

City Planning Commission AGENDA

February 13, 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 JANUARY 9, 2023 MINUTES

IV. CONSENT AGENDA

A. Special Use Permit Application

1. SP2022-118

Filed: Petitioner: RYAN STOOPS
12/30/2022

Address: 3151 W 45TH AVE, KANSAS CITY, KS 66103

SYNOPSIS: Renewal of a Special Use Permit (SP2021-080 – expires 3/10/2023) to operate a short-term rental at 3151 West 45th Avenue.

B. Subdivision Application

1. PLAT2022-044

Filed: Petitioner: ERIC GENTRY / VICTORY JEEP
12/30/2022

Address: 1701 N 100TH TER, KANSAS CITY, KS 66111

SYNOPSIS: Final Plat (Legends Auto Plaza Fourth Plat) for one (1) commercial lot at 1701 North 100th Street. (In conjunction with PR2022-052).

C. Plan Review Application(s)

1. PR2022-051

Filed: 12/27/2022 Petitioner: RICK ECKERT / BETTIS ASPHALT & CONSTRUCTION, INC

Address: 1625 S 86TH ST, KANSAS CITY, KS 66111

SYNOPSIS: Final Plan Review for an asphalt plant for Bettis Asphalt and Construction at 1625 South 86th Street.

2. PR2022-053

Filed: 12/30/2022 Petitioner: GILBERTO GUERRERO

Address: 7512 LEAVENWORTH RD, KANSAS CITY, KS 66109

SYNOPSIS: Final Plan Review for used auto dealership and auto repair facility at 7512 Leavenworth Road.

3. PR2022-054

Filed: 12/30/2022 Petitioner: FERNANDO GOMEZ / ENVISION CONSTRUCTION, INC

Address: 2907 N 81ST ST, KANSAS CITY, KS 66109

SYNOPSIS: Final Plan Review for expansion of a church parking lot at 2907 North 81st Street.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. COZ2022-045

Filed: 10/28/2022 Petitioner: CHAD SCHIMKE

Address: 13700 MARXEN RD, KANSAS CITY, KS 66109

SYNOPSIS: Change of Zone from A-G Agriculture District (WYCO) to CP-3 Planned Commercial District to construct a self-storage facility at 13700 Marxen Road (in conjunction with MPL2022-026 and PLAT2023-001).

MPL2022-026 - Master Plan Amendment from Planned Low-Density Residential (Prairie-Delaware-Piper Master Plan) to Planned Mixed Business/Commercial District (Prairie-Delaware-Piper Master Plan) at 13700 Marxen Road.

PLAT2023-001 - Preliminary Plat to separate commercial and agricultural zoning at 13700 Marxen Road.

2. COZ2022-047

Filed: Petitioner: **AUSTIN THOMPSON/ATLAS LAND CONSULTING**
Address: **4601 GIBBS RD, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 4601 Gibbs Road.

3. COZ2022-052

Filed: Petitioner: **MARK WOLF/HOMES REHAB LLC**
12/30/2022

Address: **4547 MELODY LN, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single Family District to R-2 Two Family District for a duplex at 4547 Melody Lane. (In conjunction with BOZA2022-071).

B. Special Use Permit Application(s)

1. SP2022-081

Filed: Petitioner: **PAULA WESTERFIELD-WALLACE**
07/21/2022

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

SYNOPSIS: Special Use Permit to operate a dog kennel at 12200 Donahoo Road.

2. SP2022-090

Filed: Petitioner: **RIAD BAGHDADI/RB ARCHITECTURE ENGINEERING**
09/29/2022

Address: **919 S 26TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit for the expansion of an automotive/heavy truck salvage yard at 919 South 26th Street.

3. SP2022-116

Filed: Petitioner: **BILL RICHARDS/ROTHWELL CONSTRUCTION**
12/30/2022

Address: **1105 S 5TH ST, KANSAS CITY, KS 66105**

SYNOPSIS: Special Use Permit to operate a fleet maintenance facility for Frito-Lay at 1105 South 5th Street.

4. SP2022-119

Filed:
12/30/2022

Petitioner: ALEX ELLIOT/ATLAS LAND CONSULTING

Address: 10702 DONAHOO RD, KANSAS CITY, KS 66109

SYNOPSIS: Special Use Permit for dirt removal from 10702 Donahoo Road.

5. SP2022-123

Filed:
12/30/2022

Petitioner: AMELIA INTERIANO / FAMILY FIT

Address: 1957 N 63RD DR, KANSAS CITY, KS 66102

SYNOPSIS: Special Use Permit for an event space at 1957 North 63rd Drive.

C. Subdivision Application(s)

1. PLAT2022-041

Filed:
11/30/2022

Petitioner: RIAD BAGHDADI/RB ARCHITECTURE ENGINEERING

Address: 946 S 24TH ST, KANSAS CITY, KS 66106

SYNOPSIS: Final Plat to vacate undeveloped alleyways and streets to create one (1) industrial lot at 919 South 26th Street.

2. PLAT2022-043

Filed:
12/02/2022

Petitioner: SCOTT BREWER/UNITED METHODIST CHURCH

Address: 1020 S 78TH ST, KANSAS CITY, KS 66111

SYNOPSIS: Preliminary and Final Plat to split one (1) residential parcel into two (2) parcels at 1020 State Avenue (in conjunction with BOZA2022-068).

3. PLAT2023-001

Filed:
12/30/2022

Petitioner: CHAD SCHIMKE

Address: 13700 MARXEN RD, KANSAS CITY, KS 66109

SYNOPSIS: Preliminary Plat to separate commercial and agricultural zoning at 13700 Marxen Road. (In conjunction with COZ2022-045 and MPL2022-026).

D. Plan Review Application

1. PR2022-052

Filed: Petitioner: **ERIC GENTRY / VICTORY JEEP**
12/30/2022

Address: **1701 N 100TH TER, KANSAS CITY, KS 66111**

SYNOPSIS: Preliminary and Final Plan Review for Victory Jeep at 1701 North 100th Street. (In conjunction with PLAT2022-044).

E. Miscellaneous Planning Application(s)

1. MPL2022-026

Filed: Petitioner: **CHAD SCHIMKE**
10/28/2022

Address: **13700 MARXEN RD, KANSAS CITY, KS 66109**

SYNOPSIS: Master Plan Amendment from Planned Low-Density Residential (Prairie-Delaware-Piper Master Plan) to Planned Mixed Business/Commercial District (Prairie-Delaware-Piper Master Plan) at 13700 Marxen Road (in conjunction with COZ2022-045 and PLAT2023-001).

COZ2022-045 - Change of Zone from A-G Agriculture District (WYCO) to CP-3 Planned Commercial District to construct a self-storage facility at 13700 Marxen Road.

PLAT2023-001 - Preliminary Plat to separate commercial and agricultural zoning at 13700 Marxen Road.

2. MPL2022-029

Filed: Petitioner: **JOSH BEUERLEIN / 4J ENTERPRISES, LLC**
12/30/2022

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

SYNOPSIS: Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Neighborhood Commercial (City-Wide Master Plan) to expand the operation of an speech therapy clinic at 8247 Leavenworth Road.

Total Number of Agenda Items: 19