CITY PLAN COMMISSION DOCKET

Tuesday, April 5, 2011

26th Floor, Council Chamber

Members

Evert Asjes, Chair	Babette Macy
Charles Myers, Vice Chair	Stephen N. Abend
Stan Archie	Jeff Krum
George Cook	Bobbi Baker Hughes

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.

Council District	Planner	Docket 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.

1	JE	1.	**Case No. 11265-CUP-5** – About 7 acres generally located east of NE Shoal Creek Parkway and north of NE Pleasant Valley Road, to consider the approval of a final plan in Districts R 7.5 and R 0.5 for required open space including landscaping, storm water detention and recreational improvements. Applicant: Suburban Land Reserve, repr. Continental Consulting Eng.

Council District	Planner	Docket No.	**9:00 A.M. – NEW CASES**
6	LS	2.	**Case No. 10311-SU-4** – About 42.2 acres generally located on the west side of Raytown Road about ½ mile north of Highgrove Road, to approve a special use permit in District R-80 (residential 80) for existing and proposed funeral home, cemetery and mausoleum uses and an existing communication tower. Applicant: Stewart Enterprises, Inc.
4	LS	3.	**Case No. 14186-SU** – About 0.47 acres located at 2006 Wyandotte Street, to approve a special use permit in District M1-5 (manufacturing 1-5) to allow for 35 multifamily residential units in an existing building. Applicant: Old Town Partners XV, LP, repr. White Goss Bowers March Schulte & Weisenfels

4	OA	4.	**Case No. 14190-SU** – About 8 acres generally located at the southwest corner of E. 83rd Street and Holmes Road, to consider approval of a special use permit in District R-6 (Residential 6) to allow for a 35,615 square foot church with 188 parking spaces. Applicant: JRMA Architects, Inc.

Council District	Planner	Docket No.	**9:30 A.M. – CONTINUED CASES**
4	JD	5.	**Case No. 14183-P** -- About 0.53 acres generally located on the east side of Oak Street approximately 300 feet north of 44th Street, to consider rezoning from District R-2.5 and District R-5 to District R-1.5. (Continued from 3-1-11 – No Testimony) **(To be dismissed)** Applicant: DBL Architecture + Inc.
4	JD	6.	**Case No. 14183-SU-1** -- A request to approve a special use permit for an eight room bed and breakfast in two buildings on approximately 0.53 acres generally located on the east side of Oak Street approximately 300 feet north of 44th Street in District R-1.5. Continued from 3-1-11 – No Testimony) Applicant: DBL Architecture + Inc.
			NEW CASES
4	JD	7.	**Case No. 14184-SU** – To allow a special use permit for a used car lot in District B3-2 on approximately 0.5 acres generally located at the northeast corner of 83rd Terrace and Wornall Road. Applicant: Lex-Tay, Inc.
CW	JE	8.	**Case No. 254-S-268** -- Amending Chapter 88, Zoning and Development Code, by revising Sections (including, but not limited to) 88-445-01-D.1(b), 88-445-11.A and 88-445-11.E.5. to allow for banner signs in Council Approved Signage Plans. Applicant: City Planning and Development Department
6	JE	9.	**Case No. 14185-P** – To approve a Council Approved Signage Plan for a 40 acre area generally bounded by I-435 on the south, Wornall Road on the east, Indian Creek on the west, 103rd Street on the north, including about 600 feet of property on the north side of 103rd Street and south of Indian Creek approximately 875 feet west of Wornall Road; and also the property located on the north side of 103rd Street and south of Indian Creek for a distance of approximately 900 feet east of Wornall Road, all of the above area containing eleven automobile dealerships. Representative: White Goss Bowers March Schulte & Weisenfels

Council District	Planner	Docket No.	**10:00 A.M. – NEW CASE**
1	Kyle Elliott	10.	**Case No. 405-S-43** -- Amending the Shoal Creek Valley Area Plan for an approximately 60.04 acre tract located at the northwest intersection of NE 108th Street and Interstate I-435 by changing the recommended land use from Office to Mixed-Use uses. Applicant: Emmett K. and Marjorie A. Burk Management Trust, repr. Lutjen, Inc.
			CONTINUED CASES
3	JD	11.	**Case No. 201-S-10** -- A request to amend Garfield-Independence Plaza Area Plan for an area generally located on the south side of 12th Street between Euclid Avenue and Garfield Avenue to change the recommended land use from medium density residential to retail/commercial. (Continued from 3-15-11 – No Testimony) **(To be dismissed)** Applicant: GBT Realty Corp., repr. Warger Associates
3	JD	12.	**Case No. 14182-P** -- About 1.17 acres generally located on the south side of 12th Street between Euclid Avenue and Garfield Avenue, to consider rezoning from District B4-5 (Heavy Business/Commercial) and R-1.5 to District B4-5 (Heavy Business/Commercial). (Continued from 3-15-11 – No Testimony) **(Request for continuance)** Applicant: GBT Realty Corp., repr. Warger Associates
			OTHER MATTERS:
			Approval of minutes of 1-4-11 and 1-18-11.

For persons with disabilities needing reasonable accommodations please contact the City's Disabled Information Line at (816) 513-2532. If you need to use the Relay Service, please dial 711.