



CITY PLAN COMMISSION DOCKET

Wednesday May 22, 2024 at 9:00 am

Published May 21, 2024 at 8:15 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 311Action 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.

A. Vote for City Plan Commission Vice Chair.

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-2024-00008 - Chaves Development 1st Plat - A request to approve a Final Plat in District B3-3 (business) on about 88 acres generally located at the northeast corner of Northwest Roanridge Road and Northwest Cookingham Drive creating 5 lots and 1 tract for a multi use development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

C2 Case No CLD-FnPlat-2021-00014 - Berkley Riverfront East - Berkley Riverfront East - A request to approve a final plat in District MPD (Master Planned Development), creating one lot to allow for renovation of the existing casino to a mixed use development that includes retail, hotel and amphitheater on about 30 acres generally bordered by the Missouri River on the north, Front Street on the south and I-29/ I-35 (Kit Bond bridge) on the west. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

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.

Case No CD-SUP-2024-00012 - 1125 Grand Boulevard Drive-Through - A request to approve a special use permit to allow for drive-through facility for an eating and drinking establishment in district DC-15 on about .8 acres generally located at Grand Boulevard and E. 12th Street. (Andrew Clarke)

Staff Recommendation:

Applicant: David Waters - Spencer Fane LLP

1 Case No CD-CPC-2024-00002 - Kiddie Academy - A request to approve a major amendment to a previously approved development plan, which also serves as a preliminary plat, to allow the construction of a 13,000 square foot day care center in district B2-2 on about 1.5 acres generally located at 9880 N Cedar Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jennifer Chatman - The Woodmont Company

2 Case No CD-CPC-2024-00018 - Stonecroft MPD - A request to approve a preliminary plat, residential development plan and rezoning from districts M1-5, R-7.5 and B3-2 to master planned development (MPD) to allow for a mobile home development on about 50 acres generally located at Raytown Road and Blue Ridge Cutoff. (Andrew Clarke)

Staff Recommendation: DENIAL

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

3.1 Case No CD-CPC-2024-00044 - 5716 Scarritt Ave Area Plan Amendment - A request to approve an area plan amendment to the Truman Plaza Area Plan from Residential Low Density to Mixed Use Neighborhood on about 0.14 acres generally located at the northwest corner of N Topping Avenue and Scarritt Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Saratou Shively - M&S Contractors, LLC

3.2 Case No CD-CPC-2024-00021 - 5716 Scarritt Ave Rezoning - A request to approve a rezoning from district R-2.5 (residential 2.5) to district O (office) on about 0.14 acres generally located at the northwest corner of N Topping Avenue and Scarritt Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Saratou Shively - M&S Contractors, LLC

4.1 Case No CD-CPC-2024-00043 - Historic Northeast Loft Campus - A request to approve an Area Plan Amendment of the Truman Plaza Area Plan from Light Industrial to Mixed-Use Community on about 22 acres generally located at 601 Hardesty Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Brenton Sells - Taliaferro & Browne

4.2 Case No CD-CPC-2024-00039 - Historic Northeast Loft Campus - A request to approve a rezoning from UR (Urban Redevelopment) and M1-5 (Manufacturing 1) to UR (Urban Redevelopment), with associated Development Plan and Preliminary Plat, for the redevelopment of the former Hardesty Federal Complex on about 22 acres generally located at 601 Hardesty Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Brenton Sells - Taliaferro & Browne

5 Case No CD-ROW-2024-00005 - Bally's Right of Way Vacation - A request to approve a vacation of public right of way in District MPD (Master Planned Development) on about 80,783 SF generally located north of East Front street at the vehicular entrance to Bally's Casino. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - Olsson

7 Case No CD-CPC-2024-00038 - Opus Congress Industrial - A request to approve a development plan, which also serves as a preliminary plat, for an industrial development in District M2-3 on about 60 acres generally located at 10951 N Congress Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Yianni Vrentas - Opus Development Company, L.L.C.

- 8.1 Case No CD-CPC-2024-00031 - Cookingham Development - Expansion** - A request to approve an area plan amendment to the KCIA Area Plan from Mixed Use Community to Commercial/Industrial on about 59 acres generally located at Interstate 435 and NW Cookingham Drive. (Andrew Clarke)
- Staff Recommendation: APPROVAL WITHOUT CONDITIONS
- Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
- 8.2 Case No CD-CPC-2024-00030 - Cookingham Development - Expansion** - A request to rezone about 59 acres from zoning district AG-R to district M2-3 generally located at Interstate 435 and NW Cookingham Drive. (Andrew Clarke)
- Staff Recommendation: APPROVAL WITHOUT CONDITIONS
- Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
- 9 Case No CD-SUP-2024-00014 - Taco Bell - Van Brunt** - A request to approve the renewal of a special use permit (SUP) in district B4-2 on about 1.2 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard. (Andrew Clarke)
- Staff Recommendation: APPROVAL WITH CONDITIONS
- Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
- 10 Case No CD-SUP-2024-00016 - Guadalupe Center Community Center** - A request to approve a special use permit for an event venue serving as a community center in district R-6 on about 0.28 acres generally located at the southwest corner of West 26th Street and Belleview Avenue. (Larisa Chambi)
- Staff Recommendation: APPROVAL WITH CONDITIONS
- Applicant: Barrett Kroll - Urban Prairie Architectural Collaborative
- 11 Case No CD-SUP-2024-00015 - St. Teresa's Academy** - A request to approve a special use permit for a parking lot expansion in district R-6 (Residential 6) on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street. (Larisa Chambi)
- Staff Recommendation: APPROVAL WITH CONDITIONS
- Applicant: Roger Barrett - SK Design Group, Inc.
- 12 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: APPROVAL WITH CONDITIONS
- Applicant: RIAD BAGHDADI - RB ARCHITECTURE ENGINEERING CONST. LLC
- 13 Case No CD-CPC-2024-00032 - Cookingham Development - Expansion** - A request to approve a non-residential development plan to allow for Communications Service Establishments in districts in the proposed M2-3 zoning district on about 59 acres generally located at Interstate 435 and NW Cookingham Drive. (Andrew Clarke)
- Staff Recommendation: APPROVAL WITH CONDITIONS
- Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
- 14 Case No CD-CPC-2023-00131 - Culver's Menu Board Amendment** - A request to approve a major amendment to a previously approved Master Planned Development to allow for an oversized menu board monument sign in district MPD on about 1.4 acres generally located at the northwest corner of NE 97th Street and N Oak Trafficway. (Genevieve Kohn)
- Staff Recommendation: DENIAL
- Applicant: Lora Martinson - Springfield Sign
- 15 Case No CD-CPC-2024-00033 - Kinsley Multi-Family Phase II** - A request to approve a major amendment to a previously approved development plan, also serving as a preliminary plat, to allow approximately 127 residential units in district B3-2 and R-2.5 on about 19.5 acres generally located at the southwest and southeast corners of NW Englewood Road and N Mercier Drive. (Genevieve Kohn)
- Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 22, 2024
- Applicant: Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

16 **Case No CD-CPC-2024-00048 - Rocky Branch Creek Technology Park** - A request to approve an amendment to the Major Street Plan to remove 128th Street from the east side of HWY 169 to the intersection of NE 132nd Street and N Virginia Avenue. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO MAY 22, 2024

Applicant: James McClure - Polsinelli, P.C.

17 **Case No CD-CPC-2024-00012 - 15th & Holmes Residential Mixed Use** - A request to approve a development plan to allow for the construction of a residential mixed-use building in district M1-5 and B4-5 on about 1.1 acres generally located at the northeast corner of E 16th Street and Holmes Street. (Genevieve Kohn)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 05, 2024

Applicant: Matthew Ledbetter - Grayson Capital

18 **Additional discussion items:** Adopting the City Plan Commission Rules and Regulations.