

CITY PLAN COMMISSION DOCKET

Tuesday, May 2, 2017

9:00 A.M.

26<sup>th</sup> Floor, Council Chamber

**Members**

Babette Macy, Chair	Trish Martin
Rev. Stan Archie, Vice-Chair	Coby Crowl
Bobbi Baker-Hughes	Diane Burnette
Margaret J. May	Matthew Dameron

**9:00 A.M. – OTHER MATTERS**

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

<b>Council</b>	<b>Planner</b>	<b>Docket</b>	<b>9:00 A.M. -- FINAL PLATS &amp; FINAL PLANS -- CONSENT AGENDA:</b>
<b>District</b>		<b>No.</b>	

The applicant or the applicant’s representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff’s recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

<b>Council</b>	<b>Planner</b>	<b>Docket</b>	<b>CONSENT AGENDA</b>
<b>District</b>		<b>No.</b>	

2	PN	1a.	<b>Case No. SD 1209A, Final Plat, Woodland Creek, Second Plat</b> – A request to approve a final plat in District R-7.5 (Residential 7.5) creating 40 residential lots and 14 tracts on approximately 21 acres generally located west of N Wayne Avenue and north of Interstate 435. (Continued from 04-18-17) (To be continued off docket) Applicant: Ryan T Dugdale, repr. Renaissance
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## CONSENT AGENDA

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|---|----|-----|--|
| 1 | OA | 1b. | <b>Case No. 10694-P-29</b> - About 29 acres generally located at the northwest corner of N. Arlington Avenue and NE Birmingham Road (Burlington Northern Railroad), to consider approval of a Project Plan in District M1-5/US (Manufacturing 1 dash 5/ Underground Space), to allow for Warehousing, Wholesaling and Freight Movement. (Continued from 04-18-17)<br>Applicant: Wendy Padgett Hunt Midwest, repr. David Eickman, Olsson Associates |
| 1 | AW | 1c. | <b>Case No. 11931-MPD-10</b> – Approximately 25 acres generally located at the southwest corner of NE Cookingham Drive and N Eastern Avenue, to consider approval of an MPD final plan that allows for the construction of a building to be used for religious assembly.<br>Applicant: Randall Gorton, repr. Chris Sams ARK Build  |
| 2 | PN | 1d. | <b>Case No. 13886-P-8</b> – A request to approve a project plan on approximately 69.4 acres generally located at the southeast corner of N.W. 108th Street and N. Congress Avenue to allow construction of a warehousing, wholesaling, and freight movement facility in District M2-3 Manufacturing 2 (dash 3).<br>Applicant: Kevin Rohner Trans Systems, Dominic Gratto, CVS Pharmacy   |

## END CONSENT AGENDA

## NEW CASES

- |   |    |     |  |
|---|----|-----|--|
| 3 | AW | 2a. | <b>Case No. 693-S-4</b> – The 0.46 acre site is located at the northeast corner of Park Ave and Independence Boulevard. The application is to consider amendment of the Truman Plaza Area Plan to change the land use recommendation for the site from Residential Medium-High Density to Mixed Use Neighborhood allowing for construction of a four-story mixed-use building with ground floor commercial uses and 38 residential units.<br>Applicant: Todd Lieberman, Brineshore Development, Lamin Bumi Nyang repr. Taliaferro & Browne |
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**NEW CASES**

- 3            AW        2b.        **Case No. 14405-UR-1** – The 0.46 acre site is located at the northeast corner of Park Ave and Independence Boulevard. The application is to consider approval of rezoning the site from B1-1/ICO (Neighborhood Business 1 dash 1 / Independence Corridor Overlay) to UR/ICO (Urban Redevelopment / Independence Corridor Overlay) and to consider approval of a development plan allowing for construction of a four-story mixed-use building with ground floor commercial uses and 38 residential units.  
 Applicant:        Todd Lieberman, Brinshore Development, repr. Lamin Bumi Nyang Taliaferro & Browne
- 3            AW        2c.        **Case No. SD1560 - Pendleton Arts Block** – A request to approve a final plat on approximately 0.53 acres in Districts UR (Urban Redevelopment) and B1-1 (Neighborhood Business 1 dash 1) to create two lots, generally located north of Independence Boulevard, west of Olive Street, and east of Park Avenue.  
 Applicant:        Todd Lieberman, Brinshore Development repr. Rick Gard Taliaferro & Browne
- 3            AW        3.            **Case No. 743-S** – The subject site includes two lots, a 1.5 acre lot at the northeast corner of Paseo and E. 9<sup>th</sup> St. and a 0.6 acre lot at the northwest corner of Woodland and E 9<sup>th</sup> St. The application is to consider approval of the Paseo Gateway PIEA Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.  
 Applicant:        David Macoubrie, Planned Expansion Authority

**CONTINUED CASE**

- 4            AW        4.            **Case No. 1736-V** – A request to vacate an L-shaped piece of right-of-way containing approximately 4,100 square feet and located west of McGee Trafficway and north of E 29th Street, all in Section 33, Township 49 North, Range 17 West, Kansas City, Jackson County, Missouri. (Continued from 04-18-17)  
 Applicant:        UHFC LLC, repr. Bryant Parker, White Goss

**NEW CASE**

- 4            OA        5.            **Case No. 14292-MPD-1** - About 1.2 acres, generally located on the east side of Belleview Avenue about 200 feet south of W. 47<sup>th</sup> Street, to consider approval of a major amendment to an MPD development plan in District MPD (Master Planned Development), to allow for 170 unit multi-family apartment building.  
 Applicant:        Steve Rothstein, repr. Clint Evans, NSPJ Architects

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|---|----|-----|--|
| 3 | OA | 6.  | <p><b>Case No. 14492-P-1</b> – About 0.2 acres generally located on the south side of Independence Avenue, between Norton Avenue on the east and Myrtle Avenue on the west, to consider rezoning the tract of land from District R-2.5 (Residential dash 2.5) to District B1-2 (Neighborhood Business 1 dash 2).<br/>                     Applicant: Botanica Guadalupe, The Menez Law Firm, LLC</p> |
| 1 | JR | 7.  | <p><b>Case No. 8763-SU-6</b> – A request to approve a major amendment to a previously-approved special use permit for religious assembly use with school on about seven acres in District R-6 (Residential 6) generally located at 3500 NE Prather Rd.<br/>                     Applicant: David Joiner, Integral Design Architecture</p>  |
| 2 | JR | 8a. | <p><b>Case 742-S</b> – A request to approve an amendment to the Gashland-Nashua Area Plan changing the recommended land use from low-density residential to mixed use community on about 30 acres generally located at the southwest corner of Interstate 435 and Highway 169.<br/>                     Applicant: Rick Rohlifing BFA, repr. Mark Harriman, BFA</p>                                  |
| 2 | JR | 8b. | <p><b>Case No. 14809-P</b> – A request to approve a rezoning of about 30 acres generally located at the southwest corner of Interstate 435 and Highway 169 from District R-80 (Residential 80) to District B3-2 (Community Business).<br/>                     Applicant: Rick Rohlifing BFA, repr. Mark Harriman, BFA</p>   |
| 2 | JR | 8c. | <p><b>Case No. 14809-P-1</b> – A request to approve a development plan on about 30 acres generally located at the southwest corner of Interstate 435 and Highway 169 in District B3-2 (Community Business) to allow a retail development.<br/>                     Applicant: Rick Rohlifing BFA, repr. Mark Harriman, BFA</p>   |
| 5 | JP | 9.  | <p><b>Case No. 14789-SU</b> – To consider approval of a Special Use Permit in District B3-2 (Community Business dash 2), on about 0.37 acres generally located at the northwest corner of E. 78<sup>th</sup> Terrace and Troost, to allow for vehicle sales and service.<br/>                     Applicant: Riad Baghdadi</p>   |

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**CONTINUED CASE**

5            JP            10.        **Case No. 7665-SU-6** – About 13.2 acres generally located south of E. 87<sup>th</sup> Street and north of E Bannister Road between northbound and southbound lanes of Blue Parkway, to consider approval of a Special Use Permit in District R-80, to allow for a demolition debris landfill. (Continued from 03-21-17)  
 Applicant:        San Vidal Barragan Jacob Doleshal, repr. Troppito Miller Griffin, LLC

**NEW CASES**

2            PN            11.        **Case No. 10410-P-41** – A request to approve a major amendment to a development plan on approximately 11.2 acres generally located at 8501 N. Boardwalk Avenue to allow building and parking additions to the existing vehicle sales and service establishment in District B3-3 Community Business (dash 3) (To Be Continued 05-16-17)  
 Applicant:        Thoroughbred Ford repr. Jim Bowers White Goss

4            PN            12.        **Case No. 9728-P-6** Approval of a council approved signage plan for the Kansas City Convention Center located on approximately 18 acres generally bound by W. 12<sup>th</sup> Street, Central Street, W. 16<sup>th</sup> Street, and Broadway Boulevard in Districts DC-15 (Downtown Core), M1-5 Manufacturing 1 (dash 5), and UR (Urban Redevelopment), to allow placement of a digital marquis on the Central Street façade at W. 13<sup>th</sup> Street.  
 Applicant:        Jeffrey Williams, City Planning & Development

**CONTINUED CASES**

4            PN            13a.        **Case No. 12868-P-2** – A request to rezone approximately 1.71 acre located at 331 Westport Road (southeast corner of Broadway Boulevard and Westport Road) from District B3-2 Community Business (dash 3) to District B1-5 Neighborhood Business (dash 5). (To be continued to 05-16-17)  
 Applicant:        Joseph Downs Opus Development, repr John McGurk, Polsinelli

4            PN            13b.        **Case No. 12868-P-3** – A request to approve a development plan, also serving as a preliminary plat, on approximately 1.71 acre located at 331 Westport Road (southeast corner of Broadway Boulevard and Westport Road) to allow creation of one lot and construction of 257-unit multi-family units, retail commercial space, and associated parking in District B1-5 Neighborhood Business (dash 5) (To be continued to 05-16-17)  
 Applicant:        Joseph Downs Opus Development, repr. John McGurk, Polsinelli

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## CONTINUED CASE

- |   |    |      |   |
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| 1 | OA | 14a. | <b>Case No. 13087-P-11</b> – A request to rezone a 7 acre tract of land, generally located on the north side of NE 82 <sup>nd</sup> Street, the south side of MO Route 152, between I-435 on the east and N. Brighton Avenue on the west, from District R-80 (Residential dash 80) to District R-1.5 (Residential dash 1.5). (Continued from 04-04-17)<br>Applicant: Craig Laderoute, Paul Osborne repr. Olsson                           |
| 1 | OA | 14b. | <b>Case No. 13087-P-12</b> – About 4.5 acres located on the north side of NE 82 <sup>nd</sup> Street, the south side of MO Route 152, between I-435 on the east and N. Brighton Avenue on the west, to consider approval of a Project Plan in District R-1.5 (Residential dash 1.5), to allow for 40 unit multi-family development within 4 buildings. (Continued from 04-04-17)<br>Applicant: Craig Laderoute, Paul Osborne repr. Olsson |

**OTHER MATTERS:** Election of Vice-Chair

**OTHER MATTERS:** Discussion of August meetings.



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at [actioncenter@kcmo.org](mailto:actioncenter@kcmo.org).

JE:nw  
Revised 04-27-17 2:25pm