



CITY PLAN COMMISSION STAFF REPORT

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

October 16, 2024

Project Name
1004 West 18th Street Rezoning

Docket #11.1 & 11.2

Request
CD-CPC-2024-00119
Rezoning Without Plan
CD-CPC-2024-00131
Area Plan Amendment

Applicant
Samuel De Jong
BNIM

Owner
Westside Housing Organization

Location 1004 W 18th St
Area About 0.15 Acres
Zoning R-2.5
Council District 4th
County Jackson
School District Kansas City

Surrounding Land Uses
North: Residential zoned R-2.5
South: Residential, zoned R-1.5
East: Commercial, zoned R-2.5
West: Residential, zoned UR

KC Spirit Playbook Alignment
CD-CPC-2024-00131: *Likely aligns.*

Land Use Plan
The Greater Downtown Area Plan recommends Future Residential Low Density for this location. The applicant seeks to amend the Plan to Downtown Residential. See Criteria A.

Major Street Plan
West 18th Street is not identified on the City's Major Street Plan. However, this property abuts West Pennway, which is identified as an Established Parkway.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning without plan from district R-2.5 to R-1.5 and an area plan amendment to the Greater Downtown Area Plan future land use from Residential Low Density to Downtown Residential on about 0.15 acres generally located at the northeast corner of West 18th Street and West Pennway.

PROJECT TIMELINE

The application for the subject request was filed on 8/23/2024. No Scheduling deviations from 2024 Cycle 10.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Westside Neighborhood Association, Northend Neighborhood Association and Westside Planning Committee area.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on September 19, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently an undeveloped residentially zoned lot. There is a mix of grasses and mature trees. There are no curb-cuts on site, the site is accessed through the alley located off West Pennway. There is no regulated stream on site.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #11.1 Approval

Docket # 11.2 Approval

Vicinity Map**PLAN REVIEW**

The applicant is proposing to rezone the subject property from district R-2.5 (Residential) to district R-1.5 (Residential). The applicant has requested the rezoning to allow for the construction of a multi-unit building on the property. District R-2.5 allows for a multi-unit house with the approval of a special use permit. Staff recommended following the special use permit entitlement process, however the applicant decided to move forward with the rezoning. The R-1.5 zoning district allows for a multi-unit building.

The Greater Downtown Area Plan recommends residential low density at this site which corresponds with R-5, R-6, R-7.5 and R-10 zoning districts. Because the requested zoning district is not consistent with the area plan, staff required that the applicant also apply for an area plan amendment to the Greater Downtown Area Plan.

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 rezoning request does not align with the Greater Downtown Area Plan recommendation of residential low density; however, the proposed R-1.5 zoning will be complementary to the adjacent residential neighborhood. The applicant applied for an area plan amendment to bring the land use designations into conformance with the area plan.

The Long Range Planning division stated, *“The rezoning and area plan amendment of 1004 W 18th is likely to be in line with the Greater Downtown Area Plan. Broadly, the GDAP calls for increasing housing density across the greater downtown to double downtown population. Neighborhood visions within the plan include “promote dense, mixed use neighborhoods to create ‘eyes on the street’ and sense of safety” (p 28) and “ensuring a diverse range of housing options and creating attractive and desirable neighborhoods” (p 130). Additionally, West Pennway is a “corridor street” that supports “denser development and greater, more diverse, transportation loads” (p 100). The R-1.5 zoning and Downtown Residential land match properties south of 18th Street.”* – (Luke Ranker)

B. Zoning and use of nearby property;

Uses to the north are primarily single-family homes zoned R-2.5. To the south is a mix of multi-family housing development, zoned R-1.5, consistent with this request. To the west is a multi-family residential development, zoned UR (Urban Redevelopment). To the east is the Greenwood Social Club which is an entertainment venue.

C. Physical character of the area in which the subject property is located;

The physical character of the area is relatively flat with a large amount of green space. The typical lot sizes to the north and directly east, range from around 5,000 to 10,000 square feet. To south and east, larger lots range in size from two to four acres.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Public facilities and services are adequate to serve the site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The subject property is undeveloped and it is suitable to the existing zone it is restricted to.

F. Length of time the subject property has remained vacant as zoned;

The amount of time the property has been vacant is unknown.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning will not be a detriment if the proposed structure is designed properly. The applicant will need to work with City Staff to ensure concerns regarding design, density, and parking are addressed appropriately at the time of permitting.

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 would not be a hardship for the applicant. The applicant can choose to develop a housing type that is allowed in the R-2.5 zoning district.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials
3. Public Testimony Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval for the Rezoning** and **Area Plan Amendment** as stated in the conditions report.

Respectfully Submitted,



Justin Smith
Planner

1004 West 18th Street Rezoning Exhibit





August 23, 2024

1004 W 18th St.
Kansas City, MO 64108

Legal Description

From Parcel Viewer:

ALL OF S 20 FT OF LOT 67 & ALOF LOT 68 LY W OF A LI DRN 55.46 FT W OF &
PARL TO E LI SD LOT BLK 3 JARBOES ADD

From Survey:

The South 20.00 feet of Lot 67 and all of Lot 68, West of the East 55.46 feet, Block 3,
less that part in road right of way, JARBOE'S ADDITION, A Subdivision in Kansas
City, Jackson County, Missouri

Kansas City

Des Moines

San Diego

2460 PERSHING RD
SUITE 100
KANSAS CITY
MO 64108
816 783 1500
BNIM.COM



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

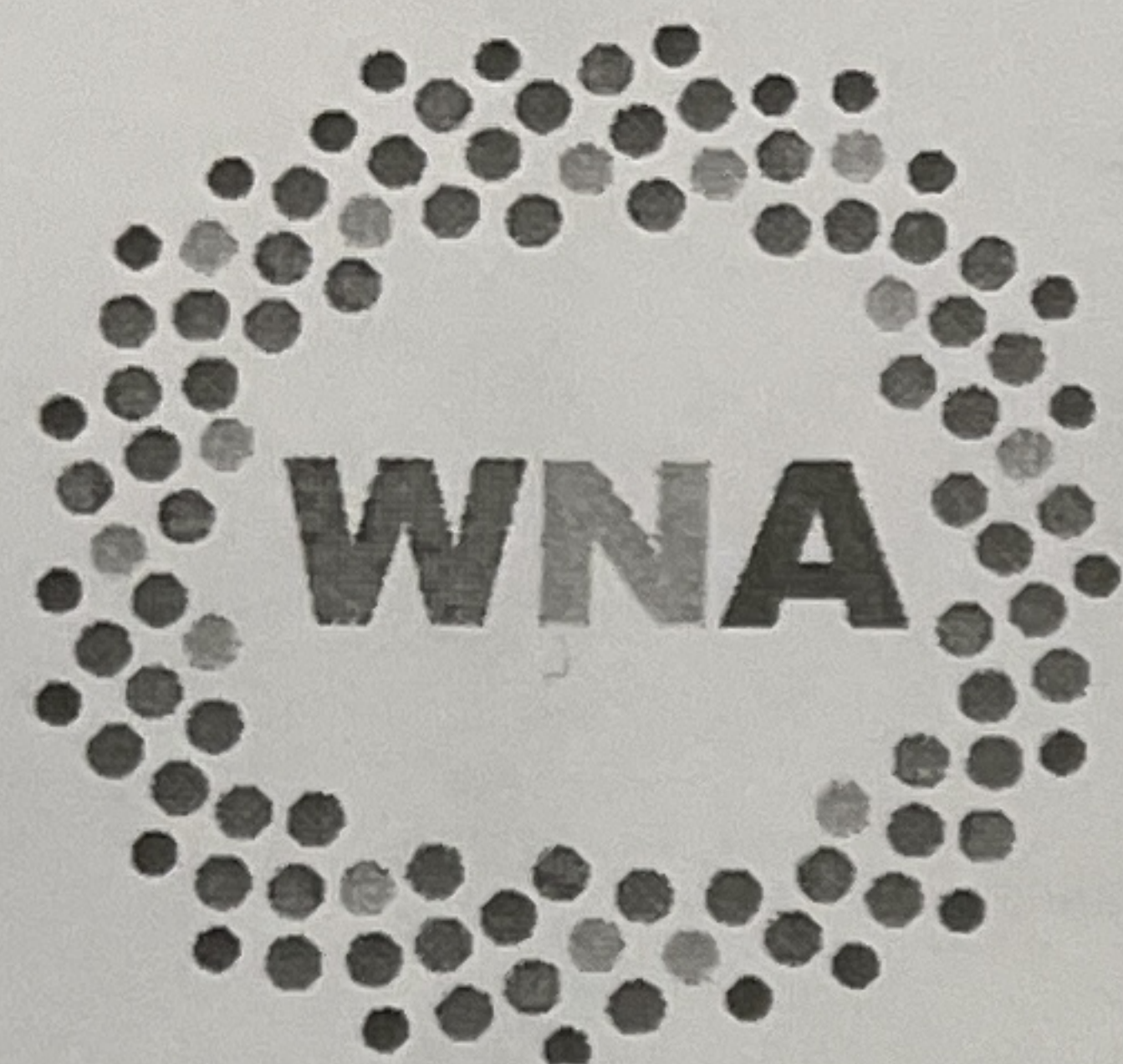
Project Case #

Meeting Date:

Meeting Location:

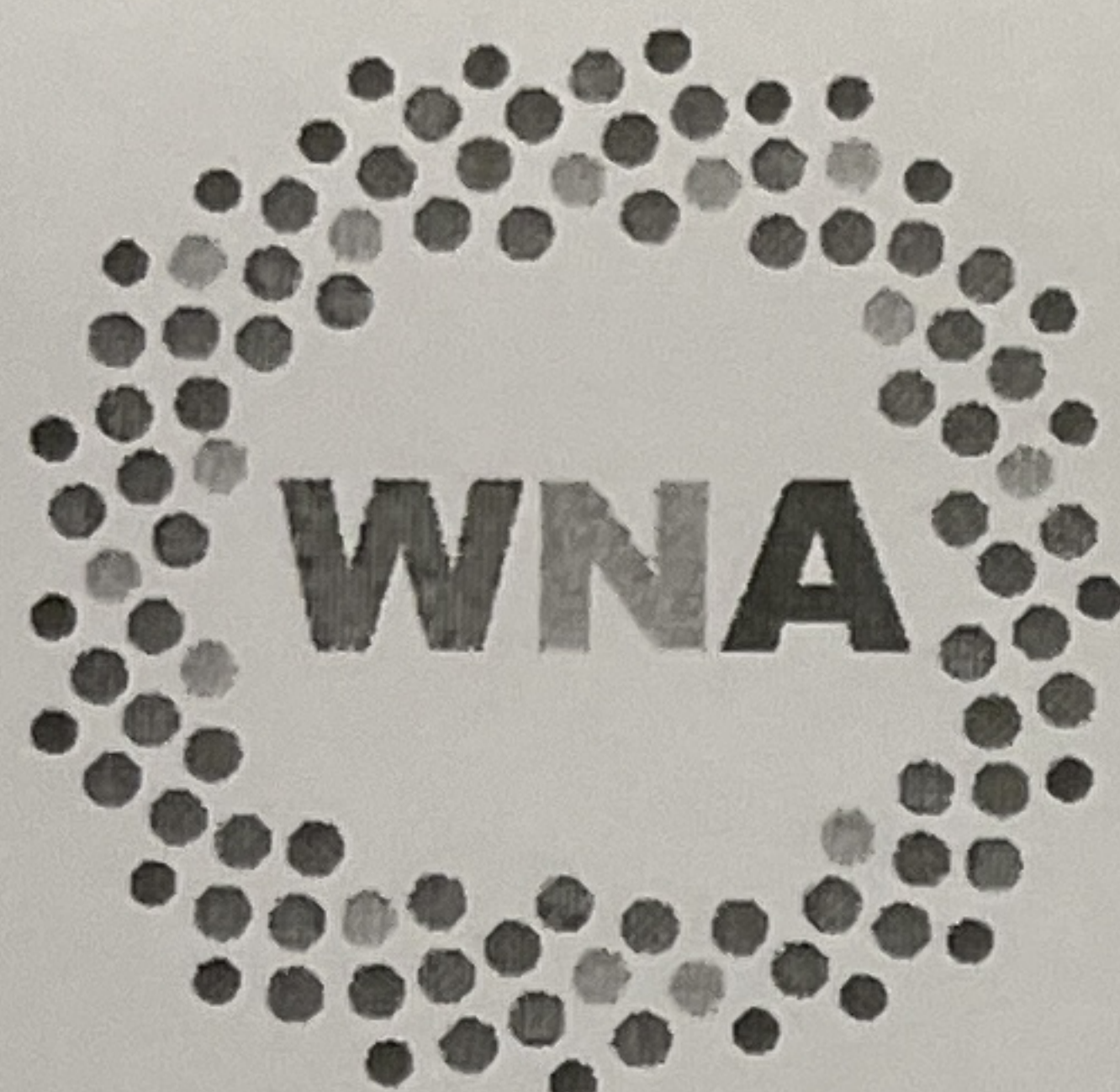
Meeting Time (include start and end time):

Additional Comments (optional):



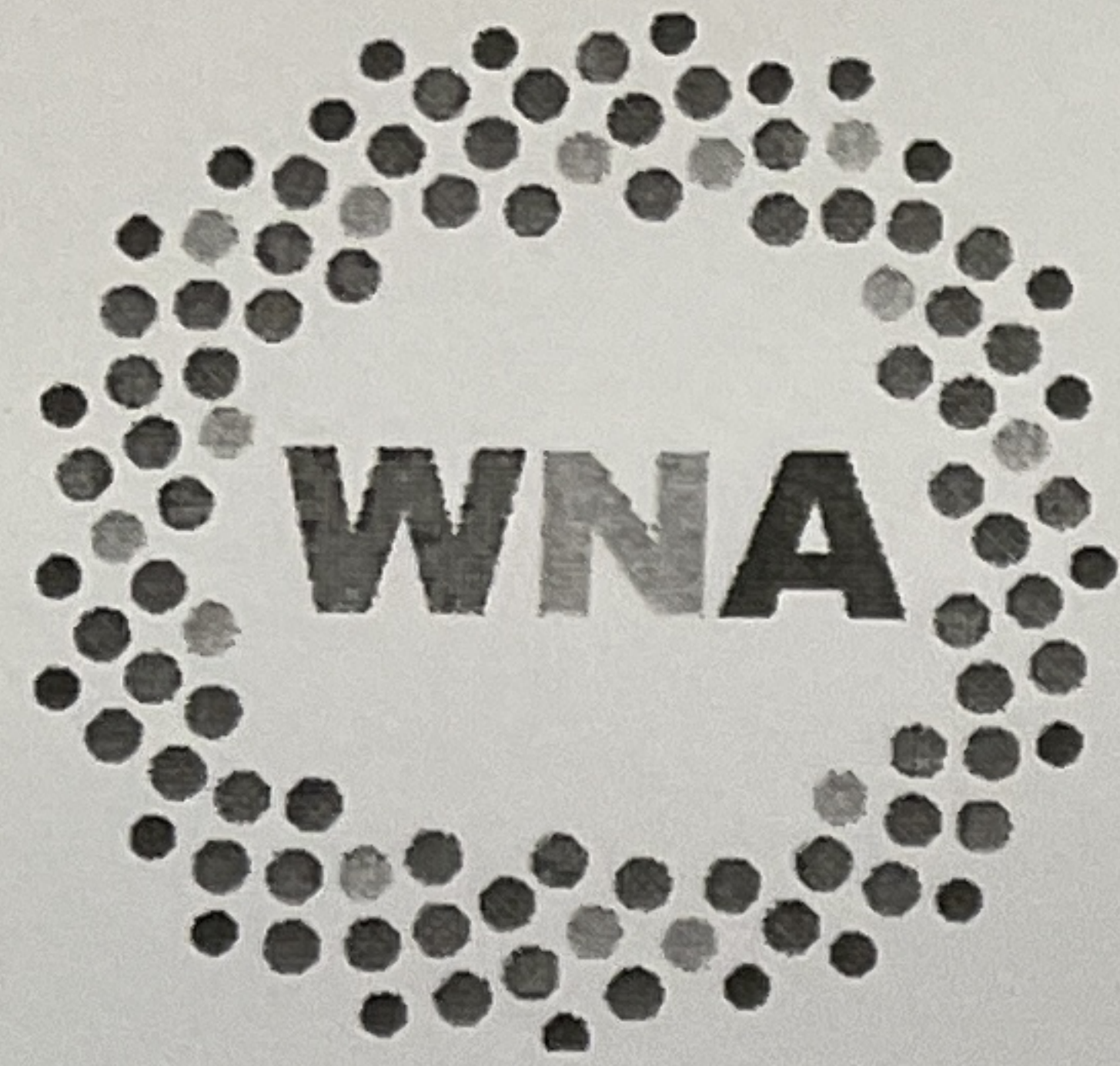
WESTSIDE NEIGHBORHOOD ASSOCIATION

First Name	Last Name	Address	Email Address
Mitzi	Klukvin	1735 Bellevue	mklukvin@mac.com
Antonio	Gomez	1653 Summit	antnio@Jillredheaddesign.com
Maria	Quintero	1723 Bellevue Ave	—
Mark	Horne	1642 Jefferson	mhorne311@gmail.com
Erika	Galeas	919 W. 24th ST	egaleas@westsidehousing.org
Mike	Trujillo	1000th 25th St 64109	miketrujillo@theartsdept.com
Atticus	Sloan	1000 W 25th St 64109	atticus-sloan@gmail.com
Robert	Beachy	1720 Bellevue Ave	bobbybeachy@gmail.com
Lucas	Orozco	2710 Madison	roz102700@gmail.com
MARY	Kopp	1601 Jefferson	marykopp55@gmail.com



WESTSIDE NEIGHBORHOOD ASSOCIATION

First Name	Last Name	Address	Email Address
Herbert	Muzovic	2325 Monitor Pl	herbertmuzovic@yahoo.com
Steve	Bellis	1633 Summit	—
Laura	Lesniewski	1736 SUMMIT	llesniewski@bnim.com
Luke	Ranker	KCMO City Planning	luke.ranker@kcmo.org
Maria	Estela Lunares	1741 Bellevue	Kansas city mo 64108
Jesus	Sanora	1741 Bellevue	Kansas city mo 64108
Graham	Hess	1710 Washington st	graham@segraceclins.com
TOM	SLOVER	1735 BELLEVUE	tslover7@HOTMAIL.COM
Jessica	McClanahan	2017 Jefferson	JdMcClanahan@GMAIL
CYNTHIA	GARCIA	2808 Summit	



WESTSIDE NEIGHBORHOOD ASSOCIATION

First Name	Last Name	Address	Email Address
Jeff	Kuennen	2105 Bellevue Ave	jeff@theKuennes.com
Diane	Kuennen	11	diane@ " "
Jan	Donaldson	1020 W. 24th 1125 W. 77th	janmariedonaldson@gmail.com
Whitney	Kerr	1000 W 25th St.	WhitneyKerr@theWtsDept.com
Eddy	Rovinsky	2848 Summit St 1500 W	
Joe A	Aaker	1742 Bellevue Ave	joeaaker@gmail.com
Knowles	Smith	2100 Bellevue	kjhknowles@icloud.com
Carmen Lopez	Murguía	2606 Tarboe	clopez@westsidehousing.org

Public
Testimony for
1004 West
18th Street
Rezoning

VIA EMAIL

October 10, 2024

Justin Smith, City Planning and Development Department

City Plan Commission

Re: CD-CPC-2024-00119 – Proposed Rezoning of Property at 1004 West 18th Street, Kansas City, Missouri

The undersigned are owner occupants of the homes as shown in the attached Exhibit A. We are writing in opposition to the proposed rezoning referenced above.

As the nearest homeowners to the subject parcel, the signatories to this letter would be the most affected by the proposed rezoning and any related effects on parking and traffic congestion, neighborhood character and property values.

Signatories of this letter have individually contacted representatives of the applicant and have attended a presentation on behalf of applicant at the Westside Neighborhood Association Meeting on September 19, 2024. We have not received satisfactory explanations of how the proposed 8-unit property would work within the relatively small footprint of the parcel and the prevailing character of the neighborhood, nor the extent of additional variances that would be required from other applicable restrictions on the property. In addition, we would note the following:

- While the Westside North neighborhood has many examples of 2-4 unit multifamily properties on residential lots, an 8-unit property on an R-zoned property is out of character with the block, the West Pennway parkway and the surrounding neighborhood.
- Current zoning would require a minimum lot area of 2,500 sf per unit, and even if rezoning occurred, the minimum lot area per unit would be 1,500 sf. The subject parcel is listed in city records as 5,718.6 sf—meaning that even if the subject parcel is upzoned, the proposed property would be significantly more dense than permitted, and the proposed use would be 4 times the R-2.5 zoning density limitation that generally prevails in the neighborhood.
- While we understand that there would be multiple steps in the process of the proposed development to consider necessary variances, we don't think it is appropriate for the City Plan Commission to support a rezoning knowing that the proposed use would be not permitted even under the proposed upzoning.
- Street parking is already congested in the immediate vicinity of the subject parcel due to limited presence of driveways and garages combined with narrow lots. Passage on 18th Street when cars are parked on both sides of the street is limited to one car width only.
- Per the West Pennway Street Redesign Plan also referenced in the Westside Neighborhood Association presentation, it is proposed independently that the Belleview ROW south of 18th Street should be vacated and incorporated into the adjoining greenspace. This would force a majority of parking onto the narrow passage of 18th Street, and the intersection of 18th and West Pennway would become the only bi-directional street with access to the proposed 8-unit development.

- In the Westside Neighborhood Association meeting, it was noted that at least one parking space would (likely) be made available, accessible only through the rear alleyway between Belleview and Jarboe Streets via the West Pennway intersection. Currently, there are 4 homes with dedicated parking only accessible via the alleyway, 3 of which have no other dedicated parking available. Councilman Bunch has proposed that a plan be developed to address resurfacing and maintenance of the deteriorating alleyway, though the alley is only wide enough for one vehicle traffic flow. The overcrowding of nearby streets could increase the use of temporary “hazard” parking for deliveries, etc., to a single 8-unit location, thereby blocking passage for existing residents and creating increased traffic and safety issues where the alley intersects West Pennway within a few feet of 18th Street and across a dedicated bike lane.
- We understand the necessity of flexibility and compromise to allow development of vacant properties, especially with respect to dedicated affordable housing, but we think rezoning and granting of variances is appropriately exercised to allow developments that are consistent with neighborhood character and that would require minimal or technical deviations from the zoning requirements. We don’t believe the City Plan Commission should permit rezoning where the proposed use is so significantly out of line with the zoning requirements that would apply, even assuming rezoning.

Based on the foregoing, the undersigned request that City Planning and Development Department Staff decline to recommend, and that the City Plan Commission reject, the proposed property rezoning referenced above. Further, we request that City Planning and Development Department Staff decline to support any further iterations of the proposed rezoning unless and until the applicant makes more detailed information available to surrounding neighbors, including the proposed site plan and any building renderings, usage of any adjacent parcel and plan for parking.

Thank you for your consideration. The signature page includes contact information for the undersigned if City Planning and Development Department Staff or City Plan Commission representatives have any questions related to this letter.

Regards,

[Signatures on following page]

1720 Belleview Avenue – Robert S. Beachy III and
Valerie S. Beachy

RS Beachy III
Valerie S Beachy

1728 Belleview Avenue – Victoria and Cuong Jarquio-
Dang



Victoria Jarquio-Dang
Cuong Jarquio-Dang

1735 Belleview Avenue – Melissa A. Klukvin and
Thomas J. Slover



Handwritten signatures in blue ink. The top signature is "Melissa A. Klukvin" and the bottom signature is "Thomas J. Slover". Both signatures are written over horizontal lines.

1742 Belleview Avenue – Joseph Aaker and Lauren
Bakian-Aaker

1743 Belleview Avenue – Sergio and Teresa Espinoza

Teresa Espinoza

Sergio Espinoza

1751 Belleview Avenue – Oscar and Michelle Espinoza

Michelle Espinoza
OE

1755 Belleview Avenue – Rafael Martinez

Rafael Martinez

Exhibit A – Parcel Map

Property Owner Signatory Map

