

**CITY PLANNING COMMISSION
AGENDA**

MAY 13, 2019

6:30 PM

I. CALL TO ORDER

II. REPORTS

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE APRIL 8, 2019 MINUTES

A. Special Use Permit Petitions

- | | | |
|---------------------------|-------------|--|
| 1. #SP-19402-00001 | Reference: | SP-2019-10 |
| Filed: 01/09/2019 | Petitioner: | JIM GORMAN/KANSAS GAS SERVICE, A DIVISION OF
ONEGAS |
| | Address: | 8535 RIVERVIEW AVE |

SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-86 - expired 12/1/2018) for two (2) concrete pits/sampling of a variety of pipes for training purposes

- | | | |
|---------------------------|-------------|-------------------------|
| 2. #SP-19402-00030 | Reference: | SP-2019-39 |
| Filed: 03/06/2019 | Petitioner: | TERESA HERNANDEZ |
| | Address: | 840 SHAWNEE RD |

SYNOPSIS: Renewal of a Special Use Permit (#SP-2017-19 - expires 5/25/2019) for a miniature horse

IV. CONSENT AGENDA

B. Subdivision Petitions

2. **#SB-19404-00007** Reference: **FINAL PLAT PRIMROSE SCHOOL**
Filed: **03/29/2019** Petitioner: **MONTE SOUKUP WITH KU ENDOWMENT ASSOCIATION**
Address: **2205 W 36TH AVE**

SYNOPSIS: Final Plat for one (1) commercial lot

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

1. **#CZ-19401-00009** Reference: **3187**
Filed: **03/25/2019** Petitioner: **VERONICA WESSELHOFT**
Address: **2120 PARK DR**

SYNOPSIS: Change of Zone from C-1 Limited Business District to C-2 General Business District for a used car lot in conjunction with Special Use Permit Application #SP-2019-47

2. **#CZ-19401-00010** Reference: **3188**
Filed: **03/29/2019** Petitioner: **MICHAEL CLOUGHLEY**
Address: **300 KANSAS AVE**

SYNOPSIS: Change of Zone from M-2 General Industrial District to C-3 Commercial District to continue to operate a rental property at 300 and 302 Kansas Avenue

3. **#CZ-19401-00011** Reference: **3189**
Filed: **03/29/2019** Petitioner: **MATT WATKINS/REECE COMMERCIAL REAL ESTATE**
Address: **81 N MILL ST**

SYNOPSIS: Request for change in previous approved stipulations for approved TND Traditional Neighborhood Design District to remove the no alcohol stipulation

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

4. **#CZ-19401-00013** Reference: **3191**
Filed: **03/29/2019** Petitioner: **ANDREA WEISHAUBT/ATLAS SURVEYORS**
Address: **2718 N 119TH ST**

SYNOPSIS: Change of Zone from A-G (WYCO) Agriculture District to A-G (City) Agriculture District in order to split the property and construct a new home

B. Special Use Permit Petitions

1. **#SP-18402-00035** Reference: **SP-2018-54**
Filed: **04/02/2018** Petitioner: **R. SCOTT BEELER/LATHROP GAGE LLP FOR RUFFIN WOODLANDS LLC**
Address: **9700 LEAVENWORTH RD**

SYNOPSIS: Special Use Permit for the Temporary Use of Land for storage of motor vehicles, including cars, SUVs, pick-up trucks and semi-truck trailers

NOTE: This application was before the Board of Commissioners on April 25, 2019 for revocation of the special use permit. The application was referred to the City Planning Commission for hearing and recommendation.

2. **#SP-19402-00002** Reference: **SP-2019-11**
Filed: **01/11/2019** Petitioner: **HEATHER L. HAUCK/RESCUE ME KC**
Address: **4229 SWARTZ RD**

SYNOPSIS: Special Use Permit for an animal shelter for up to 20 adult dogs

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

3. **#SP-19402-00020** Reference: **SP-2019-29**
Filed: **02/11/2019** Petitioner: **RYANN DORI WALLER WITH VILLA MULONDAYI**
Address: **1600 N 21ST ST**

SYNOPSIS: Special Use Permit for an AIRBNB

4. **#SP-19402-00027** Reference: **SP-2019-36**
Filed: **02/22/2019** Petitioner: **TYLER G. HARNETT**
Address: **4521 CAMBRIDGE ST**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2018-21 - expires 4/5/2019) for an AIRBNB

5. **#SP-19402-00031** Reference: **SP-2019-40**
Filed: **03/07/2019** Petitioner: **ROBERTA LAIRD**
Address: **3704 N 99TH ST**

SYNOPSIS: Special Use Permit for a commercial shop selling handmade items, gifts, antiques, etc. in the basement garage

6. **#SP-19402-00032** Reference: **SP-2019-41**
Filed: **03/12/2019** Petitioner: **IRVIN JACKSON, JR WITH JACKSON TRUCKING**
Address: **3232 SEWELL AVE**

SYNOPSIS: Special Use Permit for the Temporary Use of Land to park two semi-trucks

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

7. #SP-19402-00037 Reference: **SP-2019-46**
Filed: 03/25/2019 Petitioner: **MARIA ELENA LEAL/M+MS AUTO SALES & DETAIL**
Address: **765 CHEYENNE AVE**

SYNOPSIS: Special Use Permit for new and used auto sales, auto repair and auto detailing

8. #SP-19402-00038 Reference: **SP-2019-47**
Filed: 03/25/2019 Petitioner: **VERONICA WESSELHOFT**
Address: **2120 PARK DR**

SYNOPSIS: Special Use Permit for a used car lot in conjunction with Change of Zone Application #3187 from C-1 Limited Business District to C-2 Geneal Business District

9. #SP-19402-00043 Reference: **SP-2019-52**
Filed: 03/29/2019 Petitioner: **MICHAEL D YEAGER**
Address: **4855 GEORGIA AVE**

SYNOPSIS: Home Occupation Special Use Permit for mobile welding and repair as well as general metal fabrication

10. #SP-19402-00044 Reference: **SP-2019-53**
Filed: 03/29/2019 Petitioner: **JAMES ALLEN BOGERT**
Address: **217 ORCHARD ST**

SYNOPSIS: Home Occupation Special Use Permit for a short-term rental/AIRBNB

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

11. #SP-19402-00047 Reference: **SP-2019-56**
Filed: 03/29/2019 Petitioner: **BRYAN RUOFF/3F30 ARCHITECTS**
Address: **3801 LEAVENWORTH RD**

SYNOPSIS: Special Use Permit to operate a liquor store with packaged liquor sales

12. #SP-19402-00048 Reference: **SP-2019-57**
Filed: 03/29/2019 Petitioner: **COREY HAMILTON/STRAWBERRY HILL BAR LLC**
Address: **403 N 5TH ST**

SYNOPSIS: Special Use Permit for a restaurant and drinking establishment

C. Plan Review Petitions

1. #PR-19405-00006 Reference: **PR-2019-9**
Filed: 03/28/2019 Petitioner: **CHARLEY SEXTON/HTK ARCHITECTS**
Address: **1601 N 130TH ST**

SYNOPSIS: Preliminary and Final Plan Review for a classroom addition to Delaware Ridge Elementary School

2. #PR-19405-00007 Reference: **PR-2019-10**
Filed: 03/29/2019 Petitioner: **RUSSELL SAGE III/SECURITY BANK OF KANSAS CITY**
Address: **7364 STATE AVE**

SYNOPSIS: Preliminary and Final Plan Review for renovation of the existing bank

V. NON-CONSENT AGENDA

C. Plan Review Petitions

3. #PR-19405-00008 Reference: PR-2019-11
Filed: 03/29/2019 Petitioner: DAVE OLSON/SC INVESTORS KCK, LLC
Address: 9801 PARALLEL PKWY

SYNOPSIS: Final Plan Review for a primary care medical office facility

D. Miscellaneous Planning Petitions

1. #MP-19409-00004 Reference: MISCELLANEOUS
Filed: 12/28/2018 Petitioner: DEPARTMENT OF URBAN PLANNING AND LAND USE
Address:

SYNOPSIS: Certain amendment to Section 27-340, Planning and Development of Kansas City, Kansas Code of Ordinances, generally concerning definitions and a new provision to Section 27-593(a), Planning and Development of Kansas City, Kansas Code of Ordinances, requiring a special use permit for small, discount dollar retail stores.

Total number of agenda items: 27

VI. ADJOURN