

City Planning Commission AGENDA

October 9, 2023
6:30 PM

I. CALL TO ORDER

II. REPORTS

None
None
None

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE SEPTEMBER 11, 2023 MINUTES

IV. CONSENT AGENDA

A. Special Use Permit Application(s)

1. **SP2023-070**

Filed: Petitioner: SARAH CATHERINE BELARDE
08/25/2023

Address: 3008 S 9TH ST, KANSAS CITY, KS 66103

SYNOPSIS: Renewal of a Special Use Permit (SP2022-068, expires 10/06/23) to operate a Short-Term Rental at 3008 South 9th Street.

2. **SP2023-073**

Filed: Petitioner: OSCAR FLORES-URRITIA
08/25/2023

Address: 4001 N 74TH ST, KANSAS CITY, KS 66109

SYNOPSIS: Renewal of a Special Use Permit (SP2021-066, expires 12/09/23) to operate a dog kennel at 4001 North 74th Street.

B. Plan Review Application(s)

1. **PR2023-023**

Filed: Petitioner: ERIN MORRIS / ROSEMANN & ASSOCIATES
06/30/2023

Address: 4403 RAINBOW BLVD, KANSAS CITY, KS 66103

SYNOPSIS: Final Development Plan to construct a 17-unit apartment building at 4403 Rainbow Boulevard.

2. PR2023-026

Filed:
10/09/2023

Petitioner: **MARICELA ZAMORA**

Address: **4639 PARALLEL PKWY, KANSAS CITY, KS 66104**

SYNOPSIS: Final Development Plan to approve revisions to the previously approved Pardo's Automotive plan at 4639 Parallel Parkway.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. COZ2023-012

Filed:
06/12/2023

Petitioner: **TOMAS DE LA PAZ/WHITTIER SCHOOL LOFTS LP**

Address: **290 S 10TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: Change of Zone from CP-0 Planned Non-Retail Business District to RP-5 Planned Apartment District to convert a school into apartments at 290 South 10th Street. (In conjunction with BOZA2023-019, MPL2023-007, and PLAT2023-017).

MPL2023-007 Master Plan Amendment from Low-Density Residential to High Density Residential in the City-Wide Comprehensive Plan to convert a school into apartments at 290 North 10th Street.

PLAT2023-017 Preliminary Plat of Whittier Heights to split the parcel into two (2) lots at 290 South 10th Street.

2. COZ2023-015

Filed:
07/10/2023

Petitioner: **BRIAN TERRY**

Address: **3850 N 55TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural farming at 3850 North 5th Street (in conjunction with SP2023-024.)

3. COZ2023-017

Filed:
05/26/2023

Petitioner: **VICTOR FRANK MARTINY II**

Address: **6029 OAK GROVE RD, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District to keep farm animals at 6019 Woodend Avenue (in conjunction with BOZA2023-027 and BOZA2023-028).

4. COZ2023-020

Filed: Petitioner: **JACKSON TAYLOR / TWG DEVELOPMENT**
06/30/2023

Address: **7624 TAUROMEE AVE, KANSAS CITY, KS 66112**

SYNOPSIS: Change of Zone from R-1 Single Family District to RP-5 Planned Apartment District to construct an apartment complex at 745 North 78th Street. (In conjunction with MPL2023-010 and PLAT2023-022).

5. COZ2023-025

Filed: Petitioner: **LANDON FLIGER / ATLAS LAND CONSULTANTS**
08/25/2023

Address: **3009 N 57TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: Change of Zone from R-1 Single Family District to R-2 Two Family District to bring an existing duplex into compliance at 3009 North 57th Street in conjunction with Master Plan Amendment MPL2023-013.

MPL2023-013 - Master Plan Amendment from Low-Density Residential (City-Wide Comprehensive Plan) to Medium-Density Residential (City-Wide Comprehensive Plan).

B. Special Use Permit Application(s)

1. SP2023-019

Filed: Petitioner: **OLUSEYI OKEOWO/REDEEMED CHRISTIAN CHURCH OF GOD**
06/12/2023

Address: **8155 PARALLEL PKWY, KANSAS CITY, KS 66112**

SYNOPSIS: Special Use Permit to keep a shipping container in the parking lot of a church at 8155 Parallel Parkway.

2. SP2023-024

Filed: Petitioner: **BRIAN TERRY**
07/10/2023

Address: **3850 N 55TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: Special Use Permit for grading of the property for hay fields at 3850 North 55th Street (in conjunction with COZ2023-015).

3. 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.

4. SP2023-036

Filed:
05/26/2023

Petitioner: **GUNNAR HAND / UNIFIED GOVERNMENT**

Address: **600 N 7TH ST TRFY, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit for an event space with live entertainment and alcohol sales at 600 North 7th Street (Memorial Hall).

5. SP2023-041

Filed:
08/14/2023

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

Address: **2204 N 5TH ST, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit to operate a group dwelling unit at 2204 North 5th Street.

6. 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).

7. SP2023-062

Filed:
10/09/2023

Petitioner: **RACHEL MILLS**

Address: **612 N 5TH ST, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit to operate a drinking establishment at 612 North 5th Street.

8. SP2023-063

Filed:
10/09/2023

Petitioner: **SUMEY RABIE**

Address: **927 KANSAS AVE, KANSAS CITY, KS 66105**

SYNOPSIS: Special Use Permit to operate an auto repair shop at 927 Kansas Avenue (SP-2020-97 expired 8/5/2023).

9. SP2023-065

Filed:
08/25/2023

Petitioner: **UMED SAIDOV / FRANKS MOTORS INC**

Address: **402 OSAGE AVE, KANSAS CITY, KS 66105**

SYNOPSIS: Special Use Permit to operate an auto repair shop at 402 Osage Avenue.

10. SP2023-067

Filed:
08/25/2023

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

Address: **2706 ESPENLAUB LN, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit to operate a Short-Term Rental at 2706 Espenlaub Lane (SP2021-028 expired 8/5/2023).

11. SP2023-069

Filed:
10/09/2023

Petitioner: **NEAL PALMER**

Address: **2520 N 131ST ST, KANSAS CITY, KS 66109**

SYNOPSIS: Special Use Permit to operate a Short-Term Rental at 2520 North 131st Street.

12. SP2023-071

Filed:
08/25/2023

Petitioner: **JOSH ZERLAN / COBALT PROPERTY MANAGEMENT, LLC**

Address: **731 N 75TH TER, KANSAS CITY, KS 66112**

SYNOPSIS: Special Use Permit to operate a Short-Term Rental at 731 North 75th Terrace.

C. Subdivision Application(s)

1. PLAT2023-017

Filed:
06/12/2023

Petitioner: **TOMAS DE LA PAZ/WHITTIER SCHOOL LOFTS LP**

Address: **290 S 10TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: Preliminary Plat of Whittier Heights to split the parcel into two (2) lots at 290 South 10th Street. (In conjunction with BOZA2023-019, MPL2023-007, and PLAT2023-017).

COZ2023-012 Change of Zone from CP-0 Planned Non-Retail Business District to RP-5 Planned Apartment District to convert a school into apartments at 290 South 10th Street.

MPL2023-007 Master Plan Amendment from Low-Density Residential to High Density Residential in the City-Wide Comprehensive Plan to convert a school into apartments at 290 North 10th Street.

2. PLAT2023-022

Filed: Petitioner: **JACKSON TAYLOR / TWG DEVELOPMENT**
06/30/2023

Address: **7624 TAUROMEE AVE, KANSAS CITY, KS 66112**

SYNOPSIS: Preliminary Plat to combine three (3) lots into one (1) to construct an apartment complex at 745 North 78th Street. (In conjunction with COZ2023-020 and MPL2023-010).

3. PLAT2023-027

Filed: Petitioner: **VICTOR MARTINY II**
08/25/2023

Address: **6019 WOODEND AVE, KANSAS CITY, KS 66106**

SYNOPSIS: Preliminary Plat to combine two (2) residential lots into one (1) lot at 6029 Oak Grove Road and 6019 Woodend Avenue (in conjunction with COZ2023-017, BOZA2023-027 and BOZA2023-028).

4. 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).

D. Miscellaneous Planning Application(s)

1. MPL2023-007

Filed: Petitioner: **TOMAS DE LA PAZ/WHITTIER SCHOOL LOFTS LP**
06/12/2023

Address: **290 S 10TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: Master Plan Amendment from Low-Density Residential to High Density Residential in the City-Wide Comprehensive Plan to convert a school into apartments at 290 North 10th Street. (In conjunction with BOZA2023-019, COZ2023-012, and PLAT2023-017).

COZ2023-012 Change of Zone from CP-0 Planned Non-Retail Business District to RP-5 Planned Apartment District to convert a school into apartments at 290 South 10th Street.

PLAT2023-017 Preliminary Plat of Whittier Heights to split the parcel into two (2) lots at 290 South 10th Street.

2. MPL2023-010

Filed:
06/30/2023

Petitioner: **JACKSON TAYLOR / TWG DEVELOPMENT**

Address: **7624 TAUROMEE AVE, KANSAS CITY, KS 66112**

SYNOPSIS: Master Plan Amendment from Low-Density Residential (City-Wide Comprehensive Plan) to High-Density Residential (City-Wide Comprehensive Plan) to construct an apartment complex at 745 North 78th Street. (In conjunction with COZ2023-020 and PLAT2023-022).

3. MPL2023-013

Filed:
09/05/2023

Petitioner: **LANDON FLIGER / ATLAS LAND CONSULTANTS**

Address: **3009 N 57TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: Master Plan Amendment from Low-Density Residential (City-Wide Comprehensive Plan) to Medium-Density Residential (City-Wide Comprehensive Plan), in conjunction with Change of Zone Application COZ2023-025.

COZ2023-025 - Change of Zone from R-1(B) Single Family District to R-2 Two Family District at 5901 and 5945 Parallel Parkway.

Total Number of Agenda Items: 28