



# CITY PLAN COMMISSION DOCKET

Wednesday October 2, 2024 at 9:00 am

Published Thursday September 26, 2024 at 3:31 pm

## 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](mailto: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](mailto: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-2024-00013 - Holly Farms, 3rd Plat** - A request to approve a Final Plat in District R-7.5 (Residential) on about 15 acres generally located at the terminus of North Holly Street south of Northwest 106th Street allowing for the creation of 46 lots and 1 tract for the purposes of a residential development. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Michele Romano - Schlagel & Associates, PA

**C2 Case No CD-CPC-2024-00121 - Brighton Parking** - A request to approve an MPD Final Plan to allow for vehicle storage in district MPD on about 42.64 acres generally located at NE corner of Highway 210 and North Brighton Avenue. (Larisa Chambi)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tyler Wysong - Kimley-Horn

**C3 Case No CD-CPC-2024-00112 - Old St. Patrick Oratory Catholic Church** - A request to approve a Project Plan to permit an expansion of a church in a DC-15 zoning district on about 0.86 acres generally located west of Cherry Street between 8th and 9th Street. (Stephanie Saldari)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Chris Busch - PGAV Architects

## 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-2024-00036 - Hale Cook Elementary Mobile Classroom** - A request to approve a special use permit to allow one temporary, modular classroom building in district R-6 on about 3.89 acres generally located at 7302 Pennsylvania Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: EDWARD PHILLIPS - NORTON & SCHMIDT CONSULTING ENGINEERS

**2 Case No CD-CPC-2024-00107 - Project Maartin** - A request to approve a development plan for one industrial logistic/warehouse building in district KCIA on about 7.6 acres generally located at 10220, 10200, and 10150 N Everton Avenue. (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Johnathon Phillips - Davidson A+E

**3 Case No CD-CPC-2024-00122** - Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-335-01-B and enacting in lieu thereof a new section of like number and subject matter for the purpose of amending required separation distances. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Mario Vasquez

**4.1 Case No CD-CPC-2024-00123 - Georgetown Estates Rezoning** - A request to approve an area plan amendment for the Heart of the City Area Plan from Residential Low Density to Residential Medium Density on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 16, 2024

Applicant: John DeBauche - Land Bank of Kansas City, MO

**4.2 Case No CD-CPC-2024-00104 - Georgetown Estates Rezoning** - A request to approve a rezoning from District UR (Urban Redevelopment) to R-2.5 (Residential) on about 1.8 acres generally located at the northeast corner of Brooklyne Ave and E 20th St. (Justin Smith)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 16, 2024

Applicant: John DeBauche - Land Bank of Kansas City, MO

**5 Case No CD-CPC-2024-00089 - Berkley Riverfront MPD** - A request to approve an MPD Final Plan in district MPD (Master Planned Development) to develop two mixed use buildings on Parcels 6 and 7 on about 8 acres generally located at Berkely Parkway and Lydia Avenue. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 16, 2024

Applicant: Peter Cavaluzzi - Perkins Eastman

**6 Case No CD-CPC-2024-00117 - 11530 NW Prairie View Road Rezoning** - A request to approve a rezoning from district B3-3 (Commercial) to M1-2 (Manufacturing) on about 10.75 acres generally located west of Interstate 29 on NW Prairie View Road, between NW Cookingham Drive to the north and NW 112th Street to the south. (Larisa Chambi)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 16, 2024

Applicant: Neel Patel - Trueparkings KC LLC

**7 Case No CD-CPC-2024-00041 - Hoelzel Rezoning** - A request to approve a rezoning from R-6 and M3-5 to MPD (Master Planned Development) to permit a demolition debris landfill on about 9.5 acres generally located at 3808 E 78th St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITH FEE TO OCT 16, 2024

Applicant: Phillip Klawuhn - Phillip A. Klawuhn & Associates, P.C.

**8 Case No CD-SUP-2024-00029 - David Copperfield Hotel** - A request to approve a Special Use Permit (SUP) for a hotel in district R-0.5 (Residential) on about .253 acres generally located at 804 W 48th St. (Ahna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO OCT 16, 2024

Applicant: Heather Caster

**9 Case No CD-SUP-2024-00028 - Christ Community Church** - A request to approve a special use permit in district R-6 (Residential) to allow for the expansion of a religious assembly on about 1.29 acres generally located at northwest corner of Wornall Rd and W 67 St. (Justin Smith)

Staff Recommendation: DISMISSAL

Applicant: Hannah Pachunka - Duggan Shadwick Doerr & Kurlbaum LLC

**Additional Discussion Items**

1. City Plan Commission discussion on the January 1, 2025 meeting
2. Development Management Division's Infill Residential Development Standards look-back
3. Development Compliance Training for City Plan Commission members