

City Planning Commission AGENDA

November 14, 2022
6:30 PM

I. CALL TO ORDER

II. REPORTS

Short-Term Rental Presentation
11/21/2022 Training
None

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE OCTOBER 10, 2022 MINUTES

IV. CONSENT AGENDA

A. Special Use Permit Application(s)

1. SP2022-061

Filed:
05/27/2022

Petitioner: TOM GIEFER/G+G HOLDINGS LLC

Address: 7241 KAW DR, KANSAS CITY, KS 66111

SYNOPSIS: Renewal of a Special Use Permit (SP-2019-111) for the Temporary Use of Land to stockpile and process concrete materials at 7241 Kaw Drive.

A. Plan Review Application(s)

1. PR2022-028

Filed:
07/29/2022

Petitioner: JOHN ROWE / SPEEDY'S PRESCOTT PLAZA LLC

Address: 141 S 18TH ST, KANSAS CITY, KS 66102

SYNOPSIS: Final Plan Review to construct a commercial car wash at an existing refueling station and convenience store at 141 South 18th Street.

2. PR2022-038

Filed:
09/30/2022

Petitioner: NIRAV PATEL/SHREE LAXMI 20 LLC

Address: 1714 VILLAGE WEST PKWY, KANSAS CITY, KS 66111

SYNOPSIS: Final Development Plan for construction of a new restaurant at 1714 Village West Parkway.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. COZ2022-036

Filed: Petitioner: **MARTINA CHAVEZ-JAQUEZ**
09/29/2022

Address: **1403 N 7TH ST, KANSAS CITY, KS 66101**

SYNOPSIS: Change of Zone from CP-1 Planned Limited Business District to CP-3 Planned Commercial District to operate an automotive repair business at 1403 North 7th Street, in conjunction with:

Master Plan Amendment from Neighborhood Mixed-Use (Northeast Area Master Plan) to Commercial (Northeast Area Master Plan) at 1403 North 7th Street

and

Special Use Permit to operate an automotive repair business at 1403 North 7th Street

2. COZ2022-039

Filed: Petitioner: **CURTIS PETERSEN WITH POLSINELLI**
09/30/2022

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

SYNOPSIS: Change of Zone from AG Agriculture District and C-O Non-Retail Business District to CP-2 Planned General Business District for the Margaritaville Resort Hotel at 9400 State Avenue, in conjunction with:

SP2022-097 - Special Use Permit for an event center at the Margaritaville Resort Hotel at 9400 State Avenue.

PLAT2022-035 - Preliminary Plat to create three (3) lots for the Margaritaville Resort Hotel at 9400 State Avenue.

BOZA2022-054 - Variance for minimum parking requirements for the Margaritaville Resort Hotel at 9400 State Avenue.

3. COZ2022-040

Filed: Petitioner: **DAVID LOTZ/CONTINENTAL CONSULTING**
09/30/2022 **ENGINEERING**

Address: **825 N 49TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: Change of Zone from A-G Agriculture District and R-1 Single Family District to MP-3 Planned Heavy Industrial District, for Water Pollution Control offices and vehicle storage and Police CSI crime lab and parking for storage of vehicles at 822 and 825 North 49th Street, in conjunction with:

MPL2022-025 - Master Plan Amendment from Mixed-Use Commercial (City-Wide Master Plan) to Industrial (City-Wide Master Plan) at 822 and 825 North 49th Street.

PLAT2022-036 - Preliminary Plat to combine three (3) residential parcels and create one (1) industrial parcel at 822 and 825 North 49th Street.

4. COZ2022-041

Filed: 10/03/2022 **Petitioner: CURTIS PETERSON/POLSINELLI PC**

Address: 9001 STATE AVE, KANSAS CITY, KS 66112

SYNOPSIS: Change of Zone from CP-2 Planned General Business District to CP-2 Planned General Business District, to operate a convenience store and fueling station at 9001 State Avenue and 936 North 90th Street, in conjunction with:

PR2022-043 - Preliminary and Final Plan Review to construct a convenience store and fueling station at 9001 State Avenue and 936 North 90th Street.

A. Special Use Permit Application(s)

1. SP2022-086

Filed: 08/26/2022 **Petitioner: DAVID CUNNINGHAM/PARKWAY LIQUOR**

Address: 8222 PARALLEL PKWY, KANSAS CITY, KS 66112

SYNOPSIS: Special Use Permit to expand the operation of a current liquor store at 8222 Parallel Parkway.

AND

MPL2022-018 Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) to expand the operation of an existing liquor store at 8222 Parallel Parkway.

2. SP2022-091

Filed: 09/29/2022 **Petitioner: MARTINIA CHAVEZ-JAQUEZ**

Address: 1403 N 7TH ST, KANSAS CITY, KS 66101

SYNOPSIS: Special Use Permit to operate an automotive repair business at 1403 North 7th Street, in conjunction with:

Master Plan Amendment from Neighborhood Mixed-Use (Northeast Area Master Plan) to Commercial (Northeast Area Master Plan) at 1403 North 7th Street,

and

Change of Zone from CP-1 Planned Limited Business District to CP-3 Planned Commercial District to operate an automotive repair business at 1403 North 7th Street.

3. SP2022-094

**Filed: Petitioner: CALAWAY MCQUEENY/MCQUEENY MANAGEMENT LLC
Address: 4904 EDGEHILL DR, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit for a Short-Term Rental at 4904 Edgehill Drive.

4. SP2022-095

**Filed: Petitioner: MEGAN PAINTER/CHWC
09/30/2022**

Address: 2515 N 17TH ST, KANSAS CITY, KS 66104

SYNOPSIS: Special Use Permit to operate a neighborhood playground at 2515 North 17th Street.

5. SP2022-097

**Filed: Petitioner: CURTIS PETERSEN/POLSINELLI
09/30/2022**

Address: 9400 STATE AVE, KANSAS CITY, KS 66111

SYNOPSIS: Special Use Permit for an event center at the Margaritaville Resort Hotel at 9400 State Avenue, in conjunction with:

COZ2022-039 - Change of Zone from AG Agriculture District and C-O Non-Retail Business District to CP-2 Planned General Business District for the Margaritaville Resort Hotel at 9400 State Avenue.

PLAT2022-035 - Preliminary Plat to create three (3) lots for the Margaritaville Resort Hotel at 9400 State Avenue.

BOZA2022-054 - Variance for minimum parking requirements for the Margaritaville Resort Hotel at 9400 State Avenue.

6. SP2022-099

**Filed: Petitioner: CHUCK CUDA/AVENUE PARTNERS LLC
09/30/2022**

Address: 3151 FIBERGLASS RD, KANSAS CITY, KS 66115

SYNOPSIS: Special Use Permit to operate an automotive body repair shop at 3151 Fiberglass Road. in conjunction with:

PR2022-042 - Preliminary and Final Plan Review for an automotive body shop at 3151 Fiberglass Road.

BOZA2022-056 - Variance for minimum side-yard setback and minimum required parking spaces at 3151 Fiberglass Road.

7. SP2022-100

Filed: Petitioner: **JOHN GAAR/FINKLE WILLIAMS ARCHITECTURE**
10/03/2022

Address: **5841 SWARTZ RD, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit to keep a storage container to store construction materials at 5841 Swartz Road.

A. Vacation Application(s)

1. VAC2022-007

Filed: Petitioner: **AUSTIN THOMPSON / ATLAS LAND CONSULTING**
09/22/2022

Address: **12827 HUBBARD RD, KANSAS CITY, KS 66109**

SYNOPSIS: Vacation of a utility easement at 12821 and 12827 Hubbard Road.

A. Subdivision Application(s)

1. PLAT2022-034

Filed: Petitioner: **KATHRYN MEYER**
09/29/2022

Address: **2715 S 37TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Preliminary and Final Plat for two (2) residential lots at 2715 and 2717 South 37th Street (in conjunction with BOZA2022-051).

2. PLAT2022-035

Filed: Petitioner: **CURTIS PETERSEN/POLSINELLI**
09/30/2022

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

SYNOPSIS: Preliminary Plat to create three (3) lots for the Margaritaville Resort Hotel at 9400 State Avenue, in conjunction with:

SP2022-097 - Special Use Permit for an event center at the Margaritaville Resort Hotel at 9400 State Avenue.

COZ2022-039 - Change of Zone from AG Agriculture District and C-O Non-Retail Business District to CP-2 Planned General Business District for the Margaritaville Resort Hotel at 9400 State Avenue.

BOZA2022-054 - Variance for minimum parking requirements for the Margaritaville Resort Hotel at 9400 State Avenue.

3. PLAT2022-036

Filed: 09/30/2022 Petitioner: CONTINENTAL CONSULTING

Address: 825 N 49TH ST, KANSAS CITY, KS 66102

SYNOPSIS: Preliminary Plat to combine three (3) residential parcels and create one (1) industrial parcel at 822 and 825 North 49th Street, in conjunction with:

MPL2022-025 - Master Plan Amendment from Mixed-Use Commercial (City-Wide Master Plan) to Industrial (City-Wide Master Plan) at 822 and 825 North 49th Street.

COZ2022-040 - Change of Zone from A-G Agriculture District and R-1 Single Family District to MP-3 Planned Heavy Industrial District, for Water Pollution Control offices and vehicle storage and Police CSI crime lab and parking for storage of vehicles at 822 and 825 North 49th Street.

A. Plan Review Application(s)

1. PR2022-042

Filed: 09/30/2022 Petitioner: CHUCK CUDA

Address: 3141 FIBERGLASS RD, KANSAS CITY, KS 66115

SYNOPSIS: Preliminary and Final Plan Review for an automotive body shop at 3151 Fiberglass Road, in conjunction with:

SP2022-099 - Special Use Permit to operate an automotive body repair shop at 3151 Fiberglass Road.

BOZA2022-056 - Variance for minimum side-yard setback and minimum required parking spaces at 3151 Fiberglass Road.

2. PR2022-043

Filed: 10/03/2022 Petitioner: CURTIS PETERSEN/POLSINELLI

Address: 936 N 90TH ST, KANSAS CITY, KS 66112

SYNOPSIS: Preliminary and Final Plan Review to construct a convenience store and fueling station at 9001 State Avenue and 936 North 90th Street, in conjunction with:

COZ2022-041 - Change of Zone from CP-2 Planned General Business District to CP-2 Planned General Business District, to operate a convenience store and fueling station at 9001 State Avenue and 936 North 90th Street.

A. Miscellaneous Planning Application(s)

1. MPL2022-018

Filed: 08/26/2022 **Petitioner: PARKWAY LIQUOR**

Address: 8222 PARALLEL PKWY, KANSAS CITY, KS 66112

SYNOPSIS: Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) to expand the operation of an existing liquor store at 8222 Parallel Parkway (In conjunction with SP2022-086).

2. MPL2022-022

Filed: 09/29/2022 **Petitioner: MARTINA CHAVEZ-JAQUEZ**

Address: 1403 N 7TH ST, KANSAS CITY, KS 66101

SYNOPSIS: Master Plan Amendment from Neighborhood Mixed-Use (Northeast Area Master Plan) to Commercial (Northeast Area Master Plan) at 1403 North 7th Street, in conjunction with:

SYNOPSIS: Change of Zone from CP-1 Planned Limited Business District to CP-3 Planned Commercial District to operate an automotive repair business at 1403 North 7th Street, in conjunction with:

and

Special Use Permit to operate an automotive repair business at 1403 North 7th Street

3. MPL2022-025

Filed: 09/30/2022 **Petitioner: DAVID LOTZ/CONTINENTAL CONSULTING**

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

SYNOPSIS: Master Plan Amendment from Mixed-Use Commercial (City-Wide Master Plan) to Industrial (City-Wide Master Plan) at 822 and 825 North 49th Street, in conjunction with:

COZ2022-040 - Change of Zone from A-G Agriculture District and R-1 Single Family District to MP-3 Planned Heavy Industrial District, for Water Pollution Control offices and vehicle storage and Police CSI crime lab and parking for storage of vehicles at 822 and 825 North 49th Street.

PLAT2022-036 - Preliminary Plat to combine three (3) residential parcels and create one (1) industrial parcel at 822 and 825 North 49th Street.

Total Number of Agenda Items: 23