

City Planning Commission AGENDA

November 13, 2023
6:30 PM

I. CALL TO ORDER

II. PlanKCK

1. Consideration of recommendation for approval.

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE OCTOBER 9, 2023 MINUTES

A. Special Use Permit Application(s)

1. **SP2023-079**

Filed: Petitioner: CORINNA WEST
09/29/2023

Address: **1921 NEBRASKA AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Renewal of a Special Use Permit (SP2021-052, expires 11/04/2023) to keep ducks on the property at 1921 Nebraska Avenue.

2. **SP2023-080**

Filed: Petitioner: DENISE TOMASIC / PURPLE PROPERTIES LLC
09/29/2023

Address: **419 N 6TH ST, KANSAS CITY, KS 66101**

SYNOPSIS: Renewal of a Special Use Permit (SP2022-082 – expired 11/3/2023) to operate a short-term rental at 419 North 6th Street.

B. Subdivision Application(s)

1. PLAT2023-029

Filed: 09/29/2023 Petitioner: **ROB ANDERSON / ANDERSON SURVEY COMPANY**

Address: **3802 BOOTH ST, KANSAS CITY, KS 66103**

SYNOPSIS: Final Plat for multi-family lots for the Johnson Med Center Apartments at 3802 Booth Street.

2. PLAT2023-032

Filed: 10/02/2023 Petitioner: **EDWARD SPENCER SCHUBERT**

Address: **4514 LLOYD ST, KANSAS CITY, KS 66103**

SYNOPSIS: Final Plat to replat two (2) residential lots at 4500 Lloyd Street and 4514 Lloyd Street.

C. Plan Review Application(s)

1. PR2023-030

Filed: 09/29/2023 Petitioner: **TERRY KEODOUANGSY / WATLAO SENGPHOKHAM THOUTHARAM**

Address: **1315 N 139TH ST, KANSAS CITY, KS 66109**

SYNOPSIS: Final Development Plan for site and building improvements for the Lao Buddhist Temple at 1315 North 139th Street.

2. PR2023-032

Filed: 10/04/2023 Petitioner: **GABE ISMERT**

Address: **4500 DOVER ST, KANSAS CITY, KS 66106**

SYNOPSIS: Final Plan Review for an industrial warehouse and office park at 4500 Dover Street.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. COZ2023-026

Filed: 09/29/2023 Petitioner: **JACK XIONG / UNIFIED GOVT OF WYCO/KCK**

Address: **2443 R S 88TH ST, KANSAS CITY, KS 66111**

SYNOPSIS: Change of Zone from R-1 Single Family District to MP-3 Planned Heavy Industrial District for a water treatment facility at 2443R South 88th Street.

2. COZ2023-027

Filed: Petitioner: **ALEX ELLIOTT / ATLAS LAND CONSULTANTS**
09/29/2023

Address: **9205 GARFIELD AVE, KANSAS CITY, KS 66112**

SYNOPSIS: Change of Zone from R-1 Single Family District to RP-4 Planned Garden Apartment District to develop a senior living facility at 9205 Garfield Avenue.

3. COZ2023-028

Filed: Petitioner: **CURTIS PETERSON/POLSINELLI**
09/29/2023

Address: **9700 STATE AVE, KANSAS CITY, KS 66111**

SYNOPSIS: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct the Atlas 9 interactive art gallery at 9700 State Avenue (in conjunction with PLAT2023-031 and SP2023-099).

SP2023-099 - Special Use Permit for grading, fill/removal of earthen fill at 9700 State Avenue.

PLAT2023-031 - Preliminary Plat to create one (1) commercial lot and vacate a portion of the 98th Street right-of-way at 9700 State Avenue

B. Special Use Permit Application(s)

1. SP2023-025

Filed: Petitioner: **WATHIQ KASSIM**
07/10/2023

Address: **744 KANSAS AVE, KANSAS CITY, KS 66105**

SYNOPSIS: Renewal of a Special Use Permit (SP-2020-102 - expires 8/5/2023) for an auto body repair shop at 744 Kansas Avenue.

2. SP2023-038

Filed: Petitioner: **ALICIA ARCHAMBAULT**
08/14/2023

Address: **2559 W 46TH AVE, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit to operate a short-term rental at 2559 West 46th Avenue.

3. SP2023-042

Filed:
06/30/2023

Petitioner: **MATT THOMAS / FIRM FOUNDATION MINISTRIES, INC**

Address: **1723 QUINDARO BLVD, KANSAS CITY, KS 66104**

SYNOPSIS: Special Use Permit to operate a group dwelling unit at 1723 Quindaro Boulevard (former application SP2020-076 expired 12/10/2022).

4. SP2023-064

Filed:
08/25/2023

Petitioner: **SANTOS ORNELAS**

Address: **5235 STATE AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Special Use Permit to operate a drinking establishment with live entertainment at 5235 State Avenue.

5. SP2023-066

Filed:
08/25/2023

Petitioner: **MEGAN DUMA / MD RENTAL HOMES, LLC**

Address: **408 SANDUSKY AVE, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit to operate a Short-Term Rental at 408 Sandusky Avenue (SP-2019-106 expired 12/5/2020).

6. SP2023-072

Filed:
08/25/2023

Petitioner: **BRAD HUS**

Address: **2914 S 74TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit for a Short-Term Rental/Cabin Retreat with an alpaca farm at 2914 South 74th Street.

7. SP2023-074

Filed:
08/28/2023

Petitioner: **WAYNELL HENSON**

Address: **2501 N TREMONT ST, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit to operate a short-term rental at 2501 South Tremont Street.

8. SP2023-075

Filed:
11/13/2023

Petitioner: **AYA AGATHE M'BRA**

Address: **8127 TROUP AVE, KANSAS CITY, KS 66112**

SYNOPSIS: Home Occupation Special Use Permit for a wig making business at 8127 Troup Avenue, #106.

9. SP2023-077

Filed:
09/29/2023

Petitioner: **BRIAN GLASSER**

Address: **508 OHIO AVE, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit (SP2020-013 expired 2/27/2021) to operate a short-term rental at 508 Ohio Avenue.

10. SP2023-081

Filed:
09/29/2023

Petitioner: **ERICA SCHUBACH / TWOPIN HOMES LLC**

Address: **1918 FEDERAL AVE, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit to operate a short-term rental at 1918 Federal Avenue.

11. SP2023-082

Filed:
09/29/2023

Petitioner: **HEIDI TOMPKINS**

Address: **9240 GEORGIA AVE, KANSAS CITY, KS 66109**

SYNOPSIS: Special Use Permit to operate a dog kennel/grooming operation at 9240 Georgia Avenue.

12. SP2023-083

Filed:
09/29/2023

Petitioner: **JOHN MCCLELLAND**

Address: **412 N 5TH ST, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit to operate a drinking establishment at 412 North 5th Street.

13. SP2023-084

Filed: Petitioner: **JOHN OVERTON**
09/29/2023

Address: **1200 OSAGE AVE, KANSAS CITY, KS 66105**

SYNOPSIS: Special Use Permit to operate a drinking establishment at 1200 Osage Avenue.

14. SP2023-085

Filed: Petitioner: **JON WONDERGEM**
09/29/2023

Address: **1108 SHAWNEE RD, KANSAS CITY, KS 66103**

SYNOPSIS: Home Occupation Special Use Permit to repair musical instruments at 1108 Shawnee Road.

15. SP2023-086

Filed: Petitioner: **MAKSIM KUNAKHOVICH**
09/29/2023

Address: **4211 S THOMPSON ST, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit to operate a short-term rental at 4211 South Thompson Street.

16. SP2023-087

Filed: Petitioner: **PATRICIA ZANQUETIN**
09/29/2023

Address: **2110 N 104TH TER, KANSAS CITY, KS 66109**

SYNOPSIS: Special Use Permit to operate a short-term rental at 2110 North 104th Terrace.

17. SP2023-088

Filed: Petitioner: **VANESSA NYHUS**
09/29/2023

Address: **11411 HOLLINGSWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Home Occupation Special Use Permit to produce gummies, topicals and a powdered drink at 11411 Hollingsworth Road.

18. SP2023-089

Filed: Petitioner: **AMANDA TARWATER**
09/29/2023

Address: **10120 HOLLINGSWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Home Occupation Special Use Permit for a dog grooming operation at 10120 Hollingsworth Road.

19. SP2023-091

Filed: Petitioner: **KATHLEEN WARMAN / K WARMAN ARCHTIECTURE**
09/29/2023

Address: **838 S 7TH ST TRFY, KANSAS CITY, KS 66105**

SYNOPSIS: Special Use Permit for a liquor store at 838 South 7th Street Trafficway (in conjunction with BOZA2023-046).

20. SP2023-092

Filed: Petitioner: **BRETT JACOBSON**
09/29/2023

Address: **1701 S 45TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit for semi-truck sales at 1701 South 45th Street.

21. SP2023-093

Filed: Petitioner: **ALISON SCHWARTZ**
09/29/2023

Address: **625 NORTHRUP AVE, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit to operate a short-term rental at 625 Northrup Avenue.

22. SP2023-095

Filed: Petitioner: **RHIANNON CABELLERO / NEST LUXARY**
09/29/2023

Address: **535 CENTRAL AVE, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit to operate a short-term rental at 535 Central Avenue.

23. SP2023-097

Filed: Petitioner: AARON LAU
10/02/2023

Address: 4110 S MINNIE ST, KANSAS CITY, KS 66103

SYNOPSIS: Special Use Permit to operate a short-term rental at 4110 South Minnie Street.

24. SP2023-099

Filed: Petitioner: CURTIS PETERSON
10/02/2023

Address: 9700 STATE AVE, KANSAS CITY, KS 66111

SYNOPSIS: Special Use Permit for grading, fill/removal of earthen fill at 9700 State Avenue (in conjunction with PLAT2023-031 and COZ2023-028).

COZ2023-028 - Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct the Atlas 9 interactive art gallery at 9700 State Avenue

PLAT2023-031 - Preliminary Plat to create one (1) commercial lot and vacate a portion of the 98th Street right-of-way at 9700 State Avenue

C. Subdivision Application(s)

1. PLAT2023-028

Filed: Petitioner: AUSTIN THOMPSON / ATLAS LAND CONSULTANTS
08/25/2023

Address: 2321 S 63RD ST, KANSAS CITY, KS 66106

SYNOPSIS: Preliminary and Final Plat to create two (2) residential lots at 2321 South 63rd Street. (In conjunction BOZA2023-040).

2. PLAT2023-030

Filed: Petitioner: ROB YOUNG / RL BUFORD & ASSOCIATES
09/29/2023

Address: 530 QUINDARO BLVD, KANSAS CITY, KS 66101

SYNOPSIS: Preliminary Plat to adjust lot lines between a single-family residence and a church at 539 Greeley Avenue and 530 Quindaro Boulevard.

3. PLAT2023-031

Filed: Petitioner: CURTIS PETERSON
09/29/2023

Address: 9700 STATE AVE, KANSAS CITY, KS 66111

SYNOPSIS: Preliminary Plat to create one (1) commercial lot and vacate a portion of the 98th Street right-of-way at 9700 State Avenue (in conjunction with COZ2023-028 and SP2023-099).

SP2023-099 - Special Use Permit for grading, fill/removal of earthen fill at 9700 State Avenue.

COZ2023-028 - Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to construct the Atlas 9 interactive art gallery at 9700 State Avenue

D. Plan Review Application(s)

1. PR2023-028

Filed: Petitioner: JACOB DOBBS / KAW VALLEY ENGINEERING
09/29/2023

Address: 1720 MINNESOTA AVE, KANSAS CITY, KS 66102

SYNOPSIS: Final Development Plan for a change in occupancy to convert a vacant retail shop into a laundromat at 1720 Minnesota Avenue.

2. PR2023-029

Filed: Petitioner: NICK HANAWAY
09/29/2023

Address: 7736 STATE AVE, KANSAS CITY, KS 66112

SYNOPSIS: Preliminary and Final Development Plan to construct a new Burger King restaurant at 7736 State Avenue.

E. Miscellaneous Planning Application

1. MPL2023-015

Filed: Petitioner: GUNNAR HAND, AICP / UNIFIED GOVERNMENT OF
09/29/2023 WYCO/KCK

Address: 1800 VILLAGE WEST PKWY, KANSAS CITY, KS 66111

SYNOPSIS: Master Plan Amendment from Planned Mixed-Residential (Prairie-Delaware-Piper Area Plan) to Planned Entertainment District (Prairie-Delaware-Piper Area Plan) for Legends Field at 1800 Village West Parkway.

Total Number of Agenda Items: 39