

# NOTICE OF HEARING

## CITY PLAN COMMISSION OF

### KANSAS CITY, MISSOURI

**Tuesday, February 6, 2018**

In the Council Chambers on the 26th Floor of City Hall, 414 E. 12th Street, Kansas City, Missouri, the City Plan Commission will hold a public hearing commencing at 9:00 a.m. on the following matters:

**Case No. 756-S** - About 2.34 acres generally located at the intersection of Guinotte and Montgall, bounded by the railroad tracks to the north, Guinotte Avenue Viaduct to the south, Chestnut Trafficway to the east and N Prospect Avenue to the west, to consider approval of the North Montgall PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

**Case No. 14894-SU - 7237 E. 99th St.** - A residential property generally located on the south side of E. 99th Street between Blue Ridge Boulevard to the west and Richmond Avenue to the east, to consider approval of a Special Use Permit to allow for Religious Assembly uses in an R-7.5 (Residential 7.5) zoning district.

**Case No. 14918-SU - 6800 E. Bannister Rd.** - A commercial property generally located on the north side of E. Bannister Road between Newton Drive to the west and Blue Ridge Boulevard to the east, to consider approval of a Special Use Permit to allow for outdoor vehicles sales and service in zoning district B3-2 (Community Business 3).

**Case No. 14915-SU** - A commercial property generally located on the north side of E 12th Street between Norton Avenue to the west and Spruce Avenue to the east, to consider approval of a Special Use Permit to allow for general manufacturing in zoning district B4-5 (Heavy Business/Commercial 4 dash 5).

**Case No. 11133-P-3** - To consider rezoning a 4 acre tract of land, generally bordered by E. 134th Street on the north, E. 135th Street on the south, Charlotte Street on the East and Holmes Road on the west, from Districts R-2.5 (Residential dash 2.5), B1-1 (Neighborhood Business 1 dash 1) and B3-2 (Community Business dash 2) to District B1-1 (Neighborhood Business 1 dash 1).

**Case No. 11133-P-4** - To consider approval of a project/ development plan in District B1-1 (Neighborhood Business dash 1), on about 4 acres, generally bordered by E. 134th Street on the north, E. 135th Street on the south, Charlotte Street on the East and Holmes Road on the west, to allow for redevelopment of the existing restaurants and parking lot.

**Case No. 14730-MPD-1** - About 1.5 acres generally located at the southwest corner of Westport Road and Holly Street, extending to the west side of Mercier Street, to consider approval of a final MPD plan in District MPD (Master Planned Development), for gasoline and fuel sales.

**Case No. 14215-SU-1 - 8307 N. Oak Trafficway** - To consider approval of a request for a Special Use Permit in District B3-2 (Community Business dash 2), on about 0.6 acres, generally located at the northeast corner of NE 83rd Street and N. Oak Trafficway, to allow for vehicle sales and service.

**Case No. 14147-SU-3** - To consider approval of a request for a Special Use Permit in District R-1.5 (Residential dash 1.5), on about 0.6 acres, generally located at the southeast corner of E. 24th Street and Campbell Street, to allow for civic and public uses.

**Case No. 14519-MPD-6** - Request to approve a final plan in District MPD (Master Planned Development) on approximately 1.08 acre located at 8061 N.W. Roanridge Road to allow construction of a commercial structure.

**Case No. 8543-SU-5** - Request to approve a special use permit on approximately 12.9 acres generally located at 919 N.E. 96th Street to allow expansion of an existing church in Districts R-7.5 (Residential 7.5) and R-6 (Residential 6).

**Case No. 14270-UR-4** - About 0.31 acre generally located at the southwest corner of W 9th Street and Wyandotte Street, to consider rezoning the site from district DC-15 (downtown core dash 15) to District UR (Urban Redevelopment), and the approval of a development plan for a two phase project allowing for a two (2) story parking structure in phase one and a seven (7) story mixed use building with 48 residential units in phase two.

**Case No. 14492-P-2** - Generally bounded by Forest on the west and Ewing to the east and one half block north and south of Independence including complete existing parcel depth; Paseo generally bounded by Independence Avenue on the north and E 8th Street to the south and one half block east and west of Paseo including complete existing parcel depth; and Prospect generally bounded by Independence Avenue on the north and E 8th Street to the south and one half block east and west of Prospect including complete existing parcel depth to consider an amendment to the Independence Overlay District to allow for monument signage.

**Case No. SD1068L** - Request to approve the final plat of Watermark at Tiffany Springs on approximately 21.2 acres generally located east and north of N. Ambassador Drive and west of N.W. Skyview Avenue, to allow creation of two multi-family residential lots and several tracts for private open space, parkland, and stormwater detention in District B3-3 Community Business (dash 3).

**Case No. 738-S-1** - Request to approve an amendment to the Red Bridge Area Plan from Mixed Use Community to Commercial for an area of **8.15 acres located at 10111 State Line Road**

**Case No. 7792-P-9** - Request to rezone approximately 8.15 acres located at 10111 State Line Road from District B2-2 Neighborhood Business (dash 2) to District B3-2 Community Business (dash 2).

**Case No. 7792-P-10** - Request to approve an amendment to a previously approved development plan on approximately 8.15 acres located at 10111 State Line Road to permit light equipment sales/rental (indoor and outdoor) and motor vehicle repair, limited in District B3-2 Community Business (dash 2).

**Case No. 755-S** -- Approving the **Riverfront Industrial Area Plan** for the future development and public investment within the area generally bound by the City Limits on the north, Coal Mine Road on the south, I-435 south of the Missouri River and the City Limits north of the Missouri River on the east, and I-35/I-29 and generally following the railroad tracks south of the Missouri River, I-435 & The City of North Kansas City north of the Missouri river to the west.

**Case No. 223-S-2** - Repealing and replacing the Birmingham Area Plan with the Riverfront Industrial Area Plan.

**Case No. 304-S-2** - Repealing and replacing the Northeast Industrial District Area Plan with the Riverfront Industrial Area Plan.

**Case No. 237-S-2** - Repealing and replacing the Riverfront Area Plan with the Riverfront Industrial Area Plan.

**Case No. 221-S-3** - Repealing and replacing the remaining portions of the Blue Valley Industrial Area Plan with the Riverfront Industrial Area Plan.

**Case No. 630-S-2** - Repealing and replacing the remaining portions of the Eastwood Hills Neighborhood Plan with the Riverfront Industrial Area Plan.

**Case No. 225-S-27** - Approving the Country Club/Waldo Area Plan as a guide for the future development and redevelopment of the area bounded generally by 55th Street on the north, the Paseo Boulevard and Troost Avenue on the east, E. 85th Street on the south and State Line Road on the west.

**Case No. 249-S-14** - Approving an amendment repealing and replacing the South Central Area Plan with the Country Club/Waldo Area Plan.

**Case No. 260-S-12** - Approving an amendment repealing and replacing the Country Club Area Plan with the Country Club/Waldo Area Plan.

**Case No. 171-S-8** - Approving an amendment repealing and replacing the Ward Parkway Corridor Study with the Country Club/Waldo Area Plan.

**Case No. 256-S-4** - Approving an amendment repealing and replacing the Waldo Area Plan with the Country Club/Waldo Area Plan.

**Case No. 578-S-4** - Approving an amendment repealing and replacing the 63rd Street Corridor Land Use and Development Plan with the Country Club/Waldo Area Plan.

**Case No. 619-S-1** - Approving an amendment repealing and replacing the Troost Corridor Action Plan with the Country Club/Waldo Area Plan.

**Case No. 706-S** - Approving an amendment to Troost Corridor Redevelopment Plan by removing the Future Land Use map and recommendations and replacing with references to the Country Club/Waldo Area Plan.

**Case No. 702-S-1** Approving an amendment to the Swope Area Plan by changing the Land Use Plan map in an area generally on the east side of Troost Avenue between Gregory Boulevard and 81st Street from "Mixed Use Neighborhood" and "Office" all to "Mixed Use Community".

If Council action is required following the action by the Commission, the case will be placed on a future City Council Docket (Planning, Zoning & Economic Development Committee) for final decision. This information can be found at [www.kcmo.org/clerk](http://www.kcmo.org/clerk) or by contacting the staff planner.

Special use permits require action by the Board of Zoning Adjustment and will be placed on a future Board of Zoning Adjustment docket for final decision. This information can be found at [www.kcmo.gov/planning/boards-and-commissions](http://www.kcmo.gov/planning/boards-and-commissions) or by contacting the staff planner.

Additional information including any plans and reports submitted by the applicant is available for inspection in the office of the Department of City Planning and Development, City Hall, 414 E. 12th Street, 15th floor, (816) 513-8801, prior to the day of the hearing.

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](mailto:actioncenter@kcmo.org).

CITY PLAN COMMISSION  
Joseph Rexwinkle,  
Assistant Secretary  
Babette Macy,  
Chair  
11474829 Jackson Jan. 22, 2018