

BOARD OF ZONING APPEALS

AGENDA

JULY 13, 2020

6:00 PM

A. Zoning Appeal Petitions

1. #ZA-20410-00013 Reference: 2379

Filed: 06/01/2020

Petitioner: **JOSE ANGEL MARTINEZ**

Address: 1801 STATE AVE, KANSAS CITY, KS 66102

SYNOPSIS: This appeal has been filed to appeal the decision regarding the Director of Planning's interpretation that the commercial building's foundation on the property is in the right-of-way at 1801 State Avenue.

Total number of agenda items: 1

**CITY PLANNING COMMISSION
AGENDA**

JULY 13, 2020

6:30 PM

I. CALL TO ORDER

II. REPORTS

III. PLANNING COMMISSION STATEMENT

IV. CONSENT AGENDA

CONSIDERATION OF THE JUNE 8, 2020 MINUTES

A. Special Use Permit Petitions

1. #SP-20402-00038 Reference: **SP-2020-53**
Filed: **04/24/2020** Petitioner: **IRVIN JACKSON, JR./JACKSON TRUCKING**
Address: **3232 SEWELL AVE, KANSAS CITY, KS 66104**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2019-41, expired 6/27/2020) for the Temporary Use of Land to park two (2) semi-trucks at 3232 Sewell Avenue.

2. #SP-20402-00040 Reference: **SP-2020-55**
Filed: **06/01/2020** Petitioner: **JACOB S. PATTON**
Address: **819 SOUTHWEST BLVD, KANSAS CITY, KS 66103**

SYNOPSIS: Renewal of a Home Occupation Special Use Permit (#SP-2019-75 - expires 7/25/2020) for a short-term rental/AIRBNB at 819 Southwest Boulevard.

IV. CONSENT AGENDA

A. Special Use Permit Petitions

3. **#SP-20402-00041** Reference: **SP-2020-56**
Filed: **06/01/2020** Petitioner: **THOMAS W. MORGAN III**
Address: **431 N THOMPSON ST, KANSAS CITY, KS 66101**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2019-38 - expired 6/27/2020) for a short-term rental/AIRBNB at 431 North Thompson Street.

4. **#SP-20402-00042** Reference: **SP-2020-57**
Filed: **06/01/2020** Petitioner: **TOM ELLIOTT AND MERRITT BOLD/ALL AMERICAN TRAILER, LLC**
Address: **2330 STATE LINE RD, KANSAS CITY, KS 66103**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2018-58 – expires 7/26/2020) for sales of semi-trailers at 2330 State Line Road.

5. **#SP-20402-00048** Reference: **SP-2020-63**
Filed: **06/01/2020** Petitioner: **LUKE OLENICK/SUNFLOWER TOW SERVICE, LLC**
Address: **452 S 26TH ST, KANSAS CITY, KS 66105**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2018-57 – expires 7/26/2020) for the Temporary Use of Land for a modular office at 452 South 26th Street.

B. Subdivision Petitions

1. **#SB-20404-00010** Reference: **HONEY CREEK ESTATES REPLAT**
Filed: **06/01/2020** Petitioner: **COLBERT FAMILY TRUST, DATED 07/29/2002**
Address: **11548 PARKVIEW AVE, KANSAS CITY, KS 66109**

SYNOPSIS: Final Plat for one (1) single family lot at 11548 and 11530 Parkview Avenue.

IV. CONSENT AGENDA

B. Subdivision Petitions

2. **#SB-20404-00011** Reference: **KC RAILCAR**
Filed: **06/01/2020** Petitioner: **DANE EIGHMEY/KANSAS CITY RAILCAR SERVICE INC**
Address: **1147 S 14TH ST, KANSAS CITY, KS 66105**

SYNOPSIS: Final Plat for one (1) industrial lot at 1147 South 14th Street.

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

1. **#CZ-19401-00033** Reference: **3211**
Filed: **11/13/2019** Petitioner: **BOBBIE JEAN THOMAS**
Address: **4520 PARKVIEW AVE, KANSAS CITY, KS 66104**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District to keep the barn, horses and future cattle at 4520 and 4600 Parkview Avenue.

2. **#CZ-20401-00006** Reference: **3219**
Filed: **03/27/2020** Petitioner: **ERICK RAMIREZ- DUBON**
Address: **3625 EMMONS DR, KANSAS CITY, KS 66104**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District for multiple accessory structures and to keep horses at 3625 Emmons Drive.

V. NON-CONSENT AGENDA

A. Change of Zone Petitions

3. **#CZ-20401-00011** Reference: **3224**
Filed: **06/01/2020** Petitioner: **KYLE ROSE/ROSE PROPERTY MAINTENANCE, LLC**
Address: **1908 S 74TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single Family District to M-2 General Industrial District for a contractor's office, shop and storage yard at 1908 South 74th Street.

4. **#CZ-20401-00012** Reference: **3225**
Filed: **06/01/2020** Petitioner: **REGGIE KEMNA/RELENTLESS, LLC**
Address: **2914 S 74TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Change of Zone from R-1 Single Family District to A-G Agriculture District for hay and to raise bees at 2914 South 74th Street.

5. **#CZ-20401-00013** Reference: **3226**
Filed: **06/01/2020** Petitioner: **SHAUN COFER / SCANNELL PROPERTIES #436, LLC**
Address: **9700 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Change of Zone from A-G Agriculture and CP-2 Planned General Business Districts to C-1 Limited Business and M-2 General Industrial Districts for a business park and neighborhood retail center at 9700 Leavenworth Road in conjunction with Master Plan Amendment #MP-2020-5 from Entertainment to Business Park and Woodlands Redevelopment Preliminary Plat.

B. Special Use Permit Petitions

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

1. **#SP-20402-00021** Reference: **SP-2020-36**
Filed: **04/24/2020** Petitioner: **ADRIAN JASPER/ELEVATE ENTERPRISES LLC**
Address: **7540 Armstrong AVE, KANSAS CITY, KS**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2017-67, expired 1/25/2020) for a drinking establishment with live entertainment at 7540 Armstrong Avenue.

2. **#SP-20402-00023** Reference: **SP-2020-38**
Filed: **04/24/2020** Petitioner: **CRISTEN RYMAN AND KATE LYNCH**
Address: **2824 N 99TH TER, KANSAS CITY, KS 66109**

SYNOPSIS: Renewal of a Home Occupation Special Use Permit (#SP-2018-9, expired 1/2/2020) for a short-term rental/AIRBNB at 2824 North 99th Terrace.

3. **#SP-20402-00031** Reference: **SP-2020-46**
Filed: **04/24/2020** Petitioner: **NOAH WAMBUI/IDEAL AUTO**
Address: **810 S 26TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2018-43, expired 4/26/2020) for a salvage yard and recycle used motor vehicle parts at 810 South 26th Street.

4. **#SP-20402-00032** Reference: **SP-2020-47**
Filed: **04/24/2020** Petitioner: **PATRICIA SOTO**
Address: **741 S 76TH ST, KANSAS CITY, KS 66111**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2017-57, expired 1/11/2020) to keep one (1) horse at 741 South 76th Street.

V. NON-CONSENT AGENDA

B. Special Use Permit Petitions

5. **#SP-20402-00039** Reference: **SP-2020-54**
Filed: **06/01/2020** Petitioner: **RONDA DUMOVICH**
Address: **11552 PARKVIEW AVE, KANSAS CITY, KS 66109**

SYNOPSIS: Home Occupation Special Use Permit for a small marketing and assembly business at 11552 Parkview Avenue.

6. **#SP-20402-00046** Reference: **SP-2020-61**
Filed: **06/01/2020** Petitioner: **KATELYN KOK & PAVEL RAZUMOVSKY/MOTOR CO LLC**
Address: **2930 S 44TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Special Use Permit for used auto sales at 2930 South 44th Street.

7. **#SP-20402-00047** Reference: **SP-2020-62**
Filed: **06/01/2020** Petitioner: **JACOB LEE**
Address: **6135 SLOAN AVE, KANSAS CITY, KS 66104**

SYNOPSIS: Home Occupation Special Use Permit for a personal trainer and gym at 6135 Sloan Avenue.

8. **#SP-20402-00049** Reference: **SP-2020-64**
Filed: **06/02/2020** Petitioner: **TITA LAGRIMAS/TRADEBE ENVIRONMENTAL SERVICES, LLC**
Address: **1620 S 45TH ST, KANSAS CITY, KS 66106**

SYNOPSIS: Renewal of a Special Use Permit (#SP-2018-97 - expired 2/28/2020) for a 10-day transfer facility for non-regulated, DOT hazardous materials and hazardous waste, containers will be transferred from one truck to another; no transported containers will be kept inside the building at 1620 South 45th Street.

V. NON-CONSENT AGENDA

C. Vacation Petitions

1. **#VC-20403-00005** Reference: **S-2020-9**
Filed: **06/01/2020** Petitioner: **LORENZO GARCIA**
Address: **3740 N 35TH ST, KANSAS CITY, KS 66104**

SYNOPSIS: Vacation of a street at 3740 North 35th Street.

D. Subdivision Petitions

1. **#SB-20404-00015** Reference: **WOODLANDS REDEVELOPMENT**
Filed: **06/01/2020** Petitioner: **SHAUN COFER/SCANNEL PROPERTIES #436, LLC**
Address: **9700 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Preliminary Plat for one (1) commercial and six (6) industrial lots at 9700 Leavenworth Road in conjunction with Change of Zone Application #3226 and Master Plan Amendment #MP-2020-5.

E. Miscellaneous Planning Petitions

1. **#MP-20409-00004** Reference: **MP-2020-5**
Filed: **06/01/2020** Petitioner: **SHAUN COFER/SCANNELL PROPERTIES #436, LLC**
Address: **9700 LEAVENWORTH RD, KANSAS CITY, KS 66109**

SYNOPSIS: Master Plan Amendment from Entertainment to Business Park at 9700 Leavenworth Road in conjunction with Change of Zone Application #3226 and Woodlands Redevelopment Preliminary Plat.

V. NON-CONSENT AGENDA

E. Miscellaneous Planning Petitions

2. #MP-20409-00006 Reference: **MISCELLANEOUS**
Filed: 06/29/2020 Petitioner: **GUNNAR HAND/URBAN PLANNING & LAND USE**
Address: **KANSAS CITY, KS**

SYNOPSIS: Consideration of an Emergency Ordinance and Resolution suspending enforcement of certain Chapter 27 sections and adding additional sections for Chapter 27.

Total number of agenda items: 24

VI. ADJOURN