



CITY PLAN COMMISSION DOCKET

Tuesday February 7, 2023 at 9:00 am

Published Wednesday February 1, 2023 at 1:42 pm

How to Participate

1. The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, 26th floor Council Chamber, Kansas City, Missouri and virtually via Zoom. Details regarding how to view the hearing and participate 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-2022-00045 - Weatherby Meadows - A request to approve a Final Plat in District R-5 (Residential Open Space) on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Road creating 138 residential lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kimmy Phan - Atwell

C2 Case No CD-CPC-2022-00138 - KC Current Stadium - A request to approve an 11,500 capacity soccer stadium for the Kansas City Current soccer club at the Berkley Riverfront Development in District MPD (Master Planned Development) on about 10 acres generally located at Berkley Parkway and Lydia Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEBRUARY 21, 2023

Applicant: Jared Hagedorn - Generator Studio

Quorum from 11-15-22: Allender, Baker, Crowl, Enders, Hill, Rojas, Sadowski

C3 Case No CD-CPC-2022-00223 - McDonald's - Green Hills Plaza - A request to approve a project plan for a drive-through facility on about 1.575 acres generally located at NW Barry Road and N. Green Hills Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rebecca Denmark - Reprise Design

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-2022-00186 - Chapter 88 Special Purpose Amendments - Amending Chapter 88, the Zoning and Development Code, by enacting a new section to be known as Section 88-424, Tree Preservation and Protection, and amending 88-810 by adding and inserting definitions applicable to this new Code section, and amending any other necessary sections of Chapter 88. (Genevieve Kohn)

Quorum from 11-15-22: Allender, Baker, Crowl, Enders, Hill, Rojas, Sadowski

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: CITY PLANNING AND DEVELOPMENT

2 Case No CD-CPC-2023-00005 - Chapter 88 Special Purpose Amendments - To amend Chapter 88, the zoning and development code, as it pertains to Section 88-354, Medical Marijuana Facilities, as well as 88-805, Use Groups and Categories, and 88-810, Definitions, to allow for Comprehensive (non-medical) Marijuana Facilities as authorized by the Missouri Constitution. (Joseph Rexwinkle)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: CITY PLANNING AND DEVELOPMENT DEPARTMENT

3 Case No CD-SUP-2022-00058 - Kuhn STR - A request to approve a Special Use Permit for a Short Term Rental in an R-1.5 (Residential) zoning district on about .1 acres generally located at 331 W 77th St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jane Kuhn

4 Case No CD-CPC-2023-00006 - Union Hill 353 Certificate of Completion - Determining the compliance of the Union Hill "353" Development Plan for the Phoenix Redevelopment Corporation on approximately 52 acres generally bounded by 30th Street on the north, Gillham Road on the east, 31st Street on the south and Main Street on the west, for the redevelopment and rehabilitation of the neighborhood as provided in the Urban Redevelopment Corporation Law of the State of Missouri (Chapter 353, R.S.Mo.1978, as amended); and authorizing the Director of City Planning & Development to issue a Certificate of Full Compliance. (Joseph Rexwinkle)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEBRUARY 21, 2023

Applicant: DMD City of Kansas City - KCMO

5 Case No CD-SUP-2022-00002 - Express Stop & Car Wash - A request to approve a Special Use Permit to allow for a gas station in zoning district B1-1 on about 0.32 acres of land generally located at 11511 Blue Ridge Boulevard (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: KHALID BANDAY - KAM DESIGN GROUP LLC

6 Case No CD-CPC-2022-00218 - Atwell Suites Hotel - A request to approve a nonresidential development plan for the construction of a 104 room hotel on about 4.0 acres generally located at NW Plaza Circle and Interstate 29. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Steve Warger

7 Case No CD-CPC-2022-00174 - City Harvest - A request to approve a rezoning from district Urban Redevelopment (UR) to district Urban Redevelopment (UR), in order to build mixed-use residential apartment complex with approximately 300 residential units on about 0.98 acres generally located at 400 Main Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jesse Crupper - KEM Studio

8 Case No CD-SUP-2022-00046 - North Oak Auto - A request to approve a Special Use Permit Vehicular Sales and Service (Outdoor) in District B3-2 on about 0.34 acres generally located at the corner of Northeast 82nd Terrace and North Oak Trafficway. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MARCH 7, 2023

Applicant: Ciara Hogsett - Kimley-Horn

9.1 Case No CD-CPC-2022-00202 - Ascent Apartments - A request to approve a rezoning from District R-6 (Residential 6) and District R-2.5 (Residential 2.5) to District R-0.75 (Residential 0.75) on about 19.79 generally located at 3350 North Holmes Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Rachel Barth - NorthPoint Development

9.2 Case No CD-CPC-2022-00203 - Ascent Apartments - A request to approve an Area Plan Amendment from Residential Medium Density to Residential High Density on about 19.79 acres generally located at 3350 North Holmes Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Rachel Barth - NorthPoint Development

9.3 Case No CD-CPC-2022-00205 - Ascent Apartments - A request to approve a Development Plan for a multi-unit development on about 19.79 acres generally located at 3350 North Holmes Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Rachel Barth - NorthPoint Development

10 Case No CD-CPC-2022-00222 - Westport Commons - A request to approve a major amendment to the approved MPD (Master Planned Development District) to allow for the construction of 100 residential units on about 2.5 acres generally located at Warwick Boulevard and E. 38th Street. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITH FEE TO MARCH 7, 2023

Applicant: Will Dubois - Davidson AE

11 Case No CD-SUP-2022-00048 - 5300 Prospect Xpress Mart - A request to approve a Special Use Permit (SUP) for Gasoline and Fuel Sales in district B3-2 on about 1.2 acres generally located at E. 53rd Street and Prospect Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE OFF-DOCKET WITH FEE

Applicant: Bryan Ruoff - 3F30 ARCHITECTS INC

12 Case No CD-CPC-2022-00182 - The Sawyer - The Sawyer Preliminary Plat - A request to approve a Preliminary Plat in District R-7.5 to allow for 17 detached lots and two (2) tracts on about 20 acres generally located at the northwest corner of NE Shoal Creek Parkway and NE Reinking Road. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MARCH 7, 2023

Applicant: Braden Taylor - MKEC Engineering, Inc.

13.1 Case No CD-CPC-2022-00197 - Shoemaker - Shoemaker, Preliminary Plat – A request to approve a preliminary plat in District R-7.5 creating three (3) detached residential on about 15 acres generally located at the northwest corner of NE 88th Street and N. Highland Avenue. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEBRUARY 21, 2023

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

13.2 Case No CD-CPC-2022-00198 - Shoemaker - Shoemaker Rezoning – A request to approve a rezoning from Districts R-80 and R-5 (Residential) to District R-7.5 (Residential) on about 15 acres generally located at the northwest corner of NE 88th Street and N. Highland Avenue. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEBRUARY 21, 2023

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