



CITY PLAN COMMISSION DOCKET

Tuesday February 6, 2024 at 9:00 am

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How to Participate

1. The hearing will be hybrid, both in-person at City Hall, 414 East 12th Street, **10th floor Council Chamber**, 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-2024-00001 - East Campus Phase 01 - A request to approve a Final Plat in District MPD (Master Planned Development) on about 35 acres generally located at the northeast corner of Botts Road and Highway 150 creating one (1) lot and four (4) tracts for the purposes of industrial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - Olsson

C2 Case No CLD-FnPlat-2023-00034 - Maple Park Plaza - A request to approve a Final Plat in District MPD (Master Planned Development) on about 13 acres generally located at the northwest corner of Northeast 48th Street and North Randolph Road creating three (3) lots and one (1) tract for a mixed-use development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

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-MISC-2024-00001 - Moratorium of Gas Stations - Declaring a temporary moratorium on the issuance or approval of any new permits, plan review, project plans and zoning changes for gas stations within Kansas City, and directing staff to review and recommend any appropriate text amendments to the Zoning and Development Code (Chapter 88). (Andrew Clarke)

Staff Recommendation: NO RECOMMENDATION

Applicant:

2 Case No CD-CPC-2023-00173 - BLOCK Real Estate Apartment Rezoning - A request to approve a rezoning from R-1.5 (Residential) to R-0.75 (Residential), a total of 4 lots, to accommodate a proposed apartment complex on about .3 acres generally located at 4511 Summit St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Douglas Stone - LEWIS RICE

3 Case No CD-CPC-2023-00144 - Ladd School Redevelopment - A request to approve a rezoning to district UR (Urban Redevelopment) from district R-2.5 (Residential 2.5) and approval of a development plan for a mixed use development on about 3.6 acres generally located at the NW corner of Benton Boulevard and East 37th Street. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Samuel De Jong - BNIM

4.1 Case No CD-CPC-2023-00169 - Botham Residential - A request to approve a Rezoning from District R-80 to Districts R-7.5, R-5, and R-2.5 on about 160 acres generally located at the southeast corner of Northeast 96th Street and North Tullis Drive allowing for the creation of 396 residential units. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Chris Holmquist - Olsson

4.2 Case No CD-CPC-2023-00170 - Botham Residential - A request to approve a Development Plan which serves as a Preliminary Plat in proposed Zoning Districts R-7.5, R-5, and R-2.5 (Residential) on about 160 acres generally located at the southeast corner of Northeast 96th Street and North Tullis Drive allowing for the creation of 396 residential units. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Holmquist - Olsson

5 Case No CD-SUP-2023-00044 - BLUE RIDGE GAS STATION - A request to approve a Special Use Permit to allow for gasoline and fuel sales in District B3-2 (Business) on about 2 acres generally located at 400 feet north of the corner of Blue Ridge Blvd and Old Sante Fe Rd. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 20, 2024

Applicant: Bassam Derbas - Complete h and c

6 Case No CD-SUP-2023-00053 - - A request to approve a Special Use Permit for a 5,536 parking lot for Warehousing, Wholesaling, Freight Movement (outdoor) on about 26.9 acres generally located south of US M 210 Highway and east of Birmingham Levee District Drive Rd. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 20, 2024

Applicant: Steve Warger - Warger Associates LLC

7 Case No CD-ROW-2023-00045 - Walnut Street Vacation - A request to approve a vacation of public right of way of Walnut Street of about 30,000 Square Feet generally located on Walnut Street between East 39th Street and East 40th Street. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 05, 2024

Applicant: Daniel Yoza - Levy Craig Law Firm

Required Quorum: Baker, Crowl, Enders, Hasek, Hill, Padilla on 1/2/2024

8 Case No CD-ROW-2023-00007 - 1201 Union Avenue- Alley Vacation - A request to approve a vacation of public right of way of about 162 feet generally located on the west side of Santa Fe Street between West 11th Street and Union Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO FEB 20, 2024

Applicant: Stephen Brefo - SK Design Group, Inc.