

City Planning Commission AGENDA

January 9, 2023
6:30 PM

I. CALL TO ORDER

II. REPORTS

Short-Term Rentals Ordinance
Election of Officers
None

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE DECEMBER 12, 2022 MINUTES

IV. CONSENT AGENDA

A. Special Use Permit Application(s)

1. **SP2022-107**

Filed: Petitioner: **NATALIE MCNUTT**
01/09/2023

Address: **3801 LLOYD ST, KANSAS CITY, KS 66103**

SYNOPSIS: Renewal of a Special Use Permit (SP2021-077 – expires 3/10/2023) to operate a short-term rental at 3801 Lloyd Street.

2. **SP2022-111**

Filed: Petitioner: **JASON NEWMAN/EXCANZE PROPERTIES**
11/28/2022

Address: **4112 BOOTH ST, KANSAS CITY, KS 66103**

SYNOPSIS: Renewal of a Special Use Permit (SP-2020-84 – expires 12/10/2022) for a short-term rental at 4112 Booth Street.

3. **SP2022-115**

Filed: Petitioner: **NATHANIEL SCHOTANUS/RANGE 23 BREWING**
11/29/2022

Address: **13400 DONAHOO RD B, KANSAS CITY, KS 66109**

SYNOPSIS: Renewal of a Special Use Permit (SP-2020-72 – expires 2/4/2023) to operate a microbrewery at 13400 Donahoo Road.

A. Plan Review Application(s)

1. PR2022-044

Filed: 10/24/2022 Petitioner: **OLIVER HUTCHISON/DAVIDSON ARCHITECTURE & ENGINEERING**
Address: **340 S 59TH LN, KANSAS CITY, KS 66111**

SYNOPSIS: Final Plan Review for a laydown yard and asphalt drive at 340 South 59th Lane.

2. PR2022-048

Filed: 01/09/2023 Petitioner: **TIMOTHY ELLIOTT/ATLAS LAND CONSULTING**
Address: **11013 HASKELL AVE, KANSAS CITY, KS 66109**

SYNOPSIS: Final Plan Review to construct a senior living facility at 11013 Haskell Avenue.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. COZ2021-048

Filed: 10/29/2021 Petitioner: **BLAIR TANNER / TANNER & WHITE PROPERTIES**
Address: **4601 RAINBOW BLVD, KANSAS CITY, KS 66103**

SYNOPSIS: Change of Zone from C-1 Limited Business and R-1 Single Family Districts to RP-6 Planned High Rise Apartment District for a multi-family residential apartment complex and parking garage at 4601 Rainbow Boulevard.

2. COZ2022-044

Filed: 10/27/2022 Petitioner: **ANTHONY FICARA**
Address: **6822 BERRY RD, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single-Family District to A-G Agriculture District for a bee farm/garden at 6822 Berry Road (in conjunction with BOZA2022-061).

3. COZ2022-048

Filed: 11/28/2022 Petitioner: **AUSTIN THOMPSON/ATLAS LAND CONSULTING**
Address: **6340 RIVERVIEW AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 6340 Riverview Avenue. (In conjunction with BOZA2022-067).

4. COZ2022-049

Filed: Petitioner: **KORB MAXWELL/POLINSELLI**
11/30/2022

Address: **11787 AMERICAN ROYAL WAY, KANSAS CITY, KS 66109**

SYNOPSIS: Change of Zone from CP-2 Planned General Business District to A-G Agriculture District for the American Royal Development at 11787 American Royal Way.

5. COZ2022-050

Filed: Petitioner: **DAVID LOTZ/CONTINENTAL CONSULTING ENGINEERS**
11/30/2022

Address: **2300 N 113TH TER, KANSAS CITY, KS 66109**

SYNOPSIS: Change of Zone from RP-3 Planned Townhouse and RP-4 Planned Garden Apartment Districts to RP-5 Planned Apartment District, to construct a senior living facility at 2302 North 113th Place (in conjunction with PLAT2022-042).

Final Plat to combine two (2) residential lots into one (1) lot to construct a senior living facility at 2302 North 113th Place.

A. Special Use Permit Application(s)

1. SP2022-089

Filed: Petitioner: **ROGELIO FALCON**
09/26/2022

Address: **416 N 10TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: Special Use Permit for the Temporary Use of Land to keep two (2) storage containers on a residential lot at 444 North 10th Street.

2. SP2022-108

Filed: Petitioner: **ANNE MARCHAEL/BUSINESS LAW ADVISORS**

Address: **6541 DONAHOO RD, KANSAS CITY, KS 66104**

SYNOPSIS: Special Use Permit for the Temporary Use of Land to keep equipment and materials related to a roofing business at 6541 Donahoo Road.

3. SP2022-109

Filed: Petitioner: **SHERRI BAILEY-SCOTT**
11/28/2022

Address: **5331 MIAMI AVE, KANSAS CITY, KS 66106**

SYNOPSIS: Home Occupation Special Use Permit to operate a chiropractic office at 5331 Miami Avenue.

4. SP2022-113

Filed: Petitioner: **LYNNE BEAVER**
11/28/2022

Address: **2951 S 34TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit to operate an event space at 2951 South 34th Street.

5. SP2022-114

Filed: Petitioner: **MIKE ODELL/HOLIDAY SAND AND GRAVEL**
11/28/2022

Address: **4403 N 42ND ST, KANSAS CITY, KS 66104**

SYNOPSIS: Special Use Permit to operate a sand excavation and sand processing operation at 4403 North 42nd Street.

A. Subdivision Application(s)

1. PLAT2022-039

Filed: Petitioner: **AUSTIN THOMPSON/ATLAS LAND CONSULTING**
11/28/2022

Address: **811 N 55TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: Preliminary and Final Plat to create three (3) residential lots at 811 North 55th Street.

2. PLAT2022-042

Filed: Petitioner: **DAVID LOTZ/CONTINENTAL CONSULTING ENGINEERS**
11/30/2022

Address: **2302 N 113TH PL, KANSAS CITY, KS 66109**

SYNOPSIS: Preliminary Plat to combine two (2) residential lots into one (1) lot to construct a senior living facility at 2302 North 113th Place. (In conjunction with COZ2022-050).

Change of Zone from RP-3 Planned Townhouse and RP-4 Planned Garden Apartment Districts to RP-5 Planned Apartment District, to construct a senior living facility at 2302 North 113th Place.

Total Number of Agenda Items: 17