CITY PLAN COMMISSION DOCKET

Tuesday, October 15, 2013

26th Floor, Council Chamber

Members

Babette Macy, Chair	Margaret J. May
Jeff Krum, Vice Chair	Enrique Gutierrez
Rev. Stan Archie	Tim Van Zandt
Bobbi Baker-Hughes	Trish Martin

9:00 A.M. – OTHER MATTERS

A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.

B. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

C. There may be general discussion(s) regarding current City Planning Commission issues.

Council Planner Docket
District No. 9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

2 JR 1. **SD 1068G, Tiffany Woods at Rose Creek, 3rd Plat** – To consider approval of a final plat on about 9.65 acres, in District R-7.5 (Residential 7.5), generally located north of NW Old Tiffany Springs Road and east of N. Ambassador Drive, creating 37 residential lots and 2 tracts. (Continued from 10-1-13 – No Testimony)
Applicant: HSH Properties, LLC, Rep., Lutjen, Inc.

1 OA 2. **SD 0956G, Final Plat, Hunt Midwest Business Park, Fifth Plat --** To consider approval of a final plat on about 190 acres, in District M1-5 /US (manufacturing 1-5/underground space), generally located on the north and south sides of NE Parvin Road, between N. Arlington Avenue and N. Hughes Road creating five (5) commercial lots and two (2) tracts. (Continued from 9-17-13 – No Testimony)
Applicant: Hunt Midwest Real Estate Dev. Inc., repr. Lutjen. Inc.

1 OA 3. **SD 1156M, Final Plat, Replat of Brentwood Crossing, Third Plat** -- To consider approval of a final plat in District R-7.5 (Residential 7.5), on approximately 15.5

acres, generally located at NE 100th Street and N. Manning Avenue, creating 49 single family residential lots.
Applicant: Trophy Homes, Inc., repr Lutjen Inc.

2 JR 4. **Case No. 12369-P-7 –** To consider approval of a Chapter 80 Final Plan to allow construction of a restaurant on about 1.16 acres in District B2-2 (Neighborhood Business 2 (dash 2)), generally located at the southwest corner of N Oak Trafficway and NE 91st St.
Applicant: Gary Simons, LTD, repr Lutjen Inc.

2 OA 5. **Case No. 12434-P-8 --** About 2 acres generally located between NE Evanston Avenue and N. Overton Avenue to consider approval of a final plan in District R-7.5, to allow for a walking trail within the private open space tract of Copperleaf Tenth Plat.
Applicant: Peterson Development Company, repr Lutjen, Inc.

Council District	Planner	Docket No.	
			9:00 A.M. – NEW CASES

4 JE 6. **Case No. 10343-URD-10** – About 80 acres generally located at the southwest corner of Front Street and Century Avenue, to consider the approval of an amendment to an approved development plan in District UR (Urban redevelopment district).
Applicant: Universal Land Development Co. LTD and the City of Kansas City, Missouri

4 JE 7. **SD 0084VV, Final Plat, Executive Park Sixty-First Plat** -- About 11.45 acres generally located south of E. Front Street, between N. Corrington Avenue on the west and N Century Avenue on the east, to consider the creation of a final plat with one lot and two tracts in District UR (Urban Redevelopment).
Applicant: Universal Land Development Co. LTD and the City of Kansas City, Missouri

CONTINUTED CASE

1 OA 8. **Case No. 5631-P-4** -- About 70.2 acres generally located at the southeast corner of Mo. Hwy. 152 and North Oak Trafficway, to consider an amendment to a previously approved Community Unit Project (CUP) plan in District R-1a (one family dwellings), to allow for 70 additional multi-family units within 8 buildings for a total of 358 units. (Continued from 9-17-73-13)--- **Testimony Given 7-16-13 – Required Quorum: Archie, Baker-Hughes, May, Martin and Macy**)
Applicant: Nolte & Associates, P.A.

NEW CASE

2 OA 9. **Case No. 5935-P-15 --** About 32 acres generally located at the southeast corner of N. Congress Avenue and NW Old Tiffany Springs Road, to consider an amendment

to a previously approved GP development plan in District B3-3 (Community Business 3-3), for the purpose of deleting an 8.22 acre tract of land from the plan.
Applicant: KCP&L, Mike Bier, Repr Selective Site Consultants, Inc.

9:30 A.M. – NEW CASES

4 OA 10. **Case No. 4791-SU-6** – 134 N. Hardesty Avenue - A request for a Special Use Permit in District R-2.5 (Residential dash 2.5), generally located at the southwest corner of N. Hardesty Avenue and Scarritt Avenue, to allow for a group home for pregnant teenagers and their babies.
Applicant: Leah's House

5 OA 11. **Case No. 8686-SU-4** – 8501 E. 99th Street - About 16 acres generally located at the southeast corner of E. 99th Street and James A. Reed Road, to consider approval of a special use permit in District R-7.5 (Residential dash 7.5) to allow for perimeter fence around the existing campus.
Applicant: RB Architecture Engineering Construction, Riad Baghdadi

CONTINUED CASE

3 JR 12. **Case No. 14406-MPD** – About 19 acres generally located south of Truman Road between Poplar Avenue and Hardesty Avenue to consider approval of a request for rezoning from Districts B3-2 (Community Business 2), R-2.5 (Residential 2.5) and R-1.5 (Residential 1.5) to District MPD (Master Planned Development) to allow the reuse of existing buildings for administrative, residential and, educational facilities, and other related uses for non-profit organizations. (Continued from 9-17-13)--- **Testimony Given 8-20-13 – Required Quorum: Archie, Baker-Hughes, Gutierrez, Krum, May, Martin, Van Zandt and Macy**) **(To be dismissed)**
Applicant: KC-CASE, a Missouri nonprofit corporation, repr. FarchminDicus PC

Council District	Planner	Docket No.	**10:00 A.M. – NEW CASES**

3 JR 13. **Case No. 14421-P –** To consider approval of a rezoning from District R-2.5 (Residential 2.5) to R-1.5 (Residential 1.5) on about 1.75 acres to convert a former school into a 46-unit multi-family development, generally located at 3710 Paseo Blvd. **(To be continued)**
Applicant: Faxon School Apartments LLC, repr Sunflower Development Group

3 JE 14 **Case No. 14422-P -** about 3.42 acres generally located on the west side of Elmwood Avenue between E 38th Street on the north and E 39th Street on the south, to consider the approval of a Development Plan which also serves as a preliminary plat, containing five Tracts for 10 structures (20 duplex units) and public street, in District R-1.5 (Residential 1.5).
Applicant: Hardwick Law Firm LLC, repr Taliaferro & Browne

Council District	Planner	Docket No.	CONTINUED CASES
5	JE	15.	**Case No. 371-S-24 --** To consider a request to amend the South Development Area Plan, on about 5.3 acres of land, generally located at the terminus of E 100th Terrace, at the northwest corner of I-435 and 71 Hwy, by changing the recommended land use from Residential to Commercial Non-Retail. (Continued from 10-1-13—No Testimony) Applicant: Johnny Youssef
5	JE	16.	**Case No. 6932-MPD-5** – A request to rezone approximately 5.22 acres generally located at the terminus of E. 100th Terrace, on the northeast corner of I-435 and 71 Hwy, from District R-7.5 (Residential dash 7.5) to MPD (Master Planned District) and approval of a development plan which also serves as a preliminary plat, to allow for a Boarding House for up to Eight (8) guests and parking. (Continued from 10-1-13 – No Testimony) . Applicant: Goshen Homes, Inc., repr. Scharhag Architects

OTHER MATTERS:

DB	CPC Rules and Regulations, approved 12-21-2010, Signature page Applicant: City Planning and Development

Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org."

DB:mc