

City Planning Commission AGENDA

September 12, 2022
6:30 PM

I. CALL TO ORDER

II. REPORTS

None
None
None

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE AUGUST 8, 2022 MINUTES

IV. CONSENT AGENDA

A. Special Use Permit Application(s)

1. SP2022-083

Filed:
07/29/2022

Petitioner: JAMIE REDIC / FEEL ROYAL LLC

Address: 2947 N 83RD ST, KANSAS CITY, KS 66109

SYNOPSIS: Renewal of a Home Occupation Special Use Permit (SP2020-78 – expires 11/5/2022) to operate a single-chair beauty salon at 2947 North 83rd Street

A. Subdivision Application(s)

1. PLAT2022-029

Filed:
07/29/2022

Petitioner: WIL ANDERSON / BHC

Address: 0 KANSAS AVE, KANSAS CITY, KS 66105

SYNOPSIS: Final Plat (Rock Island Bridge on Kaw) for one (1) commercial lot at 0 Kansas Avenue.

2. PLAT2022-030

Filed:
07/29/2022

Petitioner: NORMAN C & JENNIFER VOGEL

Address: 12428 CLUBHOUSE DR, KANSAS CITY, KS 66109

SYNOPSIS: Final Plat (Adney Acres Lot 2) Replat of one (1) single family lot at 12428 Clubhouse Drive.

3. PLAT2022-031

Filed: Petitioner: **LENNY ZIMMERMAN,**
07/29/2022

Address: **4431 N 124TH TER, KANSAS CITY, KS 66109**

SYNOPSIS: Final Plat (Replat of Swan Lake Lot 77) Replat of one (1) single-family lot at 4431 North 124th Terrace.

A. Plan Review Application(s)

1. PR2022-030

Filed: Petitioner: **WILLIAM FRANCIS / OZLAND, INC**
07/07/2022

Address: **626 N 47TH ST, KANSAS CITY, KS 66102**

SYNOPSIS: Final Plan Review for Twin Traffic at 626 North 47th Street.

V. NON-CONSENT AGENDA

A. Change of Zone Application(s)

1. COZ2022-015

Filed: Petitioner: **JOHN EMANUELS**
03/25/2022

Address: **4411 N 67TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: Change of Zone from A-G Agriculture and C-1 Limited Business Districts to A-G Agriculture, R-1 Single Family and C-1 Limited Business Districts for urban residential uses and church at 4411 North 67th Street.

2. COZ2022-025

Filed: Petitioner: **GLEN BENNETT**
06/24/2022

Address: **2615 ESPENLAUB LN, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single-Family District to AG Agriculture District to utilize the property for agricultural uses at 2615 Espenlaub Street (In conjunction with Preliminary and Final PLAT2022-022).

3. COZ2022-026

Filed: Petitioner: **JONATHON LAUDNER**
07/11/2022

Address: 6840 CERNECH RD, KANSAS CITY, KS 66104

SYNOPSIS: Change of Zone from R-1 Single-Family District to A-G Agriculture District to maintain small livestock and other agricultural uses 6840 Cernech Road.

4. COZ2022-028

Filed: 07/31/2022 Petitioner: **MIKE SANDERS / NAMPARA PROPERTIES, LLC**

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

SYNOPSIS: Change of Zone from MP-2 Planned General Industrial District and R-1 Single Family District to MP-2 Planned General Industrial District for future industrial development and site preparation at 4500 Dover Street and 4414 Gibbs Road (in conjunction with PLAT2022-026).

5. COZ2022-031

Filed: 07/29/2022 Petitioner: **JACK XIONG / UNIFIED GOVERNMENT WY CO/KCK**

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

SYNOPSIS: Change of Zone from R-1 Single Family District and M-2 General Industrial Districts to MP-3 Planned Heavy Industrial District for a water treatment plant at 2443 South 88th Street (in conjunction with PR2022-031 and MPL2022-017).

A. Special Use Permit Application(s)

1. SP2021-069

Filed: 09/23/2021 Petitioner: **PRABHJOT SINGH PADDA / UNITED TRUCK REPAIR**

Address: **451 S 14TH ST, KANSAS CITY, KS 66105**

SYNOPSIS: Special Use Permit to operate an inspection/light maintenance facility for United Truck repair (SP-2019-82 expired 9/26/2021).

2. SP2022-033

Filed: 02/25/2022 Petitioner: **TWASHANE CRAWLEY / COMPLETE CAR CARE**

Address: **1000 STATE AVE, KANSAS CITY, KS 66102**

SYNOPSIS: Special Use Permit for auto repair/body shop supply store at 1000 State Avenue.

3. SP2022-051

Filed: 04/29/2022 Petitioner: **GONZALO HERNANDEZ-CASILLAS**

Address: **745 KANSAS AVE, KANSAS CITY, KS 66105**

SYNOPSIS: Special Use Permit for an automotive repair shop at 745 Kansas Avenue.

4. SP2022-054

Filed:
04/29/2022

Petitioner: **RAUL VILLEGAS-RODRIGUEZ / SOCCER NATION KC**

Address: **520 S 55TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit to operate an indoor soccer facility at 520 South 55th Street

5. SP2022-072

Filed:
06/24/2022

Petitioner: **JAMES SULLIVAN/SULLIVAN PALMER ARCHITECTS**

Address: **1401 MERRIAM LN, KANSAS CITY, KS 66103**

SYNOPSIS: Special Use Permit for a used-car dealership at 1401 Merriam Lane.

6. SP2022-077

Filed:
06/27/2022

Petitioner: **AUSTIN LAGE / BHC**

Address: **700 KINDELBERGER RD, KANSAS CITY, KS 66115**

SYNOPSIS: Special Use Permit for a fueling and maintenance facility at 700 Kindelberger Road (in conjunction with PR2022-025).

7. SP2022-080

Filed:
07/21/2022

Petitioner: **MICHAEL S WIBER / ST JOSEPH LODGE 35**

Address: **404 N 5TH ST, KANSAS CITY, KS 66101**

SYNOPSIS: Special Use Permit to operate an event space at 404 North 5th Street.

8. SP2022-082

Filed:
07/21/2022

Petitioner: **DENISE TOMASIC / PURPLE PROPERTIES**

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

SYNOPSIS: Special Use Permit to operate a short-term rental at 419 North 6th Street.

A. Subdivision Application(s)

1. PLAT2022-019

Filed: Petitioner: **ANDREA WEISHAUBT/ATLAS LAND CONSULTING**
06/24/2022

Address: **3222 N 38TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: , Preliminary and Final Plat (Padilla Addition) to create two (2) residential lots at 3222 North 38th Street.

2. PLAT2022-022

Filed: Petitioner: **GLEN BENNETT**
06/24/2022

Address: **2575 ESPENLAUB LN, KANSAS CITY, KS 66106**

SYNOPSIS: Preliminary and Final Plat at 2615 Espenlaub Street (in conjunction with COZ2022-025 and BOZA2022-038)

3. PLAT2022-026

Filed: Petitioner: **MIKE SANDEWRS / NAMPARA PROPERTIES, LLC**
07/29/2022

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

SYNOPSIS: Preliminary and Final Plat (Dover Ridge) for one (1) industrial lot at 4500 Dover Street (in conjunction with COZ2022-028).

4. PLAT2022-028

Filed: Petitioner: **WIL ANDERSON / BHC**
07/29/2022

Address: **700 KINDELBERGER RD, KANSAS CITY, KS 66115**

SYNOPSIS: Final Plat (CPS Fleet Fuels) for one (1) industrial lot at 700 Kindelberger Road.

A. Plan Review Application(s)

1. PR2022-025

Filed: Petitioner: **AUSTIN LAGE / BHC**
06/27/2022

Address: **700 KINDELBERGER RD, KANSAS CITY, KS 66115**

SYNOPSIS: Preliminary and Final Plan Review for a fueling and maintenance facility at 700 Kindelberger Road (in conjunction with SP2022-077).

2. PR2022-026

Filed:
07/29/2022

Petitioner: **DR JESSICA DAIN / U.S.D.#203 PIPER PUBLIC SCHOOLS**

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

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

3. PR2022-031

Filed:
07/29/2022

Petitioner: **JACK XIONG / UNIFIED GOVERNMENT WY CO/KCK**

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

SYNOPSIS: Final Plan Review for a water treatment plant at 2443 South 88th Street (in conjunction with COZ2022-031 and MPL2022-017).

A. Miscellaneous Planning Application(s)

1. MPL2022-017

Filed:
07/29/2022

Petitioner: **JACK XIONG / UNIFIED GOVERNMENT WY CO/KCK**

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

SYNOPSIS: Master Plan Amendment from Industrial (City-Wide Master Plan) to Utilities (City-Wide Master Plan) for a water treatment plant at 2443 South 88th Street (In conjunction with COZ2022-031 and PR2022-031).

2. MPL2022-021

Filed:
09/02/2022

Petitioner: **UNIFIED GOVERNMENT OF WYCO/KCK**

Address: **505 CENTRAL AVE, KANSAS CITY, KS**

SYNOPSIS: Redevelopment Project Plan for 505 Central Redevelopment District (the "Project Plan") - Finding of Conformance to the Central Area Master Plan.

Total Number of Agenda Items: 27