

City Planning Commission

AGENDA

December 12, 2022

6:30 PM

I. CALL TO ORDER

II. REPORTS

NONE

NONE

NONE

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE NOVEMBER 14, 2022 MINUTES

IV. CONSENT AGENDA

A. Special Use Permit Application(s)

1. **SP2022-101**

Filed:
10/25/2022

Petitioner: **ADRIENNE BORTZ**

Address: **1101 N 79TH TER, KANSAS CITY, KS 66112**

SYNOPSIS: Renewal of a Special Use Permit (SP-2020-37 – expired 10/8/2022) to operate a short-term rental at 1101, 1103, 1105, 1109 North 79th Terrace.

2. **SP2022-104**

Filed:
10/27/2022

Petitioner: **ANDREA TAPIA/KCK HOUSING AUTHORITY**

Address: **1300 MEADOWLARK LN, KANSAS CITY, KS 66102**

SYNOPSIS: Renewal of a Special Use Permit (SP-2020-50 – expired 9/3/2022) to operate a truck fleet maintenance center for the Kansas City, Kansas Housing Authority at 1300 Meadowlark Lane.

B. Plan Review Application

1. **PR2022-046**

Filed:
10/26/2022

Petitioner: **KATE PFEFFERFORN-MANSKER**

Address: **2729 CLEVELAND AVE, KANSAS CITY, KS 66104**

SYNOPSIS: Final Plan Review to construct a parking lot and detention pond at 2729 Cleveland Avenue.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. COZ2022-038

Filed:
09/29/2022

Petitioner: **ANNA BRESCIA/RICHARD T BRYANT AND ASSOCIATES**

Address: **8919 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Change of Zone from R-1 Single Family District and C-1 Limited Business District to CP-1 Planned Limited Business District for a liquor store at 8919 Leavenworth Road, in conjunction with:

MPL2022-023 - Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) at 8919 Leavenworth Road.

SP2022-093 - Special Use Permit for a liquor store at 8919 Leavenworth Road.

2. COZ2022-042

Filed:
10/25/2022

Petitioner: **ROGER BARRETT/SK DESIGN GROUP**

Address: **810 N 6TH ST, KANSAS CITY, KS 66101**

SYNOPSIS: Change of Zone from CP-0 Planned Non-Retail Business District to C-D Central Business District to construct a six (6) story mixed-use development at 810 North 6th Street (in conjunction with BOZA2022-060).

3. COZ2022-043

Filed:
10/27/2022

Petitioner: **TRENT GADDY/JULES BOREL**

Address: **1223 MEADOWLARK LN, KANSAS CITY, KS 66102**

SYNOPSIS: Change of Zone from CP-0 Planned Non-Retail Business District to B-P Planned Business Park District to operate an administrative office with inventory for Jules Borel and Company at 1223 Meadowlark Lane (to replace SP-2020-95 – expires 2/4/2023) (in conjunction with BOZA2022-063 and MPL2022-027).

MPL2022-027 - Master Plan Amendment from Mixed-Use (City-Wide Master Plan) to Business Park (City-Wide Master Plan) at 1223 Meadowlark Lane

B. Special Use Permit Application(s)

1. **SP2022-066**

Filed: 06/10/2022 Petitioner: **ROMAN CATHOLIC ARCHDIOCESE OF KC KS**

Address: **715 N 16TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: Special Use Permit to erect a 140' tall stealth monopole for the installation of lights and communications equipment at Bishop Ward athletic field with ground based supporting equipment at 715 North 16th Street.

2. **SP2022-070**

Filed: 06/24/2022 Petitioner: **MANUEL LOPEZ**

Address: **1211 N 69TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: Special Use Permit to keep horses at 1211 North 69th Street.

3. **SP2022-074**

Filed: 06/24/2022 Petitioner: **MAHER ALTHALATHINI**

Address: **1000 OSAGE AVE, KANSAS CITY, KS 66105**

SYNOPSIS: Special Use Permit for a used-car dealership with light repair at 1000 Osage Avenue.

4. **SP2022-093**

Filed: 09/29/2022 Petitioner: **ANNA BRESCIA/RICHRD T BRYANT AND ASSOCIATES**

Address: **8919 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Special Use Permit for a liquor store at 8919 Leavenworth Road, in conjunction with:

MPL2022-023 - Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) at 8919 Leavenworth Road, in conjunction with:

CO2022-038 - Change of Zone from R-1 Single Family District and C-1 Limited Business District to CP-1 Planned Limited Business District for a liquor store at 8919 Leavenworth Road.

5. SP2022-098

Filed:
09/30/2022

Petitioner: **PAULA GEORGE/PARKWOOD DAY SCHOOL LLC**

Address: **7250 STATE AVE, KANSAS CITY, KS 66112**

SYNOPSIS: Special Use Permit to operate childcare center on the campus of KCKCC at 7250 State Avenue.

6. SP2022-102

Filed:
10/26/2022

Petitioner: **JESSE VENZOR**

Address: **4342 PEARL ST, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit to operate a short-term rental at 4342 Pearl Street.

7. SP2022-103

Filed:
10/26/2022

Petitioner: **MARIA RUIZ/ZOUK CHOREOGRAPHY**

Address: **2416 S 34TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit to operate an event space with live entertainment and alcohol sales at 2414 South 34th Street.

8. SP2022-105

Filed:

Petitioner: **JOHN DAVIDSON/DAVIDSON ARCHITECTURE**

Address: **5010 SPEAKER RD, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit for the operation of a truck terminal and maintenance shop at 5010 Speaker Road.

c. Subdivision Application

1. PLAT2022-037

Filed:
10/25/2022

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

Address: **705 S 55TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Preliminary and Final Plat to create two (2) residential lots (55th Osage Addition) at 705 South 55th Street. (In conjunction with BOZA2022-059).

D. Plan Review Application

1. **PR2022-032**

Filed: Petitioner: **JOSH BEUERLEIN/4J ENTERPRISES**
08/26/2022

Address: **8247 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Preliminary and Final Plan Review to expand a speech therapy business at 8247 Leavenworth Road.

E. Miscellaneous Planning Application(s)

1. **MPL2022-023**

Filed: Petitioner: **RICHARD T BRYANT AND ASSOCIATES**
09/29/2022

Address: **8919 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) at 8919 Leavenworth Road, in conjunction with:

COZ2022-038 - Change of Zone from R-1 Single Family District and C-1 Limited Business District to CP-1 Planned Limited Business District for a liquor store at 8919 Leavenworth Road.

SP2022-093 - Special Use Permit for a liquor store at 8919 Leavenworth Road.

2. **MPL2022-027**

Filed: Petitioner: **JULES BOREL**
11/01/2022

Address: **1223 MEADOWLARK LN, KANSAS CITY, KS 66102**

SYNOPSIS: Master Plan Amendment from Mixed-Use (City-Wide Master Plan) to Business Park (City-Wide Master Plan) at 1223 Meadowlark Lane (in conjunction with COZ2022-043 and BOZA2022-063).

Change of Zone from CP-0 Planned Non-Retail Business District to B-P Planned Business Park District to operate an administrative office with inventory for Jules Borel and Company at 1223 Meadowlark Lane (to replace SP-2020-95 – expires 2/4/2023).