CITY PLAN COMMISSION DOCKET

Tuesday, May 3, 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	OA	1.	**SD 1094D – Final Plat, Parkway Village First Plat** - To consider approval of a final plat on about 27.91 acres in District R 7.5 (Residential 7.5) generally located on the south side of Maplewood Parkway, on the west side of N. Indiana Avenue and the east side of N. Agnes Avenue to allow for 130 single family residential lots and 3 tracts. Applicant: Parkway Holding, LLC, repr. Lutjen, Inc.
3	JE	2.	**SD 1167D – Final Plat, Beacon Hill Northwest Quadrant** – About 9.33 acres generally located north of Beacon Hill Lane, east of Troost Avenue, south of Bruce R. Watkins Drive and west of a line about 200 feet west of Tracy Avenue, to consider the approval of a final plat for 25.5 lots of residential containing 58 units, 0.5 lots of retail/office and six tracts in District UR Urban Redevelopment District. (Continued from 4-19-11 – No Testimony) **(To be continued)** Applicant: Beacon Hill Developers, LC, Hugh Zimmer
2	LS	3.	**Case No. 8271-GP-19** -- About 1.9 acres generally located on the west side of N Green Hills Drive about 1,500 feet north of NW Barry Road, to approve a final plan in District GP-3 (regional business), to allow for an addition to an existing commercial building and modified detention basin. Applicant: Noak, LLC, repr. Warger Associates
6	LS	4.	**Case No. 5772-PD-16** - About 4.7 acres generally located at the northeast corner of W 103rd Street and Wornall Road, to approve a final plan in District PD/C-2 (local retail business, planned development), to allow 47,022 square feet of existing and proposed auto sales and service.

Applicant: Wolfe Automotive Group, LLC

Council District	Planner	Docket No.	**9:00 A.M. – NEW CASES**
3	LS	5.	**Case No. 1623-V** -- Vacation of the north/south and east/west alley south of Admiral Boulevard west of Virginia Avenue. Applicant: One on One Investments, repr. Phillip Bartolotta
2	OA	6.	**Case No. 9132-SU-9** – 11221 N. Nashua Drive - About 5.76 acres generally located at the northwest corner of N. Nashua Drive and N. McGee Street, to consider approval of a special use permit in District R-7.5 (Residential 7.5) to allow for a building addition to the existing skilled nursing facility. Applicant: DGM & Associates, P.C., Donald G. Miller
			CONTINUED CASES
CW	JE	7.	**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. **(Continued from 4-5-11 -- Testimony Given – Abend, Archie, Baker Hughes, Cook, Krum, Myers, Asjes, Macy**) Applicant: City Planning and Development Department
6	JE	8.	**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. **(Continued from 4-5-11 – Testimony Given – Required Quorum: Abend, Archie, Baker Hughes, Cook, Krum, Myers, Asjes, Macy**) Representative: White Goss Bowers March Schulte & Weisenfels

Council District	Planner	Docket No.	**9:30 A.M. – NEW CASES**
6	JE	9.	**Case No. 14194-SU** – About 60 acres located at the southeast quadrant of I-470 and Relocated Raytown Road, to consider a special use permit in zoning district R-80 for a Little Blue Valley District Excess Flow Holding Basin. Applicant: City Planning and Development, repr. Taliaferro & Browne, Inc.
1	OA	10.	**Case No. 8928-SU-4** – 9300 NE Underground Drive - A request for a Special Use Permit to allow for a target range (paintball games) to remain in District M3-5/ US (Manufacturing 3-5; Underground Space). Applicant: Jaegers,LLC, repr. James B. Jackson, P.C.

3	LS	11.	**Case No. 14193-SU** -- About one acre generally located on the northeast corner of 25th Street and Michigan Avenue, to consider approval of a special use permit in District R-1.5 (Residential 1.5) to allow for a residential leasing office. Applicant: Oakland Redevelopment LLC, repr. Stark Wilson Duncan Architects

Council District	Planner	Docket No.	**10:00 A.M. – NEW CASE**
4	JD	12.	**Case No. 14195-SU** - A request to approve a special use permit for a hospice facility at 3512 Southwest Trafficway, generally located at the southwest corner of Southwest Trafficway and 35th Street, in District R-6. **(Request for continuance)** Applicant: Saint Luke's Health System Facilities & Construction, repr. Matrix Architects, Inc.
			CONTINUED CASE
4	OA	13.	**Case No. 14191-P** -- About 0.61 acres located at the northeast corner of E. 40th Street and Warwick Boulevard, to consider approval of a major site plan in District R-1.5 (Residential 1.5) to allow for 24 multifamily residential units in two existing structures on one (1) lot. (Continued from 4-19-11 – No Testimony – Re-advertised) Applicant: MMFC, LLC, Mark Frashier
			NEW CASE
1	LS	14.	**Case No. 5642-SU-22** -- About 0.8 acres generally located on the southwest corner of NE Vivion Road and N Chouteau Trafficway, to consider approval of a special use permit in District B2-2 (Neighborhood Business 2-2) to allow for outdoor automobile sales. Applicant: Brogoto's Auto & Truck Center, LLC and 3J Auto Sales LLC, repr. Kessinger Hunter

Council District	Planner	Docket No.	**10:30 A.M. – NEW CASES**
5	JD	15.	**Case No. 568-S** -- A request to amend the Eastgate Land Use and Development Plan on approximately two acres generally located southeast corner of Blue Parkway and E 55th Street by changing the recommended land use from medium density residential to light industry. **(To be continued)** Applicant: City Planning and Development
5	JD	16.	**Case No. 14171-MPD –** A request to rezone approximately 2 acres generally located at the southeast corner of Blue Parkway and E 55th Street from District B1-1 (neighborhood business) to District MPD (master planned development) and approval of a development plan to allow an office and parking of commercial trucks. **(To be continued)** Applicant: Thomas J. Farrar

CONTINUED CASES

3	JD	17.	**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 4-19-11 – No Testimony) **(To be continued)** Applicant: GBT Realty Corp., repr. Warger Associates
3	JD	18.	**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 4-19-11 – No Testimony) **(To be continued)** Applicant: GBT Realty Corp., repr. Warger Associates
4	LS	19.	**Case No. 14131-P-2** -- About 36 acres generally bounded by Ward Parkway on the south, W 46th Terrace and W 47th Street on the north, Jefferson Street and Pennsylvania Avenue on the west, and J.C. Nichols Parkway on the east, to consider creation of a special character overlay district. (Continued from 4-19-11 – No Testimony) Applicant: Highwoods Properties, Inc., repr. Husch Blackwell, LLP

Council District	Planner	Docket No.	**11:00 A.M. – NEW CASE**
CW	Jade Liska	20.	**Case No. 175-S-30** -- Adopting a revised Major Street Plan. Applicant: City Planning and Development Department

CONTINUED CASE

CW	JE	21.	**Case No. 254-S-266** -- Amending Sections 88-110-03-G, 88-120-03-G, 88-130-04-G and 88-140-03-G, 88-405-02 and Tables 110-1, 120-1, 130-1 and 140-1 of Chapter 88, Zoning and Development Code, and repealing Subsection 88-405-10-M, to add standards for uses located within 150 feet of parks, boulevards and parkways, and to clarify the applicability of the *Boulevard and Parkway Standards* to property under the jurisdiction of the Board of Parks and Recreation Commissioners. (Continued from 2-15-11 -- No Testimony) **(To be continued)** Applicant: Parks and Recreation and City Planning and Development Departments

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.

DB:ml