

# City Planning Commission AGENDA

August 8, 2022  
6:30 PM

## I. CALL TO ORDER

## II. REPORTS

None  
None  
None

## III. PLANNING COMMISSION STATEMENT

## IV. CONSENT AGENDA

CONSIDERATION OF THE JULY 11, 2022 MINUTES

## IV. CONSENT AGENDA

### A. SPECIAL USE PERMIT APPLICATIONS

#### 1. SP2022-061

Filed: Petitioner: TOM GIEFER/G+G HOLDINGS LLC  
05/27/2022

Address: 7241 KAW DR, KANSAS CITY, KS 66111

**SYNOPSIS:** Renewal of a Special Use Permit (SP-2019-111) for the Temporary Use of Land to stockpile and process concrete materials at 7241 Kaw Drive.

#### 2. SP2022-075

Filed: Petitioner: CRISTEN RYMAN & KATE LYNCH  
06/24/2022

Address: 2824 N 99TH TER, KANSAS CITY, KS 66109

**SYNOPSIS:** Renewal of a Home Occupation Special Use Permit (SP-2020-38 – expires 9/13/2022) for a home occupied short-term rental at 2824 North 99th Terrace.

### B. PLAT APPLICATION

#### 1. PLAT2022-020

Filed: Petitioner: CITY BEAUTIFUL ENTERPRISES LLC  
06/24/2022

Address: 3020 N BALTIMORE ST, KANSAS CITY, KS 66104

**SYNOPSIS:** Final Plat (McLaughlin Addition) to construct a single-family residence at 3015 and 3020 North Baltimore Avenue.

## V. NON-CONSENT AGENDA

### A. CHANGE OF ZONE APPLICATIONS

1. **COZ2022-022**

Filed: Petitioner: **ANDREA WEISHAUBT/ATLAS LAND CONSULTING**  
**06/24/2022**

Address: **4744 GEORGIA AVE, KANSAS CITY, KS 66104**

**SYNOPSIS: Change of Zone from R-1 Single-Family District to R-2 Two-Family District to construct a duplex at 4744 Georgia.**

2. **COZ2022-023**

Filed: Petitioner: **CURTIS PETERSEN / POLSINELLI PC**  
**06/24/2022**

Address: **2640 WOODEND LN, KANSAS CITY, KS 66106**

**SYNOPSIS: Change of Zone from RP-5 Planned Apartment District to A-G Agriculture District, to construct Endless Outdoors Nature Experience at 2640 Woodend Lane (in conjunction with MPL2022-014 from Low-Density Residential (City-Wide Master Plan) to Rural Density Residential (City-Wide Master Plan), PLAT2022-021 Preliminary and Final Plat (Endless Outdoors) for one (1) lot, PR2022-024 Preliminary and Final Plan Review for Endless Outdoors Nature Experience and SP2022-073 - Special Use Permit to develop and operate a youth outdoor nature experience facility with trails, camping, and shelters)**

### B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2021-069**

Filed: Petitioner: **PRABHJOT SINGH PADDA / UNITED TRUCK REPAIR**  
**09/23/2021**

Address: **451 S 14TH ST, KANSAS CITY, KS 66105**

**SYNOPSIS: Special Use Permit to operate an inspection/light maintenance facility for United Truck repair (SP-2019-82 expired 9/26/2021).**

**NOTE: This application was returned to the City Planning Commission by the Unified Government Board of Commissioners for consideration of a 30-day hold over until the September 12, 2022 meeting.**

2. **SP2022-037**

Filed: Petitioner: **DANIEL JANSSEN WITH ME AND MY UNCLE LLC**  
**03/18/2022**

Address: **230 S 65TH ST, KANSAS CITY, KS 66111**

**SYNOPSIS: Special Use Permit for storage for landscaping business inside a 2000 square foot outbuilding at 230 South 65th Street.**

**3. SP2022-067**

Filed: Petitioner: **BRIAN GLASSER / AKCO INVESTMENTS LLC**  
**06/06/2022**

Address: **733 OHIO AVE, KANSAS CITY, KS 66101**

**SYNOPSIS: Special Use Permit to operate a short-term rental at 733 Ohio Avenue.**

**4. SP2022-068**

Filed: Petitioner: **SARAH BELARDE & JAVIER SAENZ**  
**06/21/2022**

Address: **3008 S 9TH ST, KANSAS CITY, KS 66103**

**SYNOPSIS: Special Use Permit to operate a short-term rental at 3008 South 9th Street.**

**5. SP2022-069**

Filed: Petitioner: **G+J ENTERTAINMENT**  
**06/24/2022**

Address: **4929 STATE AVE, KANSAS CITY, KS 66102**

**SYNOPSIS: Special Use Permit for live entertainment in conjunction with an existing drinking establishment at 4929 State Avenue.**

**6. SP2022-072**

Filed: Petitioner: **JAMES SULLIVAN/SULLIVAN PALMER ARCHITECTS**  
**06/24/2022**

Address: **1401 MERRIAM LN, KANSAS CITY, KS 66103**

**SYNOPSIS: Special Use Permit for a used-car dealership at 1401 Merriam Lane.**

**7. SP2022-073**

Filed: Petitioner: **CURTIS PETERSEN / POLSINELLI PC**  
**06/26/2022**

Address: **2640 WOODEND LN, KANSAS CITY, KS 66106**

**SYNOPSIS: Special Use Permit to develop and operate a youth outdoor nature experience facility with trails, camping, and shelters at 2640 Woodend Lane, (in conjunction with COZ2022-023 Change of Zone from RP-5 Planned Apartment District to A-G Agriculture District, to construct Endless Outdoors Nature Experience at 2640 Woodend Lane (in conjunction with MPL2022-014 from Low-Density Residential (City-Wide Master Plan) to Rural Density Residential (City-Wide Master Plan), PLAT2022-021 Preliminary and Final Plat (Endless Outdoors) for one (1) lot, PR2022-024 Preliminary and Final Plan Review for Endless Outdoors Nature Experience)**

## **C. PLAT APPLICATION**

### **1. PLAT2022-021**

Filed: Petitioner: **CURTIS PETERSEN / POLSINELLI PC**  
**06/24/2022**

Address: **2640 WOODEND LN, KANSAS CITY, KS 66106**

**SYNOPSIS: Preliminary and Final Plat (Endless Outdoors) for one (1) lot at 2640 Woodend Lane, (in conjunction with COZ2022-023 Change of Zone from RP-5 Planned Apartment District to A-G Agriculture District, to construct Endless Outdoors Nature Experience at 2640 Woodend Lane (in conjunction with MPL2022-014 from Low-Density Residential (City-Wide Master Plan) to Rural Density Residential (City-Wide Master Plan), PR2022-024 Preliminary and Final Plan Review for Endless Outdoors Nature Experience and SP2022-073 - Special Use Permit to develop and operate a youth outdoor nature experience facility with trails, camping, and shelters)**

## **D. PLAN REVIEW APPLICATION**

### **1. PR2022-024**

Filed: Petitioner: **CURTIS PETERSEN / POLSINELLI PC**  
**06/24/2022**

Address: **2640 WOODEND LN, KANSAS CITY, KS 66106**

**SYNOPSIS: Preliminary and Final Plan Review for Endless Outdoors Nature Experience at 2640 Woodend Lane, (in conjunction with COZ2022-023 Change of Zone from RP-5 Planned Apartment District to A-G Agriculture District, to construct Endless Outdoors Nature Experience (in conjunction with MPL2022-014 from Low-Density Residential (City-Wide Master Plan) to Rural Density Residential (City-Wide Master Plan), PLAT2022-021 Preliminary and Final Plat (Endless Outdoors) for one (1) lot, PR2022-024 and SP2022-073 - Special Use Permit to develop and operate a youth outdoor nature experience facility with trails, camping, and shelters)**

## **E. MASTER PLAN AMENDMENT APPLICATION**

### **1. MPL2022-014**

Filed: Petitioner: **CURTIS PETERSEN / POLSINELLI PC**  
**06/24/2022**

Address: **2441 HAGEMANN ST, KANSAS CITY, KS 66106**

**SYNOPSIS: MPL2022-014 from Low-Density Residential (City-Wide Master Plan) to Rural Density Residential (City-Wide Master Plan) at 2640 Woodend Lane, (in conjunction with COZ2022-023 Change of Zone from RP-5 Planned Apartment District to A-G Agriculture District, to construct Endless Outdoors Nature Experience at 2640 Woodend Lane, PLAT2022-021 Preliminary and Final Plat (Endless Outdoors) for one (1) lot, PR2022-024 Preliminary and Final Plan Review for Endless Outdoors Nature Experience and SP2022-073 - Special Use Permit to develop and operate a youth outdoor nature experience facility with trails, camping, and shelters)**

## F. CONSIDERATION OF PLANS

1. **Northeast Kansas City, Kansas Heritage Trail Plan** - Together with our partners at Groundworks NRG and MARC seeks to define a new heritage trail route from Kaw Point to the Quindaro Townsite. The Plan process has collected stories from across the Northeast community for future wayfinding and historical markers, aligns strategic multi-benefit trail and stormwater infrastructure investments, and promotes the equitable development of the many underutilized parcels along the proposed route.
2. **Merriam Connected Corridor Plan** - Together with our partners at KDOT, MARC, KCATA and the Cities of Overland Park, Mission and Merriam seeks to expand multi-modal connectivity across the inter-jurisdictional corridor, and identifies key locations for targeted redevelopment and reinvestment. The Plan identifies gaps in the Turkey Creek Trail network, key intersection improvements, gateway opportunities, and other strategies to create a more walkable, dense and mixed-use corridor.
3. **goDotte Countywide Strategic Mobility Plan** - Together with our partners at KDOT, MARC, KCATA and the Cities of Bonner Springs, Edwardsville and Lake Quivira seeks to implement the County's Complete Streets Ordinance and balance the transportation network for all users, modes and abilities. The Plan identifies key trends that together with public input informs its strategies and action plan.

**NOTE:** Detailed presentation of each plan was made at the July 11, 2022 City Planning Commission meeting.