

**Docket #1.1, 1.2, 1.3**

**CD-CPC-2023-00127**

**Rezoning without Plan**

**CD-CPC-2023-00135**

**Area Plan Amendment**

**CD-SUP-2023-00039**

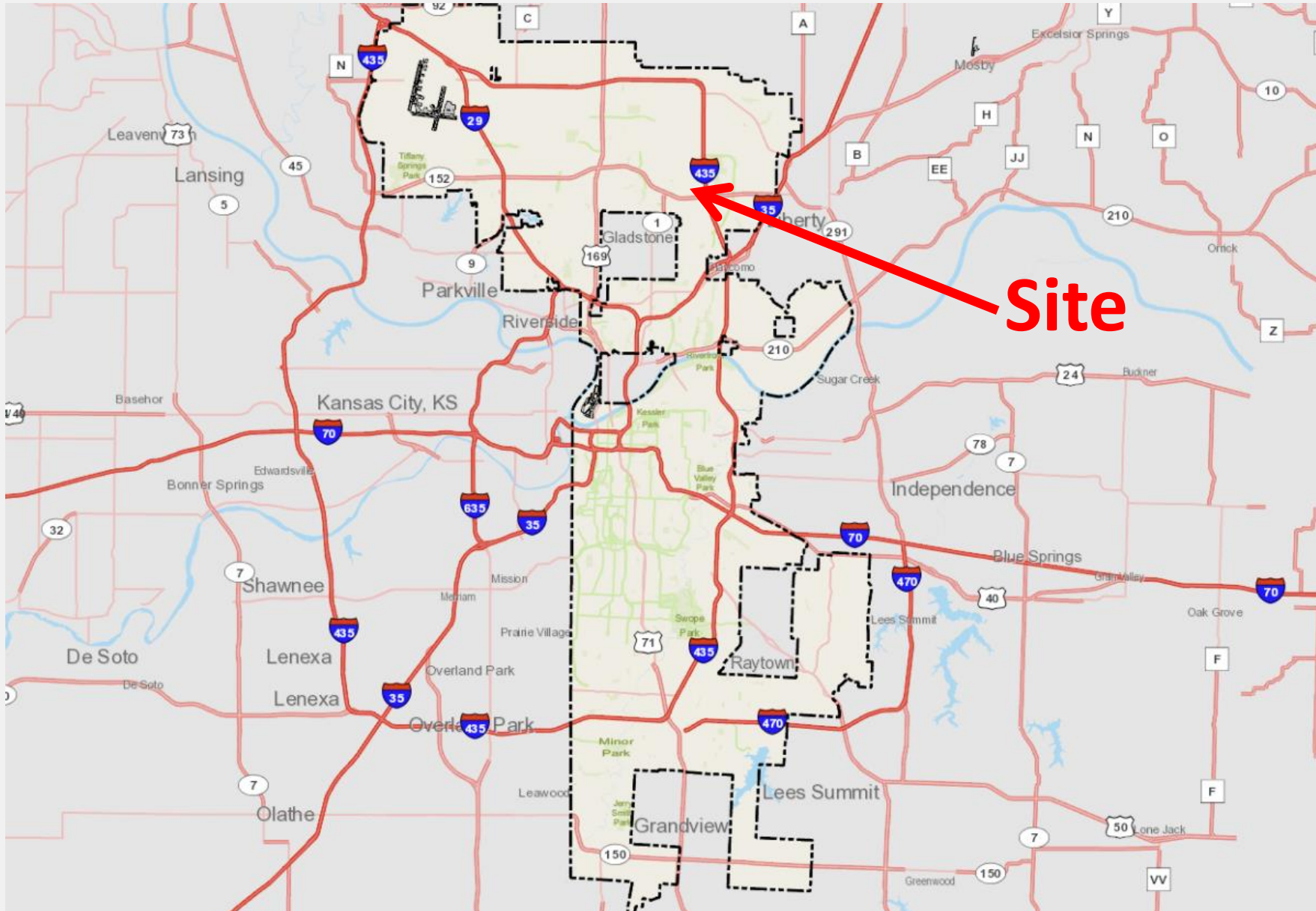
**Special Use Permit**

B-Street Collision Center on N. Brighton  
5001 NE Barry Road

9-19-2023

City Plan Commission





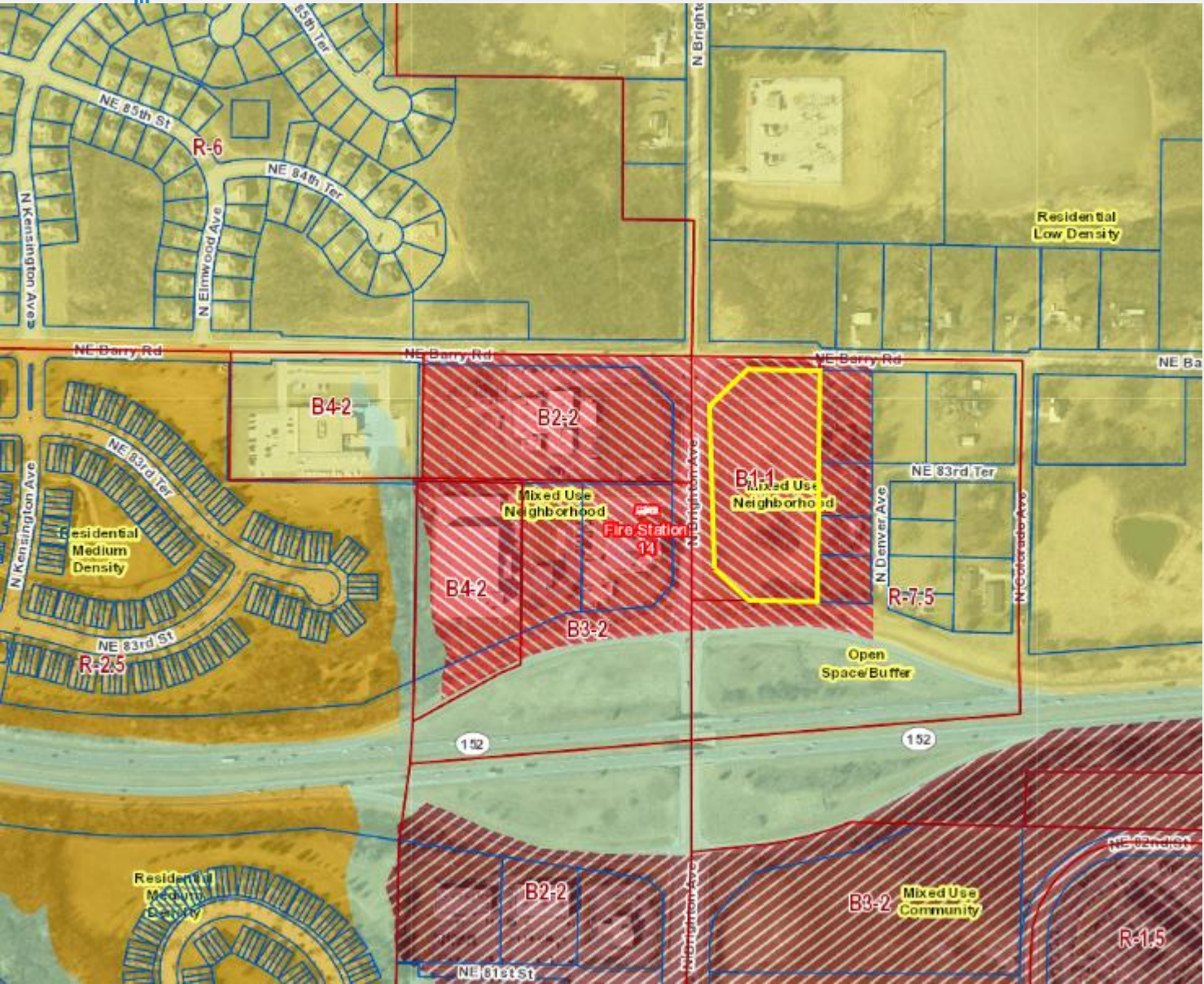




**View looking south from NE Barry towards MO 152**



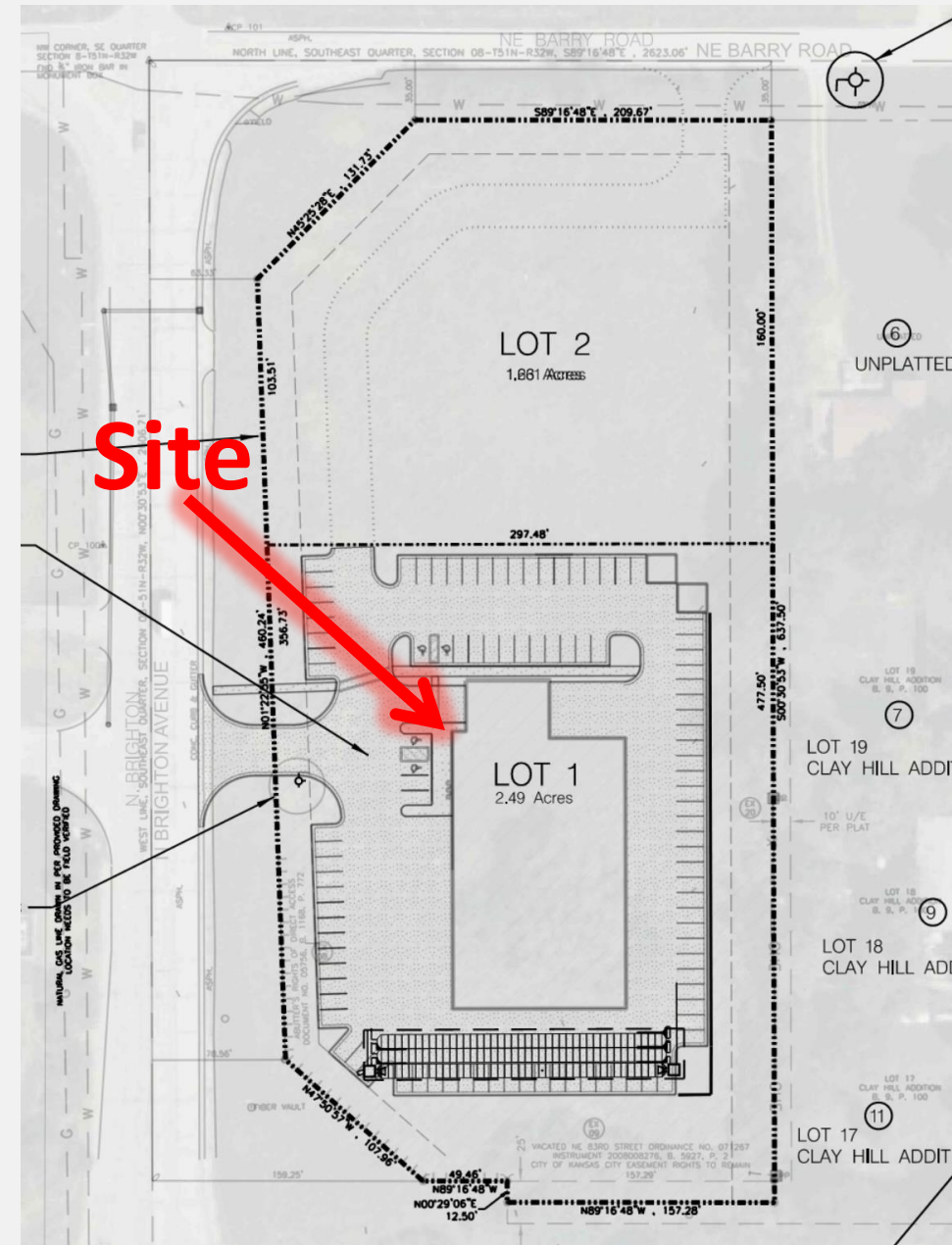
**View looking east from N. Brighton Avenue**



# Shoal Creek Valley Area Plan (adopted in 2017)

- Recommends Mixed Use Neighborhood
- Rezoning from B1 to B3 requires an area plan amendment to "commercial"

- Rezoning without Plan (CD-CPC-2023-00127)
- Will split the existing lot into two lots, only rezoning Lot 1







# Remove Conditions

**21, 22, 24, 25 which are duplicates**

**6 – has been resolved between KCPD and the applicant**

# Staff Recommendation

**Case No. CD-CPC-2023-00127**

Rezoning without Plan - **Approval without Conditions**

**Case No. CD-CPC-2023-00135**

Area Plan Amendment - **Approval without Conditions**

**Case No. CD-SUP-2023-00039**

Special Use Permit - **Approval with Conditions**