

City Planning Commission AGENDA

October 10, 2022
6:30 PM

I. CALL TO ORDER

II. REPORTS

CPC Training
None
None

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE SEPTEMBER 12, 2022 MINUTES

IV. CONSENT AGENDA

A. Special Use Permit Application(s)

1. **SP2022-078**

Filed: Petitioner: **THOMAS W. MORGAN III**
06/28/2022

Address: **819 SOUTHWEST BLVD, KANSAS CITY, KS 66103**

SYNOPSIS: Renewal of a Special Use Permit (SP-2020-55 – expires 10/8/2022) for a short-term rental at 819 Southwest Boulevard.

2. **SP2022-085**

Filed: Petitioner: **KELLY HORMANN**
08/26/2022

Address: **7114 PARALLEL PKWY, KANSAS CITY, KS 66112**

SYNOPSIS: Renewal of a Home Occupation Special Use Permit (SP-2020-44) for a grooming operation at 7114 Parallel Parkway.

B. Subdivision Application(s)

1. **PLAT2022-033**

Filed: Petitioner: **WIL ANDERSON/BHC**
08/28/2022

Address: **720 KINDELBERGER RD, KANSAS CITY, KS 66115**

SYNOPSIS: Final Plat (Brown Strauss Steel) for one (1) industrial lot at 720 Kindelberger Road.

C. Plan Review Application(s)

1. PR2022-029

Filed:
07/29/2022

Petitioner: **JOSE MADEROS / MADEROS PROPERTY LLC**

Address: **5408 N 103RD ST, KANSAS CITY, KS 66109**

SYNOPSIS: Final Plan Review for pool, pool house and parking in the Estates of Conner Creek South Subdivision at 5408 North 103rd Street.

2. PR2022-033

Filed:
08/26/2022

Petitioner: **DR JESSICA DAIN/PIPER USD 203**

Address: **13021 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Final Plan Review to convert an elementary school into a high school with athletic fields at 13021 Leavenworth Road.

3. PR2022-034

Filed:
08/26/2022

Petitioner: **MIKE MAKRIS/BHC**

Address: **5125 GIBBS RD, KANSAS CITY, KS 66106**

SYNOPSIS: Final Plan Review to construct townhomes at 5115 Gibbs Road, 5225 Gibbs Road and 2416A South 51st Street.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. COZ2021-048

Filed:
10/29/2021

Petitioner: **BLAIR TANNER / TANNER & WHITE PROPERTIES**

Address: **4601 RAINBOW BLVD, KANSAS CITY, KS 66103**

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. COZ2022-024

Filed:
06/24/2022

Petitioner: **WYLIE DENTON**

Address: **2730 S 69TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single-Family District to A-G Agriculture District for an accessory structure to house cows at 2730 South 69th Street.

3. COZ2022-027

**Filed: Petitioner: LIDIA VILLAR / LIDIA & COMPANY, LLC
07/29/2022**

Address: 1218 KANSAS AVE, KANSAS CITY, KS 66105

SYNOPSIS: Change of Zone from R-2(B) Two Family District to CP-1 Planned Limited Business District, to construct a neighborhood market at 1218 Kansas Avenue (in conjunction with MPL2022-015 and BOZA2022-042).

4. COZ2022-029

**Filed: Petitioner: ANDREA WEISHAUBT / ATLAS SURVEYORS
07/29/2022**

Address: 13205 PARALLEL PKWY, KANSAS CITY, KS 66109

SYNOPSIS: Change of Zone from R Rural Residential District (WYCO) to A-G Agriculture District to subdivide 35 acres into four (4) lots at 13205 Parallel Parkway (in conjunction with BOZA2022-043 and PLAT2022-032).

5. COZ2022-030

**Filed: Petitioner: ANDREA WEISHAUBT / ATLAS LAND CONSULTING
07/29/2022**

Address: 4229 DOUGLAS AVE, KANSAS CITY, KS 66106

SYNOPSIS: Change of Zone from R-1 Single Family District to R-2 Two Family District to construct a duplex at 4229 Douglas Avenue (in conjunction with Master Plan Amendment MPL2022-016).

6. COZ2022-032

**Filed: Petitioner: JAMES SULLIVAN/SULLIVAN PALMER ARCHITECTS
08/26/2022**

Address: 1401 MERRIAM LN, KANSAS CITY, KS 66103

SYNOPSIS: Change of Zone from C-3 Commercial District and M-2 General Industrial District to CP-3 Planned Commercial District to correct split zoning and operate a used car dealership with light repair at 1401 Merriam Lane.

7. COZ2022-033

Filed: Petitioner: TODD THOMAS/CPC LAND ACQUISITION COMPANY

Address: 11501 PARALLEL PKWY, KANSAS CITY, KS 66109

SYNOPSIS: Change of Zone from A-G Agriculture District to RP-4 Planned Garden Apartment District to construct duplexes and other multi-family residences at 1921 North 118th Street.

AND

MPL2022-020 Master Plan Amendment from Business Park (Prairie-Delaware-Piper Master Plan) to Medium-Density Residential (City-Wide Master Plan) to construct duplexes and other multi-family residences at 1921 North 118th Street.

8. COZ2022-034

Filed: 08/26/2022 **Petitioner: DERRICK MERCHANT/7B BUILDING AND DEVELOPMENT**

Address: 4810 STATE AVE, KANSAS CITY, KS 66102

SYNOPSIS: Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District to construct a car wash at 4810 State Avenue.

AND

MPL2022-019 Master Plan Amendment from Mixed-Use (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) to construct a car wash at 4810 State Avenue

AND

PR2022-035 Final Plan Review to construct a car wash at 4810 State Avenue

B. Special Use Permit Application(s)

1. SP2022-050

Filed: 04/29/2022 **Petitioner: TIM GATES/AGNES GATES REALTY**

Address: 1005 OSAGE AVE, KANSAS CITY, KS 66105

SYNOPSIS: Special Use Permit for live entertainment in conjunction with an existing drinking establishment at 1005 Osage Avenue.

2. SP2022-064

Filed: 05/27/2022 **Petitioner: GEOFFREY KIGENYI/THE SOLID ROCK PROPERTIES, LLC**

Address: 4410 RAINBOW BLVD, KANSAS CITY, KS 66103

SYNOPSIS: Special Use Permit for a short-term rental at 4410 Rainbow Boulevard.

3. SP2022-070

Filed: 06/24/2022 **Petitioner: MANUEL LOPEZ**

Address: 1211 N 69TH ST, KANSAS CITY, KS 66102

SYNOPSIS: Special Use Permit to keep horses at 1211 North 69th Street.

4. SP2022-088

Filed:
08/28/2022

Petitioner: **JOE DELLOIACOVO/CYNTOX LLC**

Address: **200 FUNSTON RD, KANSAS CITY, KS 66115**

SYNOPSIS: Special Use Permit to operate a medical waste transfer station at 200 Funston Road.

C. Vacation Application(s)

1. VAC2022-006

Filed:
08/26/2022

Petitioner: **PATRICK JOYCE/ANDERSON ENGINEERING**

Address: **328 N 64TH TER, KANSAS CITY, KS 66102**

SYNOPSIS: Vacation of a utility easement at 324 and 328 North 64th Terrace.

D. Subdivision Application(s)

1. PLAT2022-027

Filed:
07/29/2022

Petitioner: **HEATHER TROWER / LEGACY DEVELOPMENT, LLC**

Address: **1875 VILLAGE WEST PKWY, KANSAS CITY, KS 66111**

SYNOPSIS: Final Plat (The Legends at Village West, Sixth Plat) for one (1) commercial lot at 1875 Village West Parkway (in conjunction with PR2022-027).

2. PLAT2022-032

Filed:
07/29/2022

Petitioner: **ANDREA WEISHAUBT / ATLAS LAND CONSULTING**

Address: **13205 PARALLEL PKWY, KANSAS CITY, KS 66109**

SYNOPSIS: Preliminary and Final Plat (Stimac Addition) for four (4) single-family lots at 13205 Parallel Parkway (in conjunction with COZ2022-029 and BOZA2022-043).

E. Plan Review Application(s)

1. PR2022-020

Filed:
04/08/2022

Petitioner: **FERNANDO GOMEZ/ENVISION CONSTRUCTION**

Address: **2907 N 81ST ST, KANSAS CITY, KS 66109**

SYNOPSIS: Preliminary Plan Review for the construction of a parking lot at 2907 North 81st Street.

2. PR2022-027

Filed:
07/29/2022

Petitioner: **HEATHER TROWER / LEGACY DEVELOPMENT, LLC**

Address: **1875 VILLAGE WEST PKWY, KANSAS CITY, KS 66111**

SYNOPSIS: Preliminary and Final Plan Review to construct a multi-tenant space with a drive-thru at 1875 Village West Parkway (in conjunction with PLAT2022-027).

3. PR2022-035

Filed:
08/26/2022

Petitioner: **DERRICK MERCHANT/7B BUILDING AND DEVELOPMENT LLC**

Address: **4810 STATE AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Final Plan Review to construct a car wash at 4810 State Avenue (in conjunction with COZ2022-034 and MPL2022-019).

4. PR2022-036

Filed:
08/26/2022

Petitioner: **ALEX ELLIOTT/ATLAS LAND SURVEYORS**

Address: **11013 HASKELL AVE, KANSAS CITY, KS 66109**

SYNOPSIS: Preliminary Plan Review to construct multi-family houses for senior citizens at 11013 Haskell Avenue.

F. Master Plan Amendment Application(s)

1. MPL2022-015

Filed:
07/29/2022

Petitioner: **LIDIA VILLAR / LIDIA & COMPANY, LLC**

Address: **1218 KANSAS AVE, KANSAS CITY, KS 66105**

SYNOPSIS: Master Plan Amendment from Urban Density (Armourdale Area Master Plan) to Community Commercial (Armourdale Area Master Plan) to construct a neighborhood market at 1218 Kansas Avenue (in conjunction with COZ2022-027 and BOZA2022-042).

2. MPL2022-016

Filed:
07/29/2022

Petitioner: **ANDREA WEISHAUBT / ATLAS LAND CONSULTING**

Address: **4229 DOUGLAS AVE, KANSAS CITY, KS 66106**

SYNOPSIS: Master Plan Amendment from Low-Density Residential (City-Wide Master Plan) to Medium-Density Residential (City-Wide Master Plan), to construct a duplex at 4229 Douglas Avenue (in conjunction with COZ2022-030).

3. MPL2022-019

Filed:
08/26/2022

Petitioner: **DERRICK MECHANT/7B BUILDING AND DEVELOPMENT**

Address: **4810 STATE AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Master Plan Amendment from Mixed-Use (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) to construct a car wash at 4810 State Avenue (in conjunction with PR2022-035 and COZ2022-034).

4. MPL2022-020

Filed:
08/26/2022

Petitioner: **TODD THOMAS/CRITERION**

Address: **11501 PARALLEL PKWY, KANSAS CITY, KS 66109**

SYNOPSIS: Master Plan Amendment from Business Park (Prairie-Delaware-Piper Master Plan) to Medium-Density Residential (City-Wide Master Plan) to construct duplexes and other multi-family residences at 1921 North 118th Street. (In conjunction with COZ2022-033).

G. RESOLUTIONS

- 1. A RESOLUTION adopting a Master Plan Amendment for 8222 Parallel Parkway from Low-Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) (MPL2022-018).**
- 2. A RESOLUTION adopting a Master Plan Amendment for 4810 State Avenue from Mixed-Use (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) (MPL2022-019).**
- 3. A RESOLUTION adopting a Master Plan Amendment for 1921 N. 118th Street from Business Park (Prairie-Delaware-Piper Master Plan) to Medium-Density Residential (City-Wide Master Plan) (MPL2022-020).**

H. DOWNTOWN KCK COMMERCIAL HISTORIC DISTRICT

- 1. Presentation by consultant and recommendation by City Planning Commission.**