

# City Planning Commission AGENDA

March 13, 2023  
6:30 PM

## I. CALL TO ORDER

## II. REPORTS

Short-Term Rental Ordinance

## III. PLANNING COMMISSION STATEMENT

## IV. CONSENT AGENDA

CONSIDERATION OF THE FEBRUARY 13, 2023 MINUTES

## IV. CONSENT AGENDA

### A. Subdivision Application(s)

#### 1. PLAT2023-003

Filed:  
01/27/2023

Petitioner: DAVID LOTZ / CONTINENTAL CONSULTING ENGINEERS,  
INC

Address: 822 N 49TH ST, KANSAS CITY, KS 66102

**SYNOPSIS: Final Plat (Unified Government Public Facilities No. 1, First Plat) for the Unified Government tow lot and facilities at 822 and 825 North 49th Street. (In conjunction with PR2023-007).**

**PR2023-007 Final Plan Review for the Unified Government tow lot and facilities at 822 and 825 North 49th Street**

#### 2. PLAT2023-004

Filed:  
01/27/2023

Petitioner: CURTIS PETERSEN/POLSINELLI

Address: 9400 STATE AVE, KANSAS CITY, KS 66111

**SYNOPSIS: Final Plat (Homefield Margaritaville) for the Margaritaville Hotel and Resort at 9800 State Avenue. (In conjunction with PR2023-008).**

**PR2023-008 Final Plan Review for the Margaritaville Hotel and Resort at 9800 State Avenue**

**3. PLAT2023-005**

Filed: Petitioner: **KORB MAXWELL / POLSINELLI**  
**01/27/2023**

Address: **11645 AMERICAN ROYAL WAY, KANSAS CITY, KS 66109**

**SYNOPSIS: Final Plat (American Royal) for the American Royal development at 11645 American Royal Drive. (In conjunction with PR2023-009).**

**PR2023-009 Final Plan Review for the American Royal at 11645 American Royal Drive.**

**4. PLAT2023-008**

Filed: Petitioner: **DUSTIN BURTON/RENAISSANCE CONSULTING**  
**02/01/2023**

Address: **11100 STATE AVE, KANSAS CITY, KS 66012**

**SYNOPSIS: Final Plat (Cottages of Village West) for a multi-family development at 11100 State Avenue. (In conjunction with PR2023-006).**

**PR2023-006 Final Plan Review for a multi-family development at 11100 State Avenue**

**B. Plan Review Application(s)**

**1. PR2023-002**

Filed: Petitioner: **MATT GALLINGER/AMERICAN CONCRETE COMPANY**  
**01/19/2023**

Address: **6945 INLAND DR, KANSAS CITY, KS 66106**

**SYNOPSIS: Final Plan Review for a proposed addition to American Concrete Company at 6945 Inland Drive.**

**2. PR2023-003**

Filed: Petitioner: **RYAN SWINFORD / CHICK-FIL-A INC**  
**01/27/2023**

Address: **10770 PARALLEL PKWY, KANSAS CITY, KS 66109**

**SYNOPSIS: Final Plan Review for Chick-Fil-A site alterations to alter the drive-thru lanes to increase stacking capacity at 10770 Parallel Parkway.**

**3. PR2023-006**

Filed: Petitioner: **DUSTIN BURTON/RENAISSANCE INFRASTRUCTURE**  
**02/10/2023** **CONSULTING**

Address: **11100 STATE AVE, KANSAS CITY, KS 66012**

**SYNOPSIS: Final Plan Review for a multi-family development at 11100 State Avenue. (In conjunction with PLAT2023-008).**

**PLAT2023-008 Final Plat (Cottages of Village West) for a multi-family development at 11100 State Avenue.**

**4. PR2023-007**

**Filed: 01/27/2023**                      **Petitioner: DAVID LOTZ / CONTINENTAL CONSULTING ENGINEERS, INC**

**Address: 822 N 49TH ST, KANSAS CITY, KS 66102**

**SYNOPSIS: Final Plan Review for the Unified Government tow lot and facilities at 822 and 825 North 49th Street. (In conjunction with PLAT2023-003).**

**PLAT2023-003 Final Plat (Unified Government Public Facilities No. 1, First Plat) for the Unified Government tow lot and facilities at 822 and 825 North 49th Street.**

**5. PR2023-008**

**Filed: 01/27/2023**                      **Petitioner: CURTIS PETERSEN/POLSINELLI**

**Address: 9400 STATE AVE, KANSAS CITY, KS 66111**

**SYNOPSIS: Final Plan Review for the Margaritaville Hotel and Resort at 9800 State Avenue. (In conjunction with PLAT2023-004).**

**PLAT2023-004 Final Plat (Homefield Margaritaville) for the Margaritaville Hotel and Resort at 9800 State Avenue.**

**6. PR2023-009**

**Filed: 01/27/2023**                      **Petitioner: KORB MAXWELL / POLSINELLI**

**Address: 11645 AMERICAN ROYAL WAY, KANSAS CITY, KS 66109**

**SYNOPSIS: Final Plan Review for the American Royal at 11645 American Royal Drive. (In conjunction with PLAT2023-005).**

**PLAT2023-005 Final Plat (American Royal) for the American Royal development at 11645 American Royal Drive.**

# V. NON-CONSENT AGENDA

## A. Change of Zone Application(s)

### 1. COZ2022-037

Filed: 09/29/2022      Petitioner: COLBY KIRK/CAP OUT INVESTMENTS LLC

Address: 915 BARNETT AVE, KANSAS CITY, KS 66101

**SYNOPSIS:** Change of Zone from R-1(B) Single-Family District to RP-5 Planned Apartment District to construct a multi-family property with group home/transitional housing at 915 Barnett Avenue, in conjunction with:

**MPL2022-024 - Master Plan Amendment from Urban Density (Central Area Master Plan) to Medium-Density Residential (Central Area Master Plan) at 915 Barnett Avenue.**

**SP2022-092 - Special Use Permit to operate a group home/transitional housing at 915 Barnett Avenue.**

**BOZA2022-050 - Variance for minimum parking requirements, side yard setbacks, and lot size at 915 Barnett Avenue.**

### 2. 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.**

### 3. COZ2022-053

Filed: 12/30/2022      Petitioner: ADAM WILLIAMS

Address: 12600 PAR LN, KANSAS CITY, KS 66109

**SYNOPSIS:** Change of Zone from RP-1A Planned Single Family and A-G Agriculture Districts (WYCO) to RP-2 Planned Two Family District for attached two (2) family home development at 12601 Hollingsworth Road and 12600 Par Lane (Dub's Dread Golf Course). (In conjunction with MPL2022-030).

**MPL2022-030 - Master Plan Amendment from Open Space (Prairie-Delaware-Piper Master Plan) to Medium-Density Residential (City-Wide Master Plan) at 12601 Hollingsworth Road and 12600 Par Lane (Dub's Dread Golf Course).**

**4. COZ2023-002**

Filed: Petitioner: **ANDREW GRIBBLE/KIMLELY-HORN & ASSOCIATES**  
**03/14/2023**

Address: **6909 STATE AVE, KANSAS CITY, KS 66102**

**SYNOPSIS: Change of Zone from No zoning to RP-5 Planned Apartment District for a proposed multi-family apartment development at 6909 State Avenue. (In conjunction with MPL2023-003).**

**MPL2023-003 Master Plan Amendment from Mixed-Use (City-Wide Master Plan) to High-Density Residential (City-Wide Master Plan) for a proposed multi-family apartment development at 6909 State Avenue.**

**B. Special Use Permit Application(s)**

**1. SP2022-092**

Filed: Petitioner: **COLBY KIRK/CAP OUT INVESTMENTS LLC**  
**09/29/2022**

Address: **915 BARNETT AVE, KANSAS CITY, KS 66101**

**SYNOPSIS: Special Use Permit to operate a group home/transitional housing at 915 Barnett Avenue, in conjunction with:**

**MPL2022-024 - Master Plan Amendment from Urban Density (Central Area Master Plan) to Medium-Density Residential (Central Area Master Plan) at 915 Barnett Avenue.**

**COZ2022-037 - Change of Zone from R-1(B) Single-Family District to RP-5 Planned Apartment District to construct a multi-family property with group home/transitional housing at 915 Barnett Avenue.**

**BOZA2022-050 - Variance for minimum parking requirements, side yard setbacks, and lot size at 915 Barnett Avenue.**

**2. SP2023-001**

Filed: Petitioner: **ADAM & DANIELLE BOYLE/526 PROPERTIES LLC**  
**01/24/2023**

Address: **802 N 82ND TER, KANSAS CITY, KS 66112**

**SYNOPSIS: Special Use Permit to operate a short-term rental at 802 North 82nd Terrace.**

**3. SP2023-003**

Filed: Petitioner: **ALEXANDRA BURNHAM/SPRINGFIELD LLC**  
**01/27/2023**

Address: **4101 FISHER ST, KANSAS CITY, KS 66103**

**SYNOPSIS: Special Use Permit to operate a short-term rental at 4101 Fisher Street.**

**4. SP2023-004**

Filed: 01/27/2023      Petitioner: TOM PROEBSTLE/SKYLINE PROPERTY DEVELOPMENT, LLC

Address: 10 S HALLOCK ST, KANSAS CITY, KS 66101

**SYNOPSIS:** Renewal of a Special Use Permit (SP2022-059) to continue to operate a short-term rental at 10 South Hallock Street.

**C. Vacation Application(s)**

**1. VAC2023-001**

Filed: 02/13/2023      Petitioner: RYAN SIMPSON/OLSSON

Address: 438 S 26TH ST, KANSAS CITY, KS 66105

**SYNOPSIS:** Vacation of right-of-way at 438 South 26th Street.

**D. Subdivision Application(s)**

**1. 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).

**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.**

**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.**

**2. PLAT2023-002**

Filed: 01/27/2023      Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTING

Address: 1030 OAKLAND AVE, KANSAS CITY, KS 66102

**SYNOPSIS:** Preliminary and Final Plat (Oakland Acres) to create five (5) residential lots at 1030 Oakland Avenue.

**3. PLAT2023-006**

Filed: 01/27/2023 Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTING

Address: 12602 HOLLINGSWORTH RD, KANSAS CITY, KS 66109

**SYNOPSIS: Preliminary and Final Plat (Canaan Lake West Estates) to split the lot at 12602 Hollingsworth Road. (In conjunction with BOZA2023-003).**

**4. PLAT2023-007**

Filed: 01/27/2023 Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTING

Address: 11474 WEBSTER AVE, KANSAS CITY, KS 66109

**SYNOPSIS: Final Plat (Villas of Piper Valley) to add restrictions at 11465 Webster Avenue. (In conjunction with PR2022-037).**

**E. Plan Review Application(s)**

**1. PR2022-037**

Filed: 09/29/2022 Petitioner: DARYL K RAKOSKI

Address: 11465 WEBSTER AVE, KANSAS CITY, KS 66109

**SYNOPSIS: Preliminary and Final Plan Review to construct 62 single-family homes at 11465 Webster Avenue (n conjunction with PLAT2023-007).**

**PLAT2023-007 - Final Plat (Villas of Piper Valley) to add restrictions at 11465 Webster Avenue.**

**2. PR2022-049**

Filed: 11/23/2022 Petitioner: MUSLET, LLC.

Address: 5648 STATE AVE, KANSAS CITY, KS 66102

**SYNOPSIS: Preliminary Plan Review for a convenience store with retail and kitchen at 5648 State Avenue.**

**3. PR2022-052**

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

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

**SYNOPSIS: Preliminary and Final Plan Review for Victory Jeep at 1701 North 100th Street.**

## **F. Miscellaneous Planning Application(s)**

### **1. MPL2022-024**

Filed: Petitioner: COLBY KIRK/CAP OUT INVESTMENT LLC  
09/30/2022

Address: 915 BARNETT AVE, KANSAS CITY, KS 66101

**SYNOPSIS: Master Plan Amendment from Urban Density (Central Area Master Plan) to Medium-Density Residential (Central Area Master Plan) at 915 Barnett Avenue, in conjunction with:**

**COZ2022-037 - Change of Zone from R-1(B) Single-Family District to RP-5 Planned Apartment District to construct a multi-family property with group home/transitional housing at 915 Barnett Avenue.**

**SP2022-092 - Special Use Permit to operate a group home/transitional housing at 915 Barnett Avenue.**

**BOZA2022-050 - Variance for minimum parking requirements, side yard setbacks, and lot size at 915 Barnett Avenue.**

### **2. 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.**

### **3. MPL2022-030**

Filed: Petitioner: ADAM WILLIAMS  
12/30/2022

Address: 12600 PAR LN, KANSAS CITY, KS 66109

**SYNOPSIS: Master Plan Amendment from Open Space (Prairie-Delaware-Piper Master Plan) to Medium-Density Residential (City-Wide Master Plan) at 12600 Hollingsworth Road (Dub's Dread Golf Course). (In conjunction with COZ2022-053).**

**COZ2022-053 - Change of Zone from RP-1A Planned Single Family and AG Agriculture Districts (WYCO) to RP-2 Planned Two Family District for attached two (2) family home development at 12600 Hollingsworth Road (Dub's Dread Golf Course).**



**4. MPL2023-003**

Filed:  
**01/27/2023**

Petitioner: **ANDREW GRIBBLE/KIMLELY-HORN & ASSOCIATES**

Address: **6909 STATE AVE, KANSAS CITY, KS 66102**

**SYNOPSIS: Master Plan Amendment from Mixed-Use (City-Wide Master Plan) to High-Density Residential (City-Wide Master Plan) for a proposed multi-family apartment development at 6909 State Avenue. (In conjunction with COZ2023-002).**

**COZ2023-002 Change of Zone from No zoning to RP-5 Planned Apartment District for a proposed multi-family apartment development at 6909 State Avenue.**

**Total Number of Agenda Items: 31**