



CITY PLAN COMMISSION DOCKET

Tuesday March 19, 2024 at 9:00 am

Published Wednesday March 13, 2024 at 8:48 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 CLD-FnPlat-2024-00002 - NORTHSTAR OF AUBURNDALE - A request to approve a final plat in District MPD creating 36 lots and four (4) tracts on about 17 acres generally located at the northwest corner of NE Cookingham Drive (291 Hwy) and N. Eastern Avenue. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C2 Case No CLD-FnPlat-2024-00004 - Research Medical Center Second Plat - A request to approve a Final Plat in District R-0.5 (Residential) on about 50 acres generally located at the northeast corner of East Meyer Boulevard and Access Road Hospital allowing for an expansion of the Research College of Nursing building. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Aaron Perrine - GBA

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-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 APR 02, 2024

Applicant: Stephen Brefo - SK Design Group, Inc.

2 Case No CD-CPC-2024-00010 - Oak Ridge Family Club - A request to approve a major amendment to a previously approved development plan in district B3-2 to allow for outdoor sports and recreation, participant on about 30 acres generally located at NE Oak Ridge Drive and Interstate 35. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jacob Dobbs - Kaw Valley Engineering

3.1 Case No CD-CPC-2024-00014 - Raphael Hotel - A request to approve an area plan amendment to the Midtown/Plaza Area Plan from Residential Urban Density to Mixed Use Community on about 1 acre generally located at the southeast corner of Ward Parkway and Wornall Road. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

3.2 Case No CD-CPC-2024-00013 - Raphael Hotel - A request to approve a rezoning from district R-0.5 to district B3-5 on about 1 acre generally located at the southeast corner of Ward Parkway and Wornall Road. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

3.3 Case No CD-SUP-2024-00009 - Raphael Hotel - A request to approve a special use permit to allow a hotel adjacent to a designated parkway in district B3-5 on about 1 acre generally located at the southeast corner of Ward Parkway and Wornall Road. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

4 Case No CD-CPC-2024-00006 - North Congress Storage Facility - A request to approve a major amendment to a previously approved development to add storage units and add a second story on about 10.98 acres generally located at the southwest corner of NW Cookingham Drive and North Congress Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Justin Milburn - Milburn Civil Engineering, LLC

5 Case No CD-SUP-2024-00004 - Park Hill School District Mod Classrooms - A request to approve a special use permit to allow the continued temporary use of two modular buildings in district R-6 and R-80 on about 94 acres generally located at the southwest corner of NW Barry Road and N Congress Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Walters - Hollis + Miller Architects

6 Case No CD-SUP-2024-00002 - Park Hill School District Mod Classrooms - A request to approve a special use permit to allow the continued temporary use of one modular building in district AG-R on about 20 acres generally located at 5301 NW Old Tiffany Springs Road. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Walters - Hollis + Miller Architects

7 Case No CD-SUP-2024-00003 - Park Hill School District Mod Classrooms - A request to approve a special use permit for the continued temporary use of one modular building in district R-80 on about 9.6 acres generally located at 5704 N Northwood Road. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ryan Walters - Hollis + Miller Architects

8.1 Case No CD-CPC-2024-00007 - Mandolin Creek Residential Development - A request to approve an Area Plan Amendment from Residential Low Density to Residential Medium Density on about 42 acres generally located on the south side of Northwest 100th Street approximately 1300 feet east of Green Hills Road. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITH FEE TO APR 02, 2024

Applicant: Lindsay Vogt - RL Buford

8.2 Case No CD-CPC-2024-00008 - Mandolin Creek Residential Development - A request to approve a Rezoning from District AG-R to District R-6 Open Space on about 42 acres generally located on the south side of Northwest 100th Street approximately 1300 feet east of Green Hills Road. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITH FEE TO APR 02, 2024

Applicant: Lindsay Vogt - RL Buford

8.3 Case No CD-CPC-2024-00009 - Mandolin Creek Residential Development - A request to approve a Development Plan in proposed District R-6 Open Space (Residential) on about 42 acres generally located on the south side of Northwest 100th Street approximately 1300 feet east of Green Hills Road. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITH FEE TO APR 02, 2024

Applicant: Lindsay Vogt - RL Buford

9 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 WITH FEE TO APR 02, 2024

Applicant: RIAD BAGHDADI - RB ARCHITECTURE ENGINEERING CONST. LLC

10 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 OFF-DOCKET WITH FEE

Applicant: Daniel Yoza - Levy Craig Law Firm

11 Additional Discussion - Update on case status for the following case number:

- 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.