

City Planning Commission AGENDA

April 10, 2023
6:30 PM

I. CALL TO ORDER

II. REPORTS

SHORT-TERM RENTAL ORDINANCE
NONE
NONE

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE MARCH 13, 2023 MINUTES

IV. CONSENT AGENDA

A. Special Use Permit Application(s)

1. SP2022-122

Filed:
12/30/2022

Petitioner: JIM DONOVAN / THE SHOWROOM FLOOR, LLC

Address: 1127 SOUTHWEST BLVD, KANSAS CITY, KS 66103

SYNOPSIS: Renewal of a Special Use Permit (SP2021-009 – expires 5/6/2023) to operate a short-term rental at 1127 Southwest Boulevard.

2. SP2023-007

Filed:
04/10/2023

Petitioner: RYAN DENK/MCANANY, VAN CLEAVE, & PHILLIPS, P.A.

Address: 7949 SPLITLOG AVE, KANSAS CITY, KS 66112

SYNOPSIS: Renewal of a Special Use Permit (SP-2020-96 – expired 2/4/2023) for the Temporary Use of Land to allow for semi-truck parking at the American Inn Hotel at 7949 Splitlog Avenue.

3. SP2023-009

Filed:
02/24/2023

Petitioner: JUDD CLAUSSEN / PHELPS ENGINEERING, INC.

Address: 1215 MERRIAM LN, KANSAS CITY, KS 66103

SYNOPSIS: Renewal of a Special Use Permit (SP2022-013 – expires 5/5/2023) to continue to remove earthen material at 1215 Merriam Lane.

A. Subdivision Application(s)

1. PLAT2023-009

Filed: Petitioner: **SCANNELL PROPERTIES #459, LLC**
02/24/2023

Address: **9822 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Final Plat (I-435 Logistics Park, First Plat) for an industrial lot at 9822 Leavenworth Road.

PR2023-005 - Final Plan Review for a business park at 9822 Leavenworth Road.

A. Plan Review Application(s)

1. PR2023-005

Filed: Petitioner: **SCANNELL PROPERTIES #459, LLC**
01/27/2023

Address: **9822 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Final Plan Review for a business park at 9822 Leavenworth Road (in conjunction with PLAT2023-009).

PLAT2023-009 Final Plat (I-435 Logistics Park, First Plat) for an industrial lot at 9822 Leavenworth Road.

2. PR2023-010

Filed: Petitioner: **EIAD MUSALLET/P&R DIVERSIFIED, INC**
02/22/2023

Address: **5648 STATE AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Final Plan Review to construct a convenience store and fueling station at 5648 State Avenue.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. COZ2022-051

Filed: Petitioner: **AUSTIN THOMPSON/ATLAS LAND CONSULTING**
12/30/2022

Address: **706 SHAWNEE RD, KANSAS CITY, KS 66103**

SYNOPSIS: Change of Zone from R-1 Single Family District to R-2(B) Two Family District to remodel an existing structure into a duplex at 706 Shawnee Road.

2. COZ2023-001

Filed: Petitioner: **DAVID BLOCK/BLOCK AND CO. INC.**
01/24/2023

Address: **10200 ABILITIES WAY, KANSAS CITY, KS 66111**

SYNOPSIS: Change of Zone from CP-2 Planned General Business District to CP-3 Planned Commercial District to covert an office building into a mixed-use apartment building at 10200 Abilities Way. (In conjunction with MPL2023-001).

MPL2023-001 Master Plan Amendment from Regional Commercial (Prairie-Delaware-Piper Master Plan) to Mixed-Use (City-Wide Master Plan) to covert an office building into a mixed-use apartment building at 10200 Abilities Way.

3. COZ2023-003

Filed: Petitioner: **MICHAEL BOURQUIN**
01/27/2023

Address: **5910 COUNTY LINE RD, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single Family District to C-1 Limited Business District for a fireworks stand at 5910 County Line Road. (In conjunction with MPL2023-002).

MPL2023-002 Master Plan Amendment from Rural Density Residential (City-Wide Master Plan) to Rural Commercial (City-Wide Master Plan) for a fireworks stand at 5910 County Line Road.

4. COZ2023-004

Filed: Petitioner: **PAULA WESTERFIELD-WALLACE**
04/10/2023

Address: **12200 DONAHOO RD, KANSAS CITY, KS 66109**

SYNOPSIS: Change of Zone from R1 (WYCO) Residential District to R-1 Single Family District, for a residence and dog kennel at 12200 Donahoo Road.

5. COZ2023-007

Filed: Petitioner: **AUSTIN THOMPSON / ATLAS LAND CONSULTING**
02/24/2023

Address: **1001 METROPOLITAN AVE, KANSAS CITY, KS 66103**

SYNOPSIS: Change of Zone from R-1 Single Family District to R-M Mobile Home Park District for the Eden Village Mobile Home Park at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue. (In conjunction with BOZA2023-010, MPL2023-005, PR2023-011, and PLAT2023-011).

Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Medium-Density Residential (City-Wide Master Plan) at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue.

Preliminary and Final Plat (Eden Village) for 23 dwelling units on two (2) lots at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue.

Preliminary and Final Plan Review (Eden Village) to construct a mobile home park at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue.

A. Special Use Permit Application(s)

1. SP2022-106

Filed: Petitioner: **JOSHUA BROWN/TWISTED AUDIO CREATIONS**
11/01/2022

Address: **5235 STATE AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Special Use Permit to operate a car audio installation business and host car audio meets at an existing car shop at 5235 State Avenue.

2. SP2022-121

Filed: Petitioner: **NADIA GRIFFITT / LATIN QUARTERS, INC.**
12/30/2022

Address: **508 KANSAS AVE, KANSAS CITY, KS 66105**

SYNOPSIS: Renewal of a Special Use Permit (SP2021-029 – expired 11/4/2022) for a restaurant and drinking establishment with live entertainment at 508 Kansas Avenue.

3. SP2023-002

Filed: Petitioner: **MIKE UTT/NEW CINGULAR WIRELESS PCS, LLC**
01/25/2023

Address: **1965 N 63RD DR, KANSAS CITY, KS 66102**

SYNOPSIS: Special Use Permit to install a monopole cell antenna to optimize cellular coverage in the immediate area at 1964 North 63rd Drive.

4. SP2023-005

Filed: Petitioner: **CHRISTOPHER CIESIEL/THE CAMPGROUND LLC**
04/10/2023

Address: **1639 SOUTHWEST BLVD, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit to operate a drinking establishment with live entertainment at 1639 Southwest Boulevard. (In conjunction with BOZA2023-007).

5. SP2023-006

Filed: Petitioner: **ADAM REYNOLDS**
04/10/2023

Address: **4443 EATON ST, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit to operate a short-term rental at 4443 Eaton Street.

6. SP2023-010

Filed:
02/24/2023

Petitioner: **DANIEL CASTILLO / OVER UNDER**

Address: **401 N 6TH ST, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit to operate a drinking establishment with sports watch parties at 401 North 6th Street.

A. Vacation Application

1. VAC2022-003

Filed:
04/07/2022

Petitioner: **LUKE KUSH COPORATION**

Address: **1327 STATE AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Vacation of right-of-way easement at 1327 State Avenue.

A. Subdivision Application(s)

1. PLAT2023-006

Filed:
01/27/2023

Petitioner: **AUSTIN THOMPSON / ATLAS LAND CONSULTING**

Address: **12602 HOLLINGSWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Preliminary and Final Plat (Canaan Lake West Estates) to split the lot at 12602 Hollingsworth Road. (In conjunction with BOZA2023-003).

2. PLAT2023-007

Filed:
01/27/2023

Petitioner: **AUSTIN THOMPSON / ATLAS LAND CONSULTING**

Address: **11474 WEBSTER AVE, KANSAS CITY, KS 66109**

SYNOPSIS: Final Plat (Villas of Piper Valley) to add restrictions at 11465 Webster Avenue. (In conjunction with PR2022-037).

3. PLAT2023-010

Filed:
02/24/2023

Petitioner: **AUSTIN THOMPSON / ATLAS LAND CONSULTING**

Address: **236 N 7TH ST TRFY, KANSAS CITY, KS 66101**

SYNOPSIS: Preliminary and Final Plat (Mossberg Addition) to consolidate multiple lots, parcels, and vacation of the alleyway at 236 and 238 North 7th Street Trafficway and 730 Northrup Avenue.

4. PLAT2023-011

Filed: Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTING
02/24/2023

Address: 1001 METROPOLITAN AVE, KANSAS CITY, KS 66103

SYNOPSIS: Preliminary and Final Plat (Eden Village) for 23 dwelling units on two (2) lots at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue.

Change of Zone from R-1 Single Family District to R-M Mobile Home Park District for the Eden Village Mobile Home Park at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue.

Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Medium-Density Residential (City-Wide Master Plan) at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue.

Preliminary and Final Plan Review (Eden Village) to construct a mobile home park at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue.

A. Plan Review Application(s)

1. PR2022-037

Filed: Petitioner: DARYL K RAKOSKI
09/29/2022

Address: 11465 WEBSTER AVE, KANSAS CITY, KS 66109

SYNOPSIS: Preliminary and Final Plan Review to construct 62 single-family homes at 11465 Webster Avenue (in conjunction with PLAT2023-007).

PLAT2023-007 - Final Plat (Villas of Piper Valley) to add restrictions at 11465 Webster Avenue.

2. PR2023-011

Filed: Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTING
02/24/2023

Address: 1001 METROPOLITAN AVE, KANSAS CITY, KS 66103

SYNOPSIS: Preliminary and Final Plan Review (Eden Village) to construct a mobile home park at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue.

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Preliminary and Final Plat (Eden Village) for 23 dwelling units on two (2) lots at 1013 Metropolitan Avenue, 1605 South Baltimore and 1003 Ruby Avenue.

A. Miscellaneous Planning Application(s)

1. MPL2023-001

Filed: Petitioner: **DAVID BLOCK/BLOCK + COMPANY, INC.**
01/25/2023

Address: **10200 ABILITIES WAY, KANSAS CITY, KS 66111**

SYNOPSIS: Master Plan Amendment from Regional Commercial (Prairie-Delaware-Piper Master Plan) to Mixed-Use (City-Wide Master Plan) to covert an office building into a mixed-use apartment building at 10200 Abilities Way. (In conjunction with COZ2023-001).

COZ2023-001 Change of Zone from CP-2 Planned General Business District to CP-3 Planned Commercial District to covert an office building into a mixed-use apartment building at 10200 Abilities Way

2. MPL2023-002

Filed: Petitioner: **MICHAEL BOURQUIN**
01/27/2023

Address: **5910 COUNTY LINE RD, KANSAS CITY, KS 66106**

SYNOPSIS: Master Plan Amendment from Rural Density Residential (City-Wide Master Plan) to Rural Commercial (City-Wide Master Plan) for a fireworks stand at 5910 County Line Road. (In conjunction

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3. MPL2023-005

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