

# City Planning Commission AGENDA

June 13, 2022  
6:30 PM

## I. CALL TO ORDER

## II. REPORTS

None  
None  
None

## III. PLANNING COMMISSION STATEMENT

## IV. CONSENT AGENDA

CONSIDERATION OF APRIL 11, 2022 AND MAY 9, 2022 MINUTES

## V. NON-CONSENT AGENDA

### A. CHANGE OF ZONE APPLICATIONS

#### 1. COZ2021-034

Filed:  
09/24/2021

Petitioner: JEFF MEADOR WITH OPEN DOOR HOMES

Address: 4136 SPRINGFIELD ST, KANSAS CITY, KS 66103

**SYNOPSIS:** Change of Zone from RP-1(B) Planned Single Family District to RP-5 Planned Apartment District to build two (2) triplex units at 4136 Springfield.

#### 2. COZ2022-013

Filed:  
02/25/2022

Petitioner: JIM CALVERT / WORCESTER INVESTMENT

Address: 2017 N 104TH TER, KANSAS CITY, KS 66109

**SYNOPSIS:** , Change of Zone from A-G Agriculture and R-1 Single Family Districts to RP-2 Planned Two Family and RP-5 Planned Apartment Districts for a mixed density residential development (duplexes and apartment buildings - Residences At The Legends) at 2341 and 2017 North 104th Terrace and 10332 Parallel Parkway (in conjunction with MPL2022-009).

#### 3. COZ2022-015

Filed:  
03/25/2022

Petitioner: JOHN EMANUELS

Address: 4411 N 67TH ST, KANSAS CITY, KS 66104

**SYNOPSIS:** Change of Zone from A-G Agriculture and C-1 Limited Business Districts to A-G Agriculture, R-1 Single Family and C-1 Limited Business Districts for urban residential uses and church at 4411 North 67th Street (in conjunction with BOZA2022-021).

**4. COZ2022-017**

Filed: Petitioner: **KALLA MCLAUGHLIN/City Beautiful Enterprise LLC**  
**03/28/2022**

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

**SYNOPSIS: Change of Zone from RP-5 Planned Apartment District to A-G Agriculture District to construct a single-family residence with urban farming at 3015 and 3020 Baltimore Street (in conjunction with SP2022-045 - to sell produce and farm goods grown on the property, BOZA2022-025, and PLAT2022-011 for two (2) single-family lots).**

**5. COZ2022-018**

Filed: Petitioner: **ANDREA WEISHAUBT/ATLAS SURVEYORS**  
**04/29/2022**

Address: **3430 N 115TH ST, KANSAS CITY, KS 66109**

**SYNOPSIS: Change of Zone from AG (WYCO) Agriculture District to A-G (City) Agriculture District to subdivide the lot at 3430 North 115th Street (In conjunction with COZ2022-019 and PLAT2022-012).**

**6. COZ2022-019**

Filed: Petitioner: **ANDREA WEISHAUBT/ATLASD SURVEYORS**  
**04/29/2022**

Address: **3548 N 115TH ST, KANSAS CITY, KS 66109**

**SYNOPSIS: Change of Zone from AG (WYCO) Agriculture District to A-G (City) Agriculture District to subdivide the lot at 3548 North 115th Street (In conjunction with COZ2022-018 and PLAT2022-012).**

**B. SPECIAL USE PERMIT APPLICATIONS**

**1. SP2021-087**

Filed: Petitioner: **NATHAN AND MOLLY NEY**  
**11/28/2021**

Address: **2513 W 46TH AVE, KANSAS CITY, KS 66103**

**SYNOPSIS: Special Use Permit for a Short-Term Rental at 2513 West 46th Avenue.**

**2. SP2021-090**

Filed: Petitioner: **DANA BLAY / DBL ARCHITECTURE, INC**  
**11/29/2021**

Address: **146 S 18TH ST, KANSAS CITY, KS 66102**

**SYNOPSIS: Special Use Permit for a liquor store at 146 South 18th Street.**

**3. SP2022-017**

Filed: Petitioner: **ALMA BARAJAS**  
**01/25/2022**

Address: **5044 POWELL AVE, KANSAS CITY, KS 66106**

**SYNOPSIS: Renewal of a Home Occupation Special Use Permit (SP-2016-85 - expired 12/1/2021) for a beauty salon at 5044 Powell Avenue.**

**4. SP2022-041**

Filed: Petitioner: **HARIOT SINGH/ELITE MOTOR GROUP KC**  
**03/24/2022**

Address: **2205 S 88TH ST, KANSAS CITY, KS 66111**

**SYNOPSIS: Special Use Permit for auto sales at 2205 South 88th Street.**

**5. SP2022-045**

Filed: Petitioner: **KALLA MCLAUGHLIN/CITY BEAUTIFUL ENTERPRISE**  
**03/28/2022** **LLC**

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

**SYNOPSIS: Home Occupation Special Use Permit to sell produce and farm goods grown on the property at 3015 and 3020 Baltimore Street (in conjunction with COZ2022-017, PLAT2022-011, and BOZA2022-025).**

**6. SP2022-047**

Filed: Petitioner: **MANJIT KAUR, CITY TRUCK & TIRE REPAIR**  
**04/04/2022**

Address: **2205 S 88TH ST, KANSAS CITY, KS 66111**

**SYNOPSIS: Special Use Permit for auto repair at 2205 South 88th Street.**

**7. SP2022-048**

Filed: Petitioner: **COPART OF KANSAS, INC**  
**04/29/2022**

Address: **8440 GIBBS RD, KANSAS CITY, KS 66111**

**SYNOPSIS: Renewal of a Special Use Permit (SP-2020-24 – expires 07/30/2022) to continue to store boats, trailers, vehicles, construction equipment, and farm equipment for retail sales at 8440 Gibbs Road.**

**8. SP2022-052**

Filed: Petitioner: **LINDA SIEMENS / CULTIVATE KANSAS CITY**  
**04/29/2022**

Address: **2089 N 1ST ST, KANSAS CITY, KS 66101**

**SYNOPSIS: Renewal of a Special Use Permit (SP-2019-2 – expired 1/31/2021) to continue to keep storage containers and a moveable high-tunnel for a training farm and community garden at 1900 North 1st Street.**

**9. SP2022-053**

Filed: Petitioner: **BRIEN DARBY / CULTIVATE KANSAS CITY INC.**  
**04/29/2022**

Address: **1810 N 1ST ST, KANSAS CITY, KS 66101**

**SYNOPSIS: Special Use Permit to keep storage containers and a greenhouse at 1810 North 1st Street.**

**10. SP2022-055**

Filed: Petitioner: **MARC WINKLER / PURPLE HOLDINGS, LLC**  
**04/29/2022**

Address: **620 TENNY AVE, KANSAS CITY, KS 66101**

**SYNOPSIS: Special Use Permit to operate a short-term rental at 620 Tenny Avenue.**

**11. SP2022-056**

Filed: Petitioner: **TOBIAS SANDOVAL SUAREZ**  
**04/29/2022**

Address: **3914 N 59TH ST, KANSAS CITY, KS 66104**

**SYNOPSIS: Special Use Permit to store construction equipment at 3914 North 59th Street.**

**C. PLAT APPLICATIONS**

**1. PLAT2022-011**

Filed: Petitioner: **KALLA MCLAUGHLIN/CITY BEAUTIFUL ENTERPRISES**  
**03/28/2022** **LLC**

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

**SYNOPSIS: Preliminary Plat for two (2) single-family lots at 3015 and 3020 Baltimore Street (SP2022-045, COZ2022-017, and BOZA2022-025).**

**2. PLAT2022-012**

Filed: Petitioner: **ATLAS SURVEYORS**  
**04/29/2022**

Address: **3430 N 115TH ST, KANSAS CITY, KS 66109**

**SYNOPSIS: Final Plat for two (2) residential lots (Sass Addition) at 3430 and 3548 North 115th Street (in conjunction with COZ2022-018 and COZ2022-019).**

**3. PLAT2022-013**

Filed: Petitioner: **WIL ANDERSON / BHC**  
**04/29/2022**

Address: **0 KANSAS AVE, KANSAS CITY, KS**

**SYNOPSIS: Preliminary Plat for the Rock Island Bridge Commercial Development (Rock Island Bridge on Kaw) at 0 Kansas Avenue (557 River Park Drive).**

**D. PLANNING MISCELLANEOUS**

**1. MPL2022-009**

Filed: Petitioner: **JIM CALVERT / WORCESTER INVESTMENT**  
**02/25/2022**

Address: **2017 N 104TH TER, KANSAS CITY, KS 66109**

**SYNOPSIS: Master Plan Amendment from Planned Commercial and Planned Mixed Residential (Prairie-Delaware-Piper Master Plan) to Medium Density Residential (City-Wide Master Plan) at 2341 and 2017 North 104th Terrace and 10332 Parallel Parkway (in conjunction with COZ2022-013).**

**2. MPL2022-012**

Filed: Petitioner: **GUNNAR H. HAND/PLANNING + URBAN DESIGN**  
**04/29/2022**

Address: **701 N 7th ST, KANSAS CITY, KS**

**SYNOPSIS: Consideration of an amendment to special use permits for telecommunications towers on light poles used for stadiums and athletic fields in residential zones; amending Section 27-593 of Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.**

**3. MPL2022-013**

Filed: Petitioner: **GUNNAR H. HAND/PLANNING + URBAN DESIGN**  
**04/29/2022**

Address: **701 N 7th ST, KANSAS CITY, KS**

**SYNOPSIS: AN ORDINANCE permanently expanding the ability of farmers' markets, mobile vending, and mobile markets to sell food, drinks, and merchandise on public rights-of-way and parking lots, amending portions of Sections 27-340, 27-608 to 27-614, and 27-617 to 27-620 to, and removing Section 27-621 from, Chapter 27, Article VIII of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas. AN ORDINANCE permanently expanding the ability of businesses and individuals to sell food, drinks and merchandise on sidewalks, streets, parking lots and parklets, and allowing Open Streets for recreational use, amending Sections 32-62, 32-100 to 32-102 and 32-185, Article III and Sections 32-380 to 32-381, Article VIII, and removing Sections 32-103 and 32-186, Article III, and Section 32-186, Article VIII of Chapter 32 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.**