

# City Planning Commission AGENDA

May 8, 2023  
6:30 PM

## I. CALL TO ORDER

## II. REPORTS

NONE

## III. PLANNING COMMISSION STATEMENT

## IV. CONSENT AGENDA

### CONSIDERATION OF THE APRIL 10, 2023 MINUTES

#### A. Special Use Permit Application(s)

1. **SP2022-117**

Filed: Petitioner: JESSICA BETTS  
12/30/2022

Address: 749 LOCUST AVE, KANSAS CITY, KS 66103

**SYNOPSIS:** Renewal of a Special Use Permit (SP2021-071 – expires 2/3/2023) to operate a short-term rental at 749 Locust Avenue.

2. **SP2023-015**

Filed: Petitioner: ROBERTA LAIRD  
03/24/2023

Address: 3704 N 99TH ST, KANSAS CITY, KS 66109

**SYNOPSIS:** Renewal of a Home Occupation Special Use Permit (SP2021-032) for a gift, craft and antique shop at 3704 North 99th Street.

3. **SP2023-018**

Filed: Petitioner: CURTIS PETERSEN / POLSINELLI PC  
03/24/2023

Address: 695 VILLAGE WEST PKWY, KANSAS CITY, KS 66111

**SYNOPSIS:** Renewal of a Special Use Permit for live entertainment at Chateau Avalon Hotel patio at 695 and 701 Village West Parkway.

## **B. Subdivision Application**

**1. PLAT2023-013**

Filed:                    Petitioner: **ANDREW HARRIS / REK ENTERPRISE, INC.**  
**03/24/2023**

Address: **1232 N 79TH ST, KANSAS CITY, KS 66112**

**SYNOPSIS: Final Plat to split one (1) parcel at 1232 North 79th Street.**

## **C. Plan Review Application(s)**

**1. PR2023-001**

Filed:                    Petitioner: **BRYAN RUOFF / 3F30 ARCHITECTS**  
**12/30/2022**

Address: **9001 STATE AVE, KANSAS CITY, KS 66112**

**SYNOPSIS: Final Plan Review for a fueling station and convenience store at 9001 State Avenue.**

**2. PR2023-012**

Filed:                    Petitioner: **KATELYN WOLF / BARTLETT & WEST**  
**03/24/2023**

Address: **6716 BERGER AVE, KANSAS CITY, KS 66111**

**SYNOPSIS: Final Plan Review for a parts storage shed addition at 6717 and 6720 Berger Avenue.**

**3. PR2023-013**

Filed:                    Petitioner: **RIAD BAGHDADI / RB ARCHITECTURE ENG. CONST.**  
**03/24/2023**

Address: **1313 QUINDARO BLVD, KANSAS CITY, KS 66104**

**SYNOPSIS: Final Plan Review for expansion and remodel of a c-store at 1313 Quindaro Boulevard.**

# V. NON-CONSENT AGENDA

## A. Change of Zone Application(s)

**1. COZ2022-045**

Filed: Petitioner: CHAD SCHIMKE  
10/28/2022

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.**

**2. COZ2023-008**

Filed: Petitioner: JULIAN FLORES/ 1 CORE CONSTRUCTION LLC  
03/24/2023

Address: 410 ANN AVE, KANSAS CITY, KS 66101

**SYNOPSIS: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a duplex at 410 Ann Avenue (in conjunction with BOZA2023-014).**

**3. COZ2023-010**

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

Address: 13400 DONAHOO RD, KANSAS CITY, KS 66109

**SYNOPSIS: Change of Zone from AG Agriculture (WYCO) District to A-G Agriculture (City) District for residential and a greenhouse at 13400 Donahoo Road (in conjunction with PLAT2023-012).**

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

**1. SP2023-012**

Filed:  
**03/24/2023**

Petitioner: **JOHN E. BROWN / RED BRICK INVESTMENTS, LLC**

Address: **924 N 98TH ST, KANSAS CITY, KS 66111**

**SYNOPSIS: Special Use Permit for grading to prepare the site for future development at 924 North 98th Street.**

**2. SP2023-013**

Filed:  
**03/24/2023**

Petitioner: **RUPINDER DHILLON / KVL TIRES, LLC**

Address: **336 S 42ND ST, KANSAS CITY, KS 66106**

**SYNOPSIS: Special Use Permit for tire sales and servicing for trucks and semi-trucks at 336 South 42nd Street.**

**3. SP2023-014**

Filed:  
**03/24/2023**

Petitioner: **STEVE SCRAGGS / YMCA OF GREATER KANSAS CITY**

Address: **3130 N 122ND ST, KANSAS CITY, KS 66109**

**SYNOPSIS: Special Use Permit for YMCA summer day camp at 3130 North 122nd Street.**

**4. SP2023-016**

Filed:  
**01/03/2022**

Petitioner: **TYLER REYNOLDS AND JUSTINE ROBLES**

Address: **527 TENNY AVE, KANSAS CITY, KS 66101**

**SYNOPSIS: Renewal of a Special Use Permit (SP2022-012) for a Short-Term Rental at 527 Tenny Avenue.**

## C. Subdivision Application(s)

1. **PLAT2023-001**

Filed: Petitioner: **CHAD SCHIMKE**  
**12/30/2022**

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. **PLAT2023-012**

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

Address: **13400 DONAHOO RD, KANSAS CITY, KS 66109**

**SYNOPSIS: Final Plat for two (2) lots at 13400 Donahoo Road (in conjunction with COZ2023-010).**

3. **PLAT2023-015**

Filed: Petitioner: **AUSTIN THOMPSON / ATLAS LAND CONSULTING**  
**03/24/2023**

Address: **8941 GEORGIA AVE, KANSAS CITY, KS 66109**

**SYNOPSIS: Preliminary and Final Plat to redraw lines to correct multiple structures constructed on one (1) lot at 8941 Georgia Avenue.**

## **D. Miscellaneous Planning Application**

**1. 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.**