CITY PLAN COMMISSION DOCKET

Tuesday, June 7, 2010

26th Floor, Council Chamber

Members

Charles Myers, Vice Chair	Babette Macy
Stan Archie	Stephen N. Abend
George Cook	Jeff Krum
	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.

6	LS	1.	**Case No. 6667-P-39** -- About 3 acres generally located on both sides of Summit Street about 600 feet south of W 103rd Street, to consider approval of a final plan in District PD/C-2 (local retail business, planned development), to allow for 28,328 square feet of existing and proposed automobile sales uses. Applicant: AMKJ Properties, Piper-Wind Architects

Council District	Planner	Docket No.	
			9:00 A.M. – CONTINUED CASE

4	LS	2.	**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 5-17-11 – Testimony Given – **Required Quorum: Abend, Archie, Baker-Hughes, Cook, Macy, Myers)** **(To be continued)** Applicant: Highwoods Properties, Inc., repr. Husch Blackwell, LLP

NEW CASES

1	LS	3.	**Case No. 14204-P** -- About 0.20 acres generally located at 523 Gladstone Boulevard, to consider rezoning from District R-7.5 (Residential 7.5) to District R-1.5 (Residential 1.5). **(To be continued)** Applicant: The Fox Family Foundation
1	LS	4.	**Case No. 14204-SU-1** -- About 0.20 acres generally located at 523 Gladstone Boulevard, to consider approval of a special use permit in District R-1.5 (Residential 1.5) to allow for group living. **(To be continued)** Applicant: The Fox Family Foundation

Council District	Planner	Docket No.	**9:30 A.M. – NEW CASES**
4	LS	5.	**Case No. 13725-SU-1** – About 4.2 acres generally located at the northwest corner of E 22nd Street and Holmes Street, to consider approval of a special use permit in District R-0.5 (Residential 0.5) to allow for existing hospital uses and a parking lot expansion. Applicant: HMN Architects, Lon Wehr
6	OA	6.	**Case No. 13604-SU-1** – 11901 Wornall Road -- About 40.42 acres generally bounded by 117th Terrace and 118th Street on the north, Santa Fe Trail on the south, Oak Street on the east and Wornall Road on the west, to consider approval of a Special Use Permit in District R-7.5 (Residential 7.5) to allow for a 37,213 square foot dormitory. Applicant: Avila University, repr. Piper-Wind Architects

Council District	Planner	Docket No.	**10:00 A.M. – NEW CASES**
1	JE	7.	**Case No. 405-S-44** -- Amending the Shoal Creek Valley Area Plan for an approximately 62 acre tract located at the northwest quadrant of NE Soccer Drive and Interstate I-435 by changing the recommended land use from Residential to Office uses. **(To be continued)** Applicant: Property Reserve, Inc., repr. Lutjen, Inc.
1	JE	8.	**Case No. 14205-P** -- About 62 acres generally located at the northwest quadrant of NE Soccer Drive and Interstate I-435, to consider rezoning the site from District R-80 (Residential 80) to District O-2 (Office, dash 2). **(To be continued)** Applicant: Property Reserve, Inc., repr. Lutjen, Inc.

Council District	Planner	Docket No.	10:30 A.M. – CONTINUED CASES
CW	JE	9.	**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 5-3-11 -- No Testimony) **(To be continued)** Applicant: Parks and Recreation and City Planning and Development Departments
4	John DeBauche	10.	**Case No. 689-S** – Approving the 20th Street Streetscape Plan as a guide for the development of a streetscape standard for an area generally defined as the area from McGee Street to Interstate Highway 35 and one block north and south of 20th Street. (Continued from 5-17-11 – No Testimony) Applicant: City Planning and Development Department
			TO BE DISMISSED:
1	JD	11.	**Case No. 13473-P** -- About 10.95 acres generally located on the east side of N Brighton Avenue north of NE 63rd Terrace, to consider rezoning from District RA (Agricultural) to District R-1a (one family dwelling, medium density). (Continued off docket 12-20-05) **(To be dismissed)** Applicant: 84 Lumber Company, repr. Kaw Valley Engineering
1	JD	12.	**SD 1234 -- Preliminary Plat -- Castlebrooke** -- to consider approval of a preliminary plat for 35 single-family multifamily commercial lots on about 10.95 acres in District R-1a (one family dwelling, medium density) generally located on the east side of N Brighton Avenue north of NE 63rd Terrace. (Continued off docket 12-20-05) **(To be dismissed)** Applicant: 84 Lumber Company, repr. Kaw Valley Engineering
4	LS	13.	**Case No. 11439-P-1** -- About .33 acres generally located at 1517 Grand Boulevard and 1506 McGee Street, to consider rezoning from Districts C-3a2 (Intermediate business, high buildings) and C-4 (Central business district) to District CX (Adult entertainment district, overlay), and approval of a development plan for an adult entertainment establishment and parking area. (Continued off docket 12-6-05) **(To be dismissed)** Applicant: DAR, L.L.C., repr. Richard T. Bryant & Associates, P.C.

6 LS 14. **Case No. 371-S-19** -- A request to amend the South Development Area Plan by changing the recommended land use on about 3.02 acres generally located at the northeast corner of Bannister Road and Holmes Street from residential to commercial retail. (Continued off docket 2-7-06) **(To be dismissed)**
Applicant: D & H Enterprises, repr. Economic Development Corporation

6 LS 15. **Case No. 643-S** -- A request to approve the 9445 Holmes Urban Renewal Plan for about 3.02 acres generally located at the northeast corner of Bannister Road and Holmes Street. (Continued off docket 2-7-06) **(To be dismissed)**
Applicant: D & H Enterprises, repr. Economic Development Corporation

6 LS 16. **Case No. 13501-URD** -- About 3.02 acres generally located at the northeast corner of Bannister Road and Holmes, to consider rezoning from District M-2b (heavy industry, non-residential) to District URD (urban redevelopment district), and approval of a preliminary development plan for a restaurant. (Continued off docket 2-7-06) **(To be dismissed)**
Applicant: D & H Enterprises, repr. Economic Development Corporation

4 LS 17. **Case No. 3614-CP-6** -- About 2.1 acres generally located at the northeast corner of 79th Street and State Line Road, to amend a previously approved preliminary development plan in District CP-2 (local planned business center), to allow for a car wash in addition to an existing fast-food restaurant with drive-through. (Continued off docket 10-21-08) **(To be dismissed)**
Applicant: Express Wash, repr. Warman Design Group Architects

2 JD 18. **Case No. 9444-URD-5** -- About 0.77 acres generally located at the southwest corner of 7th Street and Washington Street, to consider rezoning from District R-5 (high apartment) and District M-1 (light industry) to District URD (urban redevelopment district), and approval of a preliminary development plan to allow for the construction of a three story building containing a three level parking garage/office with two floors of office above. (Continued off docket 10-7-08) **(To be dismissed)**
Applicant: Broadway Realty Company, LLC, repr. DST Realty, Inc.

OTHER MATTERS –

Discussion Item: August meeting.

Election of Vice Chair

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.