

CITY PLAN COMMISSION DOCKET

Tuesday, June 21, 2011

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.

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| 1 | JE | 1. | SD 1412, Final Plat – Soda Lofts - To approve a final plat on about 0.33 acres generally located on the north and south sides of 5 th Street on the west side of Harrison Street in District C-3a2 to allow the creation of 10 multifamily units on two lots.
Applicant: Lollipop, LLC |
| 1 | LS | 2. | SD 0980H – Final Plat, Copperleaf Eighth Plat - To consider approval of a final plat in District R-7.5 (Residential 7.5) on approximately 9 acres generally located on both sides of proposed NE 91 st Street east of N Glenwood Avenue, creating 26 single-family lots.
Applicant: Peterson Development Company, repr. Lutjen, Inc. |

NEW CASE

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| 2 | JD | 3. | Case No. 8543-SU-4 – (919 E NE 96 th Street) A request to approve a special use permit for a parking lot expansion for an existing church in District R-6 and District R-7.5 on approximately 13 acres generally located on the south side of NE 96 th Street just west of the intersection of N Campbell Drive. (To be continued)
Applicant: Holy Family Parish, repr. Lutjen, Inc. |
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CONTINUED CASE

- 4 LS 4. **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 6-7-11 – Testimony Given 5-17-11 – Required Quorum: Abend, Archie, Baker-Hughes, Cook, Macy, Myers) **(To be continued)**
Applicant: Highwoods Properties, Inc., repr. Husch Blackwell, LLP

Council Planner Docket
District No.

9:30 A.M. – CONTINUED CASES

- 1 LS 5. **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). (Continued from 6-7-11 – No Testimony)
Applicant: The Fox Family Foundation
- 1 LS 6. **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. (Continued from 6-7-11 – No Testimony)
Applicant: The Fox Family Foundation

NEW CASE

- 6 OA 7. **Case No. 6819-P-6** - Approximately 14 acres generally bounded by 101st Terrace on the north and I-435 on the south and on both sides of Wornall Road, to amend a previously approved preliminary development plan in District CP-2 (Planned Business Center), for the purpose of removing the use restriction prohibiting a drive through facility.
Applicant: Verona Key, LLC, repr. Polsinelli Shughart PC

Council Planner Docket
District No.

10:00 A.M. – NEW CASE

- 6 JD 8. **Case No. 9691-SU-28** – (13601 Washington) A request to approve a special use permit for an oversized monument sign in District B3-2 (community business) on approximately 17 acres generally located at the southwest corner of 135th Street and Inverness Drive approximately 600 feet west of Wyandotte Street.
Applicant: Jasper Stone State Line Station LLC, repr. White Goss

CONTINUED CASES

- 5 JD 9. **Case No. 568-S-2** -- 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. (Continued from 5-17-11 – No Testimony) **(To be continued)**
Applicant: City Planning and Development
- 5 JD 10. **Case No. 14171-P** – A request to rezone approximately 2 acres in District B1-1 (neighborhood business) to District B4-2 generally located at the southeast corner of Blue Parkway and E 55th Street to allow an existing trucking company to remain. (Continued from 5-17-11 – No Testimony) **(To be continued)**
Applicant: Thomas J. Farrar

Council Planner Docket
District No.

10:30 A.M. – CASES TO BE DISMISSED

- 2 LS 11. **Case No. 12970-CUP-11** – About 28 acres generally located at the southwest corner of N.W. Englewood Road and Missouri Highway 169 -- request for final plan approval. (Continued off docket 8-16-05)
Applicant: Pulte Homes, repr. Shafer, Kline & Warren, Inc.
- 2 LS 12. **Case No. 12970-CUP-10** -- About 63.5 acres on the west side of Missouri Highway 169, approximately 1,400 feet south of NW Englewood Road -- request for final plan approval. (Continued off docket 8-16-05)
Applicant: Pulte Holmes, repr. Shafer, Kline & Warren, Inc.
- 2 LS 13. **Case No. 241-S-6** -- A request to amend the Briarcliff/Antioch/Davidson Area Plan by changing the recommended land use on about 45 acres generally located at the southwest corner of NW Englewood Road and U. S. Highway 169 from low-density residential and retail commercial to retail commercial. (Continued off docket 4-15-08)
Applicant: Husch & Eppenberger, LLC
- 2 LS 14. **Case No. 12970-CUP-13** - About 168 acres generally located at the southwest corner of NW Englewood Road and U. S. Highway 169, to amend a previously approved preliminary development plan in Districts R-1b (one-family dwellings) and R-2b (two-family dwellings) for the purpose of deleting 29 acres and reapproving a preliminary plan for 205 single-family lots and 176 townhome units on the remaining 139 acres. (Continued off docket 4-15-08)
Applicant: Husch & Eppenberger, LLC

- 2 LS 15. **Case No. 12970-PD-14** -- About 45 acres generally located at the southwest corner of NW Englewood Road and U. S. Highway 169, to consider rezoning from District R-2b (two-family dwellings) and District PD/C-2 (local retail business, planned development) to District C-2 (local retail business). (Continued off docket 4-15-08)
Applicant: Husch & Eppenberger, LLC
- 2 LS 16. **Case No. 12970-PD-15** -- About 45 acres generally located at the southwest corner of NW Englewood Road and U. S. Highway 169, to consider rezoning from District C-2 (local retail business) to District PD/C-2 (local retail business, planned development), and approval of a preliminary development plan for 389,625 square feet of commercial uses. (Continued off docket 4-15-08)
Applicant: Husch & Eppenberger, LLC
- 3 LS 17. **Case No. 13435-P** -- About .43 acres generally located at the northeast corner of E 31st Street and Myrtle Avenue, to consider rezoning from District C-2 (local retail business) to District C-3a1 (intermediate business, low buildings) to allow parking of dump trucks. (Continued off docket 10-18-05)
Applicant: BA Williams and Sons, repr. Monaco Sanders Gotfredson Racine & Barber
- 1 LS 18. **Case No. 13087-P-1** - About 42 acres generally located at the northeast corner of NE 80th Street and N Brighton Avenue, to consider rezoning from District RA (agricultural) to District C-2 (local retail business). (Continued off docket 5-4-04)
Applicant: Beck-Cal, L.L.C., repr. White Goss Bowers March Schulte & Weisenfels, James C. Bowers, Jr.
- 5 LS 19. **Case No. 10231-URD-2** -- About 2.11 acres generally located at the southwest corner of E 50th Street and Prospect Avenue, to consider rezoning from District R-2b (two-family dwellings) and District C-2 (local retail business) to District URD (urban redevelopment district), and approval of a preliminary development plan for 48 multifamily units and clubhouse. (Continued off docket 9-16-08)
Applicant: Blue Hills Community Services
- 6 JE 20. **Case No. 13336-GP** -- About 28 acres generally located on the north side of Mo Rte 150 also known as Outer Belt Road and about 1,500 feet east of Peterson Road, to approve a development plan in District GPA (Agricultural District) to allow for a nursery. (Continued off docket 4-19-05)
Applicant: John Sirna
- 6 JD 21. **Case No. 13256-P-3** – To rezone approximately 4.41 acres located at 8620 Prospect Avenue from District RA (agricultural) to District MR (materials reprocessing) to allow for the deposit of brush and tree trimmings in a refuse dump / sanitary landfill. (Continued off docket 10-3-06)
Applicant: USI Industrial Services

- 3 JD 22. **Case No. 13126-P** – About 0.16 acres located at 2611 East 39th Street, to consider rezoning from District R-2b (Two-family dwelling district) to District C-2 (Local retail business district). (Continued off docket 8-17-04)
Applicant: Sprint PCS, repr. Justin Anderson, LLC International, Inc.
- 3 JD 23. **Case No. 13126-PD-1** – About 0.16 acres located at 2611 East 39th Street, to consider rezoning from District C-2 (Local retail business district) to District PD/C-2 (Local retail business; planned district) and approval of a development plan to allow for an existing commercial business to remain and to allow for the construction of a 125-foot tall monopole communications tower. (Continued off docket 8-17-04)
Applicant: Sprint PCS, repr. Justin Anderson, LLC International, Inc.

OTHER MATTERS: Approval of minutes of 04-05-11, 04-19-11 and 05-03-11.



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:ml