow construction of two multi-unit residential buildings containing 112 units on about 4 acres generally located in the Bristol Commercial area at the northwest corner of NW Shoal Creek Pkwy and HWY 169 (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

7 Case No CD-SUP-2022-00041 - James Engle STR - A request to approve a Type 2 -Year round Short Term Rental through the Special Use Permit process on about 0.084 acres generally located at 716 W 44th Ter (Najma Muhammad)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James Engle

8 Case No CD-SUP-2022-00039 - The Real Estate Law Firm STR - A request to approve a Special Use Permit to allow for a Short Term Rental in zoning district R-2.5 on about 0.12 acres generally located at 4742 Jarboe Street (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Theodore Anderson - The Real Estate Law Firm

9 Case No CD-SUP-2022-00038 - The Real Estate Law Firm STR - A request to approve a Special Use Permit to allow for a Short Term Rental in zoning district R-2.5 on about 0.13 acres generally located at 4412 Terrace Street. (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Theodore Anderson - The Real Estate Law Firm

10 Case No CD-SUP-2022-00033 - Taco Bell - Van Brunt - A request to approve a drive-through facility on about .55 acres generally located at E. Linwood Boulevard and Van Brunt Boulevard. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITH FEE TO NOVEMBER 1, 2022

Applicant: Matthew Gibbs - BHC Rhodes

11 Case No CD-CPC-2022-00128 - Gem Cultural Center Townhouses - A request to rezone .3 acres of land from UR (Urban Redevelopment) to DR-5 (Downtown Residential dash 5) generally located at E. 21st Street and Vine Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO NOVEMBER 15, 2022

Applicant: George White

12 Case No CD-CPC-2022-00137 - Redwood at Gracemor - A request to approve a rezoning to MPD (Master Planned Development) from districts R-0.5, B4-5, and B3-2, and approving a preliminary development plan, which also acts as a preliminary plat for 179 residential units on about 25.61 acres generally located at the northeast corner of NE 48th St and I-435. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ali Karolczak