



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

November 1, 2022

Project Name
Martini Flats

Docket #6

Request

.1 - CD-CPC-2022-00167 – Area Plan Amendment.
.2 – CD-CPC-2022-00163 – Rezoning without plan

Applicant

Robert Young
R L Buford & Associates, LLC.
P. O. Box 14069
Parkville, MO 64152

Owner

Marcor Holdings, LLC.

Developer

Kevin Green

Location 3116 Oak Street
Area About 1.3 acres
Zoning M1-5
Council District 4th
County Jackson
School District KCMO

Surrounding Land Uses

North: Commercial uses, zoned B4-5
South: Residential uses, zoned M1-5
East: Industrial uses, zoned M1-5
West: Residential uses, zoned M1-5.

Major Street Plan

Oak Street is not identified on the City's Major Street Plan at this location.

Land Use Plan

The Midtown/ Plaza Area Plan recommends Residential Medium-High Density land use for this location. This proposal is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 09/06/2022. Scheduling deviations from 2022 Cycle U have occurred.

- Staff recommended an accompanying Area Plan Amendment application.
- Applicant needed to hold a public engagement meeting prior to CPC hearing.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or homes associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on October 25, 2022. A summary of the meeting is attached to the staff report, see Attachment #2.

EXISTING CONDITIONS

The 1.3-acre subject site of this proposed rezoning is located on the west side of Oak Street between E. 31st Street on the north and E. Linwood Boulevard on the south. The site is a combination of 5 platted lots with about 430 feet of frontage on Oak Street. Oak Street is improved with curb gutter and sidewalk that is in disrepair. To the north of the site is Made In KC (Café & The Black Pantry). There is an existing manufacturing facility on the east side of Oak Street. To the south and west of the site are existing single-family homes.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of an area plan amendment, and a rezoning without a plan from District M1-5 (Manufacturing) to District R-1.5 (Residential).

CONTROLLING + RELATED CASES

There is no controlling plan.

PROFESSIONAL STAFF RECOMMENDATION

Docket #6.1 Approval without condition.
Docket #6.2 Approval without condition.

PROJECT LOCATION**PLAN REVIEW**

These two companion cases are required because the subject site is currently zoned M1-5. The first case is a request to amend the Midtown/ Plaza Area Plan by changing the recommended land use from Residential Medium-High Density land use to Residential High Density land use designation. The second case is a request to rezone the parcel from District M1-5 (Manufacturing) to District R-1.5 (Residential).

Case No. CD-CPC-2022-00167 is a request to consider amending the Midtown/ Plaza Area Plan by changing the recommended land use from Residential Medium-High Density land use to Residential High Density land use designation on the 1.3-acre parcel. The Midtown/ Plaza Area Plan future land use recommends Residential Medium-High Density, which allows for a density of up to 29 units per acre which is appropriate for multifamily residential developments. This land use classification generally corresponds to the R-1.5 zoning categories within the Zoning and Development Code. Staff is supportive of this amendment. See Attachment #1 from Long Range Planning and Preservation Department.

Case No. CD-CPC-2022-00163 is a request to consider rezoning the 1.3-acre parcel from M1-5 (Manufacturing) to District R-1.5 (Residential), to allow for future residential development. The project site is a vacant parcel

made up of 5 platted lots. The proposed rezoning does not require a plan, but the applicant submitted an accompanying conceptual preliminary plat of the subdivision (see Attachment #2). Staff will not provide any comments on the submitted concept plan.

PLAN ANALYSIS

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (88-515-08)

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

- A.** Conformance with adopted plans and planning policies;
The Midtown/ Plaza Area Plan recommends Residential Medium-High Density land use for this location. This proposal is not consistent with the future land use plan which necessitates the accompanying Area Plan Amendment. (OA)
- B.** Zoning and use of nearby property;
Nearby properties are zoned a mix of residential, commercial and manufacturing. (OA)
- C.** Physical character of the area in which the subject property is located;
This is a mixed use of existing single-family homes zoned residential, commercial and manufacturing. (OA)
- D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
There are existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards when any development is proposed. (OA)
- E.** Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The current zoning designation is M1-5 which is manufacturing. Due to the proximity of the site to existing single family residences staff is supportive of the zoning. (OA)
- F.** Length of time the subject property has remained vacant as zoned;
Staff is not sure of the length of time the property has been vacant. (OA)
- G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning is not expected to detrimentally affect nearby properties. (OA)
- H.** The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.
A denial of the application will not provide any gain to the public health, safety, and welfare. (OA)

PROFESSIONAL STAFF RECOMMENDATION

Docket #6.1 - Approval without condition.

Docket #6.2 - Approval without condition.

Respectfully Submitted,



Olofu O. Agbaji
Planner

ATTACHMENTS

1. Applicants Submittal – Long Range Planning and Preservation Report.
2. Public Engagement Materials
3. Additional documents, if applicable – Concept preliminary plat.