

City Planning Commission AGENDA

July 10, 2023
6:30 PM

I. CALL TO ORDER

II. REPORTS

None
None
None

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE JUNE 12, 2023, MINUTES

IV. CONSENT AGENDA

A. Special Use Permit Application(s)

1. **SP2023-028**

Filed:
05/26/2023

Petitioner: MICHAEL GEKAS

Address: 2716 N 119TH ST, KANSAS CITY, KS 66109

SYNOPSIS: Renewal of a Special Use Permit (SP2021-012 - expired 6/3/2023) at 2716 North 119th Street.

2. **SP2023-029**

Filed:
05/26/2023

Petitioner: ABDUL MAZID / A+ AUTO SALES

Address: 1010 MERRIAM LN, KANSAS CITY, KS 66103

SYNOPSIS: Renewal of a Special Use Permit (SP2021-016 - expired 6/3/2023) for used car dealership at 1010 Merriam Lane.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. **COZ2023-005**

Filed: Petitioner: **ANDREA WEISHAUBT / ALC**
02/24/2023

Address: **5744 TAUROMEE AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District to utilize the property for agricultural uses and to keep livestock at 5744 Tauromee Avenue.

2. **COZ2023-009**

Filed: Petitioner: **AUSTIN THOMPSON / ALC**
03/24/2023

Address: **8910 OSAGE DR, KANSAS CITY, KS 66111**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District to raise fowl at 8910 Osage Drive.

3. **COZ2023-014**

Filed: Petitioner: **CHRISTOPHER E. HANDLIN**
07/10/2023

Address: **3000 S 74TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District for 30 chickens, bees, and farm at 3000 South 74th Street.

4. **COZ2023-016**

Filed: Petitioner: **RHIANNON CABALLERO**
05/26/2023

Address: **3542 N 51ST ST, KANSAS CITY, KS 66104**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District for chickens and a garden at 3542 North 51st Street.

B. Special Use Permit Application(s)

1. **SP2023-019**

Filed: Petitioner: **OLUSEYI OKEOWO/REDEEMED CHRISTIAN CHURCH OF GOD**
06/12/2023

Address: **8155 PARALLEL PKWY, KANSAS CITY, KS 66112**

SYNOPSIS: Special Use Permit to keep a shipping container in the parking lot of a church at 8155 Parallel Parkway.

2. SP2023-025

Filed: Petitioner: **WATHIQ KASSIM**
07/10/2023

Address: **744 KANSAS AVE, KANSAS CITY, KS 66105**

SYNOPSIS: Renewal of a Special Use Permit (SP-2020-102 - expires 8/5/2023) for an auto body repair shop at 744 Kansas Avenue.

3. SP2023-026

Filed: Petitioner: **ASHLEY GARZA**
07/10/2023

Address: **31 S TREMONT ST, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit for a Short-Term Rental at South Tremont.

4. SP2023-027

Filed: Petitioner: **JOSHUA ROSE**
07/10/2023

Address: **4610 LLOYD ST, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit for a Short-Term Rental at 4610 Lloyd Street.

5. SP2023-030

Filed: Petitioner: **ALEXANDRA SALES**
05/26/2023

Address: **2602 ESSEX AVE, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit for a Short-Term Rental at 2602 Essex.

6. SP2023-031

Filed: Petitioner: **ALEXANDRA SALES**
05/26/2023

Address: **2602 N 107TH TER, KANSAS CITY, KS 66109**

SYNOPSIS: Special Use Permit for a Short-Term Rental at 2602 North 107th Terrace.

7. SP2023-032

Filed: Petitioner: **TRISTIN PERKINS**
05/26/2023

Address: **1945 W LAWRENCE CT, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit for a Short-Term Rental at 1945 Lawrence Court.

8. SP2023-033

Filed: Petitioner: SANGEETH AND REBEKAH SAMUEL
05/26/2023

Address: 4016 SPRINGFIELD ST, KANSAS CITY, KS 66103

SYNOPSIS: Special Use Permit for a Short-Term Rental at 4016 Springfield.

9. SP2023-035

Filed: Petitioner: MARY MELOT AND ROBBIN BEEBE
05/26/2023

Address: 3716 SPRINGFIELD ST, KANSAS CITY, KS 66103

SYNOPSIS: Special Use Permit (SP-2020-80 – expired 11/5/2022) for a Short-Term Rental at 3716 Springfield.

C. Subdivision Application(s)

1. PLAT2023-018

Filed: Petitioner: AUSTIN THOMPSON/ATLAS LAND CONSULTING
06/12/2023

Address: 10551 HOLLINGSWORTH RD, KANSAS CITY, KS 66109

SYNOPSIS: Preliminary and Final Plat of Hollingsworth's Hutton Estates to create five (5) residential lots at 10551 Hollingsworth Road. (In conjunction with BOZA2023-020).

2. PLAT2023-020

Filed: Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTANTS
05/26/2023

Address: 4111 N 97TH ST, KANSAS CITY, KS 66109

SYNOPSIS: Preliminary and Final Plat for two (2) single-family lots at 4111 North 97th Street (in conjunction with BOZA2023-024)

3. PLAT2023-021

Filed: Petitioner: JOSE YEPAZ/WTF LLC
05/26/2023

Address: 825 PARALLEL AVE, KANSAS CITY, KS 66101

SYNOPSIS: Preliminary Plat for twenty-one (21) multi-family lots at 825 Parallel Avenue (in conjunction with PR2023-020 and BOZA2023-029)

D. Plan Review Application

1. PR2023-020

Filed: Petitioner: **JOSE YEPAZ/WTF LLC**
05/26/2023

Address: **825 PARALLEL AVE, KANSAS CITY, KS 66101**

SYNOPSIS: Preliminary Plan Review for townhomes at 825 Parallel Avenue (in conjunction with PLAT2023-021 and BOZA2023-029)

PLAT2023-021 Preliminary Plat for twenty-one (21) multi-family lots at 825 Parallel Avenue.

MPL2023-009 Master Plan Amendment from Parks and Open Space to Lower-Medium Density Residential (Northeast Area Plan) at 825 Parallel Avenue.

E. Miscellaneous Planning Application

1. MPL2023-009

Filed: Petitioner: **JOSE YEPAZ/WTF LLC**
06/01/2023

Address: **825 PARALLEL AVE, KANSAS CITY, KS 66101**

SYNOPSIS: Preliminary Plan Review for townhomes at 825 Parallel Avenue (in conjunction with PLAT2023-021, PR2023-020, and BOZA2023-029)

PLAT2023-021 Preliminary Plat for twenty-one (21) multi-family lots at 825 Parallel Avenue.

PR2023-020 Preliminary Plan Review for townhomes at 825 Parallel Avenue