

# City Planning Commission AGENDA

September 11, 2023  
6:30 PM

## I. CALL TO ORDER

## II. PLANNING COMMISSION STATEMENT

## III. CONSENT AGENDA

### A. CONSIDERATION OF THE AUGUST 14, 2023 MINUTES

### B. Subdivision Application(s)

#### 1. PLAT2023-025

Filed: Petitioner: JOSE MANUEL YEPAZ  
09/11/2023

Address: 843 PARALLEL AVE, KANSAS CITY, KS 66101

**SYNOPSIS:** Final Plat for twenty-one (21) multi-family lots at 825 Parallel Avenue (in conjunction with PR2023-024).

**PR2023-024 - Final Plan Review for townhomes at 825 Parallel Avenue.**

#### 2. PLAT2023-026

Filed: Petitioner: MICHAEL MAKRIS  
09/11/2023

Address: 5115 GIBBS RD, KANSAS CITY, KS 66106

**SYNOPSIS:** Final Plat for two (2) multi-family lots at 515 and 5125 Gibbs Road.

### C. Plan Review Application(s)

#### 1. PR2023-024

Filed: Petitioner: JOSE MANUEL YEPAZ  
09/11/2023

Address: 843 PARALLEL AVE, KANSAS CITY, KS 66101

**SYNOPSIS:** Final Plan Review for townhomes at 825 Parallel Avenue (in conjunction with PLAT2023-025).

**PLAT2023-025 - Final Plat for twenty-one (21) multi-family lots at 825 Parallel Avenue.**

**2. PR2023-025**

Filed:  
**07/31/2023**

Petitioner: **JAMES SULLIVAN / SULLIVAN PALMER**

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

**SYNOPSIS: Final Plan Review for auto sales and service at 1401 Merriam Lane.**

## **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. COZ2023-019**

Filed:  
**06/30/2023**

Petitioner: **YEKATERINA MAKARENKO**

Address: **7511 LEAVENWORTH RD, KANSAS CITY, KS 66109**

**SYNOPSIS: Change of Zone from CP-2 Planned General Business District and R-1 Single Family District to CP-3 Planned Commercial District to continue to operate an auto repair shop as well as open a garage door installation shop at 7511 Leavenworth Road.**

**3. COZ2023-022**

Filed:  
**07/28/2023**

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

Address: **2324 GRANDVIEW BLVD, KANSAS CITY, KS 66102**

**SYNOPSIS: Change of Zone from CP-O Planned Non-Retail Business District to CP-1 Planned Limited Business District to operate a retail candy store at 2324 Grandview Boulevard (in conjunction with MPL2023-011 and BOZA2023-036).**

**MPL2023-011 - Master Plan Amendment from Residential (Central Area Plan) to Community Commercial (Central Area Plan) at 2324 Grandview Boulevard.**

**BOZA2023-035 - Variance for parking at 2324 Grandview Boulevard.**

**4. COZ2023-023**

Filed: Petitioner: **TIMOTHY ELLIOT**  
**07/28/2023**

Address: **3308 N 75TH ST, KANSAS CITY, KS 66109**

**SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural uses, including the keeping of cattle at 3308 North 75th Street.**

**B. Special Use Permit Application(s)**

**1. SP2023-017**

Filed: Petitioner: **WILLIAM W ALKER, JR. / WALKER REAL ESTATE**  
**03/24/2023** **INVESTMENTS, LLC**

Address: **15 S 17TH ST, KANSAS CITY, KS 66102**

**SYNOPSIS: Special Use Permit for a short-term rental in one (1) of four-plex units (will only be used for short term rental when the long-term rental unit is vacant) at 15 South 17th Street, #2.**

**2. SP2023-019**

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

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.**

**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. SP2023-039**

Filed: Petitioner: **KARIN PORTER-WILLIAMSON**  
**08/14/2023**

Address: **4170 EATON ST, KANSAS CITY, KS 66103**

**SYNOPSIS: Special Use Permit to operate a short-term rental at 4170 Eaton Street.**

**5. SP2023-040**

Filed: Petitioner: **KRISTI D. PRIDDY**  
Address: **3425 N 87TH ST, KANSAS CITY, KS 66109**

**SYNOPSIS: Special Use Permit to keep livestock at 3425 North 87th Street.**

**6. SP2023-042**

Filed: Petitioner: **MATT THOMAS / FIRM FOUNDATION MINISTRIES, INC**  
**06/30/2023**  
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. SP2023-044**

Filed: Petitioner: **UBLESTER GONZALEZ**  
**06/30/2023**  
Address: **1315 STATE AVE, KANSAS CITY, KS 66102**

**SYNOPSIS: Special Use Permit (SP2020-100 – expired 5/6/2023) to operate a car audio installation business at 1315 State Avenue.**

**8. SP2023-047**

Filed: Petitioner: **LANCE PIERCE / KARAT VACATION RENTAL MGMT**  
**06/30/2023**  
Address: **3917 FISHER ST, KANSAS CITY, KS 66103**

**SYNOPSIS: Special Use Permit to operate a short-term rental at 3917 Fisher Street.**

**9. SP2023-057**

Filed: Petitioner: **BETSY MAXFIELD**  
**09/11/2023**  
Address: **4436 CAMBRIDGE ST, KANSAS CITY, KS 66103**

**SYNOPSIS: Special Use Permit to operate a Short-Term Rental at 4436 Cambridge Street.**

**10. SP2023-059**

Filed: Petitioner: **JORGE RAMIREZ**  
**09/11/2023**

Address: **4960 STATE AVE, KANSAS CITY, KS 66102**

**SYNOPSIS: Special Use Permit for a drinking establishment with live entertainment at 4960 State Avenue.**

**11. SP2023-060**

Filed: Petitioner: **GUNNAR HAND, AICP / UNIFIED GOVERNMENT OF**  
**07/28/2023 WYCO/KCK**

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

**SYNOPSIS: Special Use Permit for an event space at Legends Field at 1800 Village West Parkway.**

**12. SP2023-061**

Filed: Petitioner: **TATUM PHILLIP**  
**07/28/2023**

Address: **809 CENTRAL AVE, KANSAS CITY, KS 66101**

**SYNOPSIS: Special Use Permit to operate a Short-Term Rental at 809 Central Avenue.**

**C. Subdivision Application(s)**

**1. PLAT2023-017**

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

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. PLAT2023-024**

Filed: Petitioner: **LARRY HAHN / HAHN SURVEYING**  
**07/28/2023**

Address: **2620 S 69TH ST, KANSAS CITY, KS 66106**

**SYNOPSIS: Preliminary and Final Plat to split one (1) residential lot into two (2) lots (Wooded Acres) at 2620 South 69th Street (in conjunction with BOZA2023-035).**

**D. Plan Review Application(s)**

**1. PR2023-019**

Filed: Petitioner: **ANDREA RAND / ISG**  
**05/26/2023**

Address: **5200 STATE AVE, KANSAS CITY, KS 66102**

**SYNOPSIS: Preliminary and Final Plan Review for a self-storage facility at 5200 State Avenue.**

**2. PR2023-021**

Filed: Petitioner: **NICOLE CURRY / BRR ARCHITECTURE**  
**06/30/2023**

Address: **3600 RAINBOW BLVD, KANSAS CITY, KS 66103**

**SYNOPSIS: Final Development Plan to approve building elevation revisions to the previously approved Hudson Apartments at 3600 Rainbow Boulevard.**

**E. 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. MPL2023-011**

Filed:  
**07/28/2023**

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

Address: **2324 GRANDVIEW BLVD, KANSAS CITY, KS 66102**

**SYNOPSIS: Master Plan Amendment from Residential (Central Area Plan) to Community Commercial (Central Area Plan) at 2324 Grandview Boulevard (in conjunction with COZ2023-022 and BOZA2023-035).**

**COZ2023-022 - Change of Zone from CP-O Planned Non-Retail Business District to CP-1 Planned Limited Business District to operate a retail candy store at 2324 Grandview Boulevard.**

**BOZA2023-035 - Variance for parking at 2324 Grandview Boulevard.**

**3. MPL2023-014**

Filed:  
**09/05/2023**

Petitioner: **ANNA KRSTULIC WITH STINSON LLP**

Address: **500 MINNESOTA AVE, KANSAS CITY, KS 66101**

**SYNOPSIS: Downtown Campus Redevelopment Project Plan for mixed-use commercial/residential building and redevelopment of Reardon Center (500 Minnesota Avenue) – finding of conformance with Downtown Area Master Plan for TIF Act purposes.**

**Total Number of Agenda Items: 27**