



CITY PLAN COMMISSION DOCKET

Tuesday July 5, 2022 at 9:00 am

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How to Participate

1. For details on how to participate please visit <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.

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 may take a short recess (about 10 minutes) at approximately 10:30 am and a lunch recess (about 45 minutes), when necessary, between 11:30 am and noon.

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-2022-00025 - Vivion Plaza - A request to approve a final plat in district B1-1 (Neighborhood Business) on about 4 acres generally located at 2415 NE Vivion Rd. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Martin Arling - Kaw Valley Engineering, Inc.

C2 Case No CD-CPC-2022-00052 - Uptown Theater UR Plan - A request to approve a Project Plan in District UR on about .54 acres generally located at the Northwest corner of Broadway Boulevard and Valentine Road, creating 84 residential units and ground floor commercial space. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lauren Davis - TreanorHL

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-2022-00021 - Nomada Event Space - A request to approve an event space in District M3-5 (Manufacturing) on about .396 acres generally located at W. 11th Street and Hickory Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jason Eubanks - Nomada

2 Case No CD-SUP-2022-00019 - 4330 Washington Surface Parking - A request to approve a Special Use Permit for an accessory parking lot for St. Luke's Hospital on about .67 acres generally located at 4330 Washington St. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Matt Eblen - McClure Engineering Company

3.1 Case No CD-CPC-2022-00085 - The Walnut Townhomes - A request to approve an Area Plan Amendment to the Midtown/Plaza Area Plan from Residential Low Density to Residential Medium-High Density on about .462 acres generally located at E. 36th Street and Walnut Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Lance Scott - Cook, Flatt & Strobel Engineers, P.A.

3.2 Case No CD-CPC-2022-00087 - The Walnut Townhomes - A request to approve a rezoning to MPD (Master Planned Development District) and a preliminary development plan to allow for the construction of 8 townhomes on about .462 acres generally located at E. 36th Street and Walnut Street. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lance Scott - Cook, Flatt & Strobel Engineers, P.A.

4 Case No CD-CPC-2022-00059 - Satchel Paige House - A request to approve a Rezoning to Urban Redevelopment (UR) for the redevelopment of the home of Leroy 'Satchel' Paige on about 0.56 acres generally located at 2626 E 28th St (Najma Muhammad)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Tabitha Darko - Gould Evans

5 Case No CD-CPC-2022-00090 - Leawood Village - A request to approve a rezoning from R-2.5 to B1-1 on about 2.5 acres generally located on State Line Road, approximately 200 feet north of West Blue Ridge Boulevard. (Matthew Barnes)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Lance Scott - Cook, Flatt & Strobel Engineers, P.A.

6.1 Case No CD-CPC-2022-00084 - Promise Place - A request to approve an amendment to the Heart of the City Area Plan by changing the recommended land use from Residential Urban Low Density to Residential Medium-High Density land use designation on about 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITHOUT CONDITIONS

Applicant: Patrick Joyce - Anderson Engineering Inc

6.2 Case No CD-CPC-2022-00086 - Promise Place - Promise Place – A request to approve a rezoning from District R-2.5 (Residential 2.5) to District UR (Urban Redevelopment), to allow for 101 unit multi-family residential development within eight (8) buildings on about 2.6 acres generally located on the north side of E. 45th Street between Wabash Avenue on the east and Olive Street on the west. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Trevor Fox - Anderson Engineering. Inc.

7 Case No CD-SUP-2022-00018 - NORTHLAND BAPTIST CHURCH ADDITION - A request to approve a Special Use Permit in District R-7.5 on about 7 acres generally located at the southeast corner of Northwest Waukomis Drive and Northwest 72nd Street, to allow for the expansion of a civic use in a residential district. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Lee Ryherd - UHL ENGINEERING, INC.

8 Case No CD-CPC-2022-00088 - The Villas at Oakwood - A request to approve a Development Plan also acting as a preliminary plat in district R-5 to allow construction of 20 residential units and a golf course on about 28.77 generally located at 9700 Grandview (Genevieve Kohn)

Staff Recommendation: CONTINUED WITHOUT FEE TO JULY 19, 2022

Applicant: Ashley McAlmond - Polsinelli

9.1 Case No CD-CPC-2022-00077 - Limeview - A request to approve a Rezoning from District O-2 to District R-5 on about 6 acres generally located on the west side of Holmes Road, approximately 700 feet south of East 127th Street. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Paul Moss - Anderson Engineering

9.2 Case No CD-CPC-2022-00061 - Limeview - A request to approve a Preliminary Plat on about 6 acres generally located on the west side of Holmes road, approximately 700 feet south of East 127th Street, creating 19 lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Paul Moss - Anderson Engineering

10 Case No CD-SUP-2022-00024 - STR (Short Term Rentals) - A request to approve a Special Use Permit for a Short Term Rental in an R-2.5 (Residential) district on about .09 acres generally located at 4355 Terrace St. (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Varonica Hamilton

11 Case No CD-ROW-2021-00012 - - A request to vacate a portion of Myrtle Avenue on about 0.53 acres in District R-6 (Residential dash 6) generally located in between E. 52nd Street to the north and E. 53rd Street to the south. (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Toby Williams - Powell CWM

12 Case No CD-ROW-2022-00013 - - A request to vacate about 0.24 acres of unused right-of-way on the North side of Front Street east of N Cambridge Avenue. (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

13 Case No CD-ROW-2022-00020 - Case Apartments - A request to vacate a portion of unused right-of-way on the North-East side of NW 87th Terrace Street to allow for future development (Case Apartments). (Jared Clements)

Staff Recommendation: APPROVAL WITH CONDITIONS

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

14 Case No CD-CPC-2022-00082 - Parkway Plaza - Parkway Plaza UR Plan Amendment - A request to approve an amendment to a previously approved UR Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat (9 lots and 2 tracts) to allow for changes to the approved plan, allowing for 115,000 square foot of mixed use commercial development on about 25 acres generally bordered by NE 82nd Street on the north, Maplewood Parkway on the south, N. Antioch Road (MO Rout 1) on the east and N. Agnes Avenue on the west. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 19, 2022

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

15 Case No CD-SUP-2022-00026 - Barakat and Abotteen STRs - A request to approve a Special Use Permit for a Short-term Rental in an R-1.5 district on about .174 acres generally located at 16108 E 49th St (Najma Muhammad)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 19, 2022

Applicant: Ahmad Abotteen

16 Case No CD-SUP-2022-00020 - Martin City Elementary School - A request to approve a Special Use Permit for the Martin City Elementary zoned R.75 (Residential) on about 10 acres generally located at 201 E 133rd St. (Jared Clements)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 19, 2022

Applicant: James Ratley - MKEC Engineering, Inc.

17 Case No CD-CPC-2021-00237 - Beacon Hill - A request to approve an amendment to a previously approved development plan (also serving as a preliminary plat) in District UR (Urban Redevelopment) on approximately 95 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west, relating to changing the configuration of approximately 1.6 acres in an area generally located at the intersection of E 27th Street and Troost Avenue and the intersection of E 27th Street and Forest Avenue. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 19, 2022

Applicant: Kurt Mitscher - Taliaferro & Browne, Inc.

18 Case No CD-SUP-2021-00093 - Quoc Lam STRs - A request to approve a special use permit for a short-term rental in an R-7.5 district on about 0.203 acres generally located at 6800 NW 79th Ter (Najma Muhammad)

Staff Recommendation: CONTINUANCE WITH FEE TO AUGUST 2, 2022

Applicant: Quoc Lam

19 Case No CD-CPC-2022-00037 - Origin Hotel at Berkley Riverfront - A request to approve an MPD Final Plan for the construction of a hotel in District MPD (Master Planned Development) on about 2.61 acres generally located at Troost Avenue and Riverfront Road. (Andrew Clarke)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO JULY 19, 2022

Applicant: James Warford - iCON Architecture

20 Case No CD-MISC-2022-00002 - Green Infrastructure Ordinance Amendments - (Thomas Kimes)

Staff Recommendation: NO RECOMMENDATION

Applicant: