



CITY PLAN COMMISSION DOCKET

Tuesday August 2, 2022 at 9:00 am

Published Thursday July 28, 2022 at 4:01 pm

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 CD-CPC-2022-00091 - Leawood Village - A request to approve a Project Plan for the expansion of a parking lot 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 WITH CONDITIONS

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

C2 Case No CLD-FnPlat-2022-00027 - Crossroads Apartments (20th & Broadway) - A request to approve a Final Plat in District UR on about 1 acre generally located at northeast corner of West 20th Street and Broadway Boulevard. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Ashley McAlmond - Polsinelli

C3 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 AUGUST 16, 2022

Applicant: James Warford - iCON Architecture

C4 Case No CD-CPC-2022-00103 - 8116 N Oak Apartments - A request to approve a Project Plan in District B3-2 to allow for the construction of a multi-family building containing 40 units on about 0.7 acres generally located at 8116 N Oak Trfy (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Porter Christensen - Summa Terra Ventures, LLC

C5 Case No CD-CPC-2022-00116 - Northview Valley Third Plat - A request to approve a Project Plan for Northview 3rd Plat Private Open Space Tracts on about acres generally located at the southern terminus of North Colorado Avenue south of Northeast 90th Terrace. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Robert Parks - Weiskirch and Parks Engineers, Inc

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.

1.1 Case No CD-CPC-2022-00106 - Weatherby Meadows - A request to approve an Area Plan Amendment from Agricultural/Residential and Open Space Buffer to Residential-Medium on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

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

1.2 Case No CD-CPC-2022-00104 - Weatherby Meadows - A request to approve a Development Plan creating 138 lots on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

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

1.3 Case No CD-CPC-2022-00105 - Weatherby Meadows - A request to approve a Rezoning from AG-R to R-5 on about 40 acres generally located at the southeast corner of Northwest Barry Road and North Childress Avenue. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

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

2 Case No CD-SUP-2022-00011 - The Real Estate Law Firm STRs - A request to approve a special use permit to allow for a short term rental operation on about 0.12 acres of land generally located at 120 e 79th street (Jared Clements)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Theodore Anderson - The Real Estate Law Firm

3.1 Case No CD-CPC-2022-00095 - KCI 29 Logistics Park - A request to consider amending the Kansas City International Area Plan by changing the recommended land use from Residential Very Low Density to Industrial land use designation on about 290 acres in an area generally located on the northside of NW 128th Street, south of the extension of NW 136th Street, east of N. Winan Road and west of NW Interurban Road. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Kellee Madinger - Rouse Frets White Goss Gentile Rhodes, P.C.

3.2 Case No CD-CPC-2022-00096 - KCI 29 Logistics Park - Major Street Plan - A request to approve an amendment to the major street plan for the realignment of NW 128th Street, NW 136th Street, N. Ambassador Drive and N. Winan Avenue and addition of NW 132nd Street on about 2,000 acres in the area bordered by MO Route 92 on the north, I-29/ I-435 & NW 128th Street on the south, NW Interurban Road on the east and N. Bethel Avenue on the west. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Kellee Madinger - Rouse Frets White Goss Gentile Rhodes, P.C.

3.3 Case No CD-CPC-2022-00097 - KCI 29 Logistics Park - I-29 Logistic Park - A request to approve a rezoning from Districts M1-5 (Manufacturing) and AG-R (Agricultural-Residential) to District MPD (Master Planned Development), which also serves as a preliminary plat to allow for 20 million square foot of commercial office and warehouse development on 32 lots on about 2,136 acres generally located on the north side of I-29/ I-435 & NW 128th Street, specifically at the southeast corner of MO Route 92 and N. Bethel Avenue at the terminus of Mexico City Avenue. (Olofu Agbaji)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Kellee Madinger - Rouse Frets White Goss Gentile Rhodes, P.C.

4 Case No CD-ROW-2022-00001 - Carter-Waters - A request to vacate a portion of Jefferson Street generally located on the north side of W. 25th Street between Interstate 35 to the west and West Pennway to the east, to allow for redevelopment of the site to the east. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

5 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 SEPTEMBER 6, 2022

Applicant: Kurt Mitscher - Taliaferro & Browne, Inc.

6 Case No CD-SUP-2022-00032 - The Hope Center - A request to approve a Special Use Permit for the expansion of a religious use and associated variances on about .6 acres generally located at 2800 E Linwood Blvd (Najma Muhammad)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Jill Turner - STRATA Architecture + Preservation

7 Case No CD-CPC-2022-00111 - Harlem Flex - A request to approve a Development Plan (Non-Residential) on about 0.6 acres generally located at the northwest corner of North Grand Avenue and Northeast Harlem Road. (Matthew Barnes)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Anthony Baldin - SolutionsUL LLC

8 Case No CD-SUP-2022-00028 - Rainey & Oates STR SUP - A request to approve a special use permit to allow for a short term rental in zoning district R-2.5 on about 0.1 acres of land generally located at 3033 E 59th St (Jared Clements)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Laurice Rainey - MakeYourselfHome, Investors, LLC

9 Case No CD-CPC-2022-00107 - 4711 Belleview Mixed Use Development - A request to approve a Rezoning to MPD (Master Planned Development) from District MPD and District R-1.5 and approving a preliminary development plan to allow the construction of a mixed-use building containing 338 dwelling units and retail/restaurant space on about 1.3 acres generally located at the northeast corner of Belleview Ave and W 48th St (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sean Slattery - El Dorado Inc

10 Case No CD-CPC-2022-00089 - AT&T Building Residential Repurposing - A request to approve a Development Plan for the conversion of the former ATT building into 263 residential units on about 1.31 acres generally located at 500 E 8th St (Najma Muhammad)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Mike Dinkins - Clockwork

11 Case No CD-CPC-2022-00114 - Foutch Rezoning - A request to approve a rezoning without a plan on a property currently zoned R-1.5 (Residential 1.5) to B1 (Neighborhood Business 1) on about 2.17 acres generally located at 5220 Troost Ave (Najma Muhammad)

Staff Recommendation: CONTINUANCE WITHOUT FEE TO AUGUST 16, 2022

Applicant: Steven D. Foutch - FBKC Sports Management, LLC

12 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 AUGUST 16, 2022

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