



CITY PLAN COMMISSION DOCKET

Wednesday June 5, 2024 at 9:00 am

Published Friday May 31, 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 CD-CPC-2024-00045 - Three Light Signage - A request to approve a Project Plan in District UR (Urban Redevelopment) to allow for a temporary signage extension for the Three Light Apartments on about 1 acre generally located at the northwest corner of E Truman Rd and Walnut St. (Justin Smith)

Staff Recommendation: DENIAL

Applicant: Adam Lockard - Kansas City Power and Light District

C2 Case No CD-CPC-2024-00053 - Core Phase II - A request to approve an MPD Final Plan in district MPD (Master Planned Development) to allow for the construction of a mixed-use development on about 2.12 acres generally located at the intersection of E. Riverfront Drive and Berkley Parkway. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUN 18, 2024

Applicant: Kelsey Morgan - NorthPoint Development

C3 Case No CLD-FnPlat-2024-00009 - I-49 Commerce Center, Second Plat - A request to approve a Final Plat in District M2-5 (manufacturing) on about 48 acres generally located at the northwest corner of East 155th Street and Highway 71 creating 2 lots and 1 tract for the purposes of an industrial development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Kevin White - NorthPoint

C4 Case No CLD-FnPlat-2024-00007 - KCI 29 LOGISTICS PARK SECOND PLAT - A request to approve a Final Plat in District MPD to allow for the creation of three (3) industrial lots and two (2) tracts on about 209 acres generally located at the northeast corner of Mexico City Ave and NW 132nd St. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Nelson Willoughby - 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.

1 Case No CD-CPC-2024-00066 - Chapter 88 Amendments - A request to approve an amendment to Chapter 88-605-03 Street Naming Committee on about generally located at (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: DMD City of Kansas City - KCMO

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

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: APPROVAL WITH CONDITIONS

Applicant: RIAD BAGHDADI - RB ARCHITECTURE ENGINEERING CONST. LLC

4 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: APPROVAL WITH CONDITIONS

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

5 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

7 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: DENIAL

Applicant: David Waters - Spencer Fane LLP

8 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

9.1 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

9.2 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

9.3 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 WITHOUT CONDITIONS

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

10 Case No CD-CPC-2024-00049 - Carmen Building Historic Overlay - A request to approve the designation of the Carmen building on 101 W Linwood Boulevard to the Kansas City Register of Historic Places (H/O Overlay) on about 1.45 acres generally located between Wyandotte Street and Baltimore Avenue on the south side of West Linwood Boulevard. (Larisa Chambi)

Historic Preservation Committee Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Nadja Karpilow - Old Hyde Park Historic District

11 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: APPROVAL WITHOUT CONDITIONS

Applicant: James McClure - Polsinelli, P.C.

12 Case No CD-ROW-2023-00053 - Fremont Street and East 55th Terrace Vacation - A request to approve a vacation of Public Right-of-Way in District R-7.5 (Residential) of about 130 feet generally located on Fremont Avenue north of East 55th Terrace. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: CARRENA FAYE MOULTRIE

13 Case No CD-CPC-2024-00019 - LivSmart Studios KCI - A request to approve a development plan to allow for the construction of a hotel (lodging) in district B3-3 on about 2.4 acres generally located at NW Tiffany Springs Parkway and Interstate 29. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matthew Kist - Kimley-Horn

14 Case No CD-SUP-2024-00017 - ADVANTAGE METAL RECYCLING - A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for a General Recycling facility on about 23 acres generally located at 3005 Manchester Trfy. (Justin Smith)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dan Koziatek - CEC, Inc.

16 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

17.1 Case No CD-MISC-2023-00004 - ProspectUS – Transit Oriented Development Strategic Implementation Plan - A request to approve an Equitable Transit-Oriented Development Implementation Plan related to the Transit-Oriented Development (TOD) Overlay for the Prospect Corridor as a guiding document for development in the Prospect Avenue area on about 854.28 acres located to generally include properties that front on Prospect Ave, from 12th St to 77th St, and properties that front on 12th St, from Charlotte Street to Prospect Avenue. In addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street. (Jonathan Feverston)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 18, 2024

Applicant: City Planning & Development Department, City of KCMO

17.2 Case No CD-CPC-2024-00020 - ProspectUS – Transit Oriented Development Strategic Implementation Plan - A request to approve a Transit-Oriented Development (TOD) Overlay for the Prospect Corridor to create development and site design standards for the Prospect Avenue area on about 854.28 acres located to generally include properties that front on Prospect Ave, from 12th St to 77th St, and properties that front on 12th St, from Charlotte Street to Prospect Avenue. In addition, properties adjacent to Prospect Avenue and along the cross streets are part of the Overlay District, specifically nodes at Truman Road, 18th Street, 23rd Street, 27th Street, 31st and Linwood Boulevard, 39th Street, Martin Luther King Jr, Boulevard, 63rd Street and Meyer Boulevard, Gregory Boulevard, and 75th Street. (Jonathan Feverston)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO SEP 18, 2024

Applicant: City Planning & Development Department, City of KCMO

18 Case No CD-CPC-2024-00050 - - A request to approve a rezoning from R-0.5 to O-3 to update the zoning map to reflect existing conditions on about 2 acres generally located at 4900 Oak St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JUL 17, 2024

Applicant: Christi Jones - Russell Stover Chocolates