



CITY PLAN COMMISSION DOCKET

Tuesday March 5, 2024 at 9:00 am

Published Thursday February 29, 2024 at 9:01 am

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-2024-00001 - Antioch Village - A request to approve a Final Plan in District MPD (Master Planned Development), to allow for a drive through facility as part of phase 1 of the Antioch Village on about 1 acre generally located at the northwest corner of NE 53rd Street and N. Antioch Road. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jay O'Dell - Aubry Enterprises

C2 Case No CLD-FnPlat-2023-00036 - Berkley Riverfront Park Fourth Plat - A request to approve a Final Plat in District MPD (Master Planned Development) on about 10 acres generally located at the northwest corner of Front Street and Interstate 35 creating one lot for the purposes of a multi-purpose sports stadium. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Marty Isabell - Taliaferro & Browne

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-SUP-2023-00053 - 14001 NE M 210 Hwy Parking Lot - 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: APPROVAL WITH CONDITIONS

Applicant: Steve Warger - Warger Associates LLC

2 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 (PER APPLICANT) TO MAR 19,

Applicant: Stephen Brefo - SK Design Group, Inc.

3 Case No CD-SUP-2024-00006 - 2604 E 27th St Gas Station & Convenience Store - A request to approve the renewal of a special use permit (SUP) to allow for gasoline and fuel sales in district B3-2 on about 1.1 acres generally located at E. 27th Street and Prospect Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 19, 2024

Applicant: RIAD BAGHDADI - RB ARCHITECTURE ENGINEERING CONST. LLC

4 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 19, 2024

Applicant: Daniel Yoza - Levy Craig Law Firm

5 Case No CD-CPC-2023-00178 - Vivion and Chouteau Amendment - A request to approve a major amendment to an approved development plan to allow for a drive-through facility in District UR (Urban Redevelopment) on about 1.5 acres generally located at NE Vivion Road and N Chouteau Trafficway. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAR 19, 2024

Applicant: Michael Meier - Aristocrat Realty

6 Case No CD-CPC-2024-00003 - Barrio Major Amendment - A request to approve a major amendment to the previously approved Union Hill UR plan to allow an additional principle use on about 0.12 acres generally located at 408 E 31st Street. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO APR 02, 2024

Applicant: Tony Edwards - Taliaferro & Browne, Inc.

7. Additional Discussion – Update on case status for the following case numbers:

- **CD-CPC-2023-00171 – 100 E 20th PIEA Area** - A request to approve the 100 E. 20th Street PIEA 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 1.04 acres generally located at 100 E. 20th Street.
- **CD-CPC-2023-00151 – Brighton Parking** – A request to approve a major amendment to an Master Planned Development to allow for vehicle storage including 3,169 parking spaces in district MPD on about 42.64 acres generally located on the NE corner of Highway 210 and north Brighton Avenue.
- **CD-CPC-2023-00164 – Vape Time Liquor** – A request to approve a project plan in district B3-3 for retail sales on about 1.5 acres generally located at NW Barry Road and N. Green Hills Road.