

CITY PLANNING COMMISSION

MAY 9, 2022 – 6:30 P.M.

AGENDA

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86136904011?pwd=NWwvTW9ZSIM5a1NvK3hiMFcx0hHQT09>

Passcode: 898859

Or One tap mobile :

US: +12532158782,,86136904011# or +13462487799,,86136904011#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 861 3690 4011

International numbers available: <https://us02web.zoom.us/j/86136904011?pwd=NWwvTW9ZSIM5a1NvK3hiMFcx0hHQT09>

CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. SP2022-035 – BRETT EPP WITH HICKORY UNION MOTO

SYNOPSIS: Renewal of a Special Use Permit (SP-2019-70 – expired 1/30/2022) for live entertainment at a community motorcycle garage at 10 South James Street.

2. SP2022-040 – CLIFFORD DALE JR. WITH MASON JAR, INC.

SYNOPSIS: Renewal of a Special Use Permit (SP-2020-1, expired 1/29/2022) for live entertainment in conjunction with restaurant at 941 North 74th Drive.

B. SUBDIVISION APPLICATIONS:

1. PLAT2022-008 – CURTIS PETERSEN WITH POLSINELLI

SYNOPSIS: Final Plat for athletic fields (Homefield Perfect Game) at 1501 North 90th Street (in conjunction with PR2022-016).

2. PLAT2022-009 - CURTIS PETERSEN WITH POLSINELLI

SYNOPSIS: Final Plat for a training facility (Homefield Training Center) at 9020 State Avenue (in conjunction with PR2022-017 and PR2022-018 for Homefield Training Center and for athletic fields and parking for Homefield Baseball).

3. PLAT2022-010 – JOE MCLAUGHLIN WITH BHC RHODES

SYNOPSIS: Final Plat for one (1) single-family lot (Davis Gardens, 2nd PLAT) at 5917 North 123rd Street.

C. PLAN REVIEW APPLICATIONS

1. PR2022-016 – CURTIS PETERSEN WITH POLSINELLI

SYNOPSIS: Final Plan Review for athletic fields (Homefield Perfect Game) at 1501 North 90th Street (in conjunction with PLAT2022-008).

2. PR2022-017 - CURTIS PETERSEN WITH POLSINELLI

SYNOPSIS: Final Plan Review for Homefield Training Center at 9020 State Avenue (in conjunction with PLAT2022-009 and PR2022-018).

3. PR2022-018 - CURTIS PETERSEN WITH POLSINELLI

SYNOPSIS: Final Plan Review for athletic fields and parking (Homefield Baseball) at 9020 State Avenue (in conjunction with PLAT2022-009 and PR2022-017).

NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2021-048 – BLAIR TANNER

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. COZ2022-006 – VERNON HOPKINS

SYNOPSIS: Change of Zone from C-1 Limited Business District to CP-2 Planned General Business District to operate a sports bar and grill with event space at 2724 North 13th Street (in conjunction with SP2022-018).

3. COZ2022-007 – MARICELA ZAMORA

SYNOPSIS: Change of Zone from C-1 Limited Business District to CP-3 Planned Commercial District for auto repair services at 4639 Parallel Parkway (in conjunction with SP2022-022 and BOZA2022-007).

4. COZ2022-014 – REGINA COMPERNOLLE

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 4141 Joyce Drive (in conjunction with SP2022-042 - Renewal of a Special Use Permit - SP-2019-23 - for the Temporary Use of Land for “You Pick Berries”, host classes, apprentices and a farm stand).

5. COZ2022-016 – SAM LORING WITH GOULD EVANS

SYNOPSIS: Change of Zone from No Zoning to CP-2 Planned General Business District to construct the Rock Island Bridge Entertainment Venue at 0 Kansas Avenue (557 River Park Drive; in conjunction with BOZA2022-024, PR2022-019, MPL2022-010, from Nothing to Regional Commercial, Public/Semi-Public and Park/Open Space, Armourdale Area Master Plan and SP2022-044 - for an entertainment venue for the Rock Island Bridge).

B. SPECIAL USE PERMIT APPLICATIONS:

1. SP2021-069 – PRABHJOT SINGH PADDA WITH UNITED TRUCK REPAIR

SYNOPSIS: Special Use Permit to operate an inspection/light maintenance facility for United Truck repair (SP-2019-82 expired 9/26/2021).

2. SP2022-007 – DEAN MICHAEL WITH SHARON LEE FAMILY HEALTH CARE, INC.

SYNOPSIS: Special Use Permit for health clinic serving uninsured and under-insured people at 2002 South 51st Street.

3. SP2022-018 - VERNON HOPKINS

SYNOPSIS: Special Use Permit to operate a sports bar and grill with event space at 2724 North 13th Street (in conjunction with COZ2022-006).

4. SP2022-021 – MELISSA HERR WITH HERR HUT LLC

SYNOPSIS: Home Occupation Special Use Permit to sell novelty toy and gift items at 2618 South 48th Terrace.

5. **SP2022-022 - MARICELA ZAMORA**

SYNOPSIS: Special Use Permit for auto repair services at 4639 Parallel Parkway (in conjunction with COZ2022-007 and BOZA2022-007).

6. **SP2022-027 – EMMANUEL IGBINOSUN**

SYNOPSIS: Special Use Permit to operate used auto sales business at 5520 Inland Drive.

7. **SP2022-038 – MATT BRENTANO WITH TANNERS BAR AND GRILL**

SYNOPSIS: Special Use Permit (SP-2018-71– expired 9/27/2020) to continue live entertainment in conjunction with restaurant/drinking establishment at 3900 Rainbow Boulevard.

8. **SP2022-039 – MOE THU**

SYNOPSIS: Special Use Permit to keep 40 chickens at 13024 Leavenworth Road.

9. **SP2022-042 – REGINA COMPERNOLLE**

SYNOPSIS: Renewal of Special Use Permit (SP-2019-23, expired 03/28/2021) for the Temporary Use of Land for “You Pick Berries”, host classes, apprentices, and a farm stand at 4141 Joyce Drive (in conjunction with COZ2022-014).

10. **SP2022-043 – LISA K. PATTERSON**

SYNOPSIS: Special Use Permit to operate a short-term rental at 422 Sandusky Avenue.

11. **SP2022-044 - SAM LORING WITH GOULD EVANS**

SYNOPSIS: Special Use Permit for an entertainment venue for the Rock Island Bridge at 0 Kansas Avenue (557 River Park Drive; in conjunction with BOZA2022-024, COZ2022-016, MPL2022-010, and PR2022-019).

12. **SP2022-046 – BLAKE LOSTAL**

SYNOPSIS: Special Use Permit for live entertainment in conjunction with a drinking establishment at 322 North 6th Street.

C. VACATION APPLICATION

1. VAC2022-002 – JOE MCLAUGHLIN WITH BHC RHODES

SYNOPSIS: Vacation of right-of-way at 205 North Orchard Street.

D. PLAN REVIEW APPLICATIONS

1. PR2022-015 – WILLIAM HARKINS

SYNOPSIS: Preliminary Plan Review for construction of a new entrance, truck scale and stormwater facilities at 2140 South 88th Street.

2. PR2022-019 - SAM LORING WITH GOULD EVANS

SYNOPSIS: Preliminary and Final Plan Review for an entertainment venue for the Rock Island Bridge at 0 Kansas Avenue (557 River Park Drive; in conjunction with COZ2022-016, SP2022-044, MPL2022-010, and BOZA2022-024).

E. MASTER PLAN AMENDMENT APPLICATION

1. MPL2022-010 - SAM LORING WITH GOULD EVANS

SYNOPSIS: Master Plan Amendment from Nothing to Regional Commercial, Public-Semi-Public and Park/Open Space (Armourdale Area Master Plan) at 0 Kansas Avenue (557 River Park Drive; in conjunction with COZ2022-016, BOZA2022-024, PR2022-019, and SP2022-044).

F. MISCELLANEOUS:

1. RESOLUTION TO SUPPORT THE MARC KC REGIONAL CLIMATE ACTION PLAN

SYNOPSIS: Consideration of a resolution to support the Mid-America Regional (MARC) Council's KC regional Climate Action Plan and for UG staff to conduct a Citywide Risk and Vulnerability Assessment in order to encourage greater community resiliency.

ADJOURN