



CITY PLAN COMMISSION STAFF REPORT

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

March 16, 2021

Project Name

Uptown Theater UR Plan

Docket #8

Request

CD-CPC-2020-00198 – Rezoning with plan

Applicant

Lauren Davis
TreanorHL

Owner

UGA, LLC

Location	3600 Broadway Blvd
Area	About 5 acres
Zoning	UR
Council District	4 th
County	Jackson
School District	KCMO

Surrounding Land Uses

North: zoned R-1.5/ UR, The Knickerbocker & the Ambassador.

South: zoned UR, Uptown Theater.

East: zoned R-2.5/ UR, multifamily residences & Uptown Theater.

West: zoned R-6, single family residences.

Major Street Plan

The City's Major Street Plan classifies Broadway Boulevard as a "4-lane through Street" with two through lanes in each direction under the jurisdiction of the Parks and Recreation Department. Valentine Road is also classified as a boulevard. Pennsylvania Avenue is not identified on the City's Major Street Plan

Land Use Plan

The Midtown/ Plaza Area Plan adopted on October 22, 2015, by Resolution No. 150899 recommends Mixed Use Community, which corresponds with B-2 zoning category for this property. The proposed plan is consistent with the future land use plan.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Valentines Neighborhood Association and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on January 12, 2021, a summary of which is attached.

EXISTING CONDITIONS

The subject property is the Uptown Theater Urban Redevelopment District generally bordered by Knickerbocker Place on the north, W. 39th Street on the south, Central Street just south of W. 37th Street on the east and Pennsylvania Avenue (up to Valentine Road) Wyoming Street partially on the west. The entire Urban Redevelopment District was established in conjunction with the Uptown Theater Tax Increment Financing Plan. It contains the Uptown Theater, which has been renovated and expanded, at the southwest corner of Valentine Street and Broadway. Other prominent places include the Ambassador apartments, the Valentine Shopping Center, the Valentine Hotel, the Salvation Army property, and various retail and commercial uses with associated parking lots.

NEARBY DEVELOPMENTS

Land uses surrounding the Uptown Theater URD include the Kansas City Life Insurance offices and multi-family residences to the north, the Valentine neighborhood to the west and south, retail and office to the south, and the Old Hyde Park and Broadway-Gillham neighborhoods to the east. The former Chatham Hotel is located on the southeast corner of W. 37th Street and Broadway.

SUMMARY OF REQUEST

The applicant is seeking approval of an amendment to the existing UR Plan to allow for changes to Phase II.

KEY POINTS

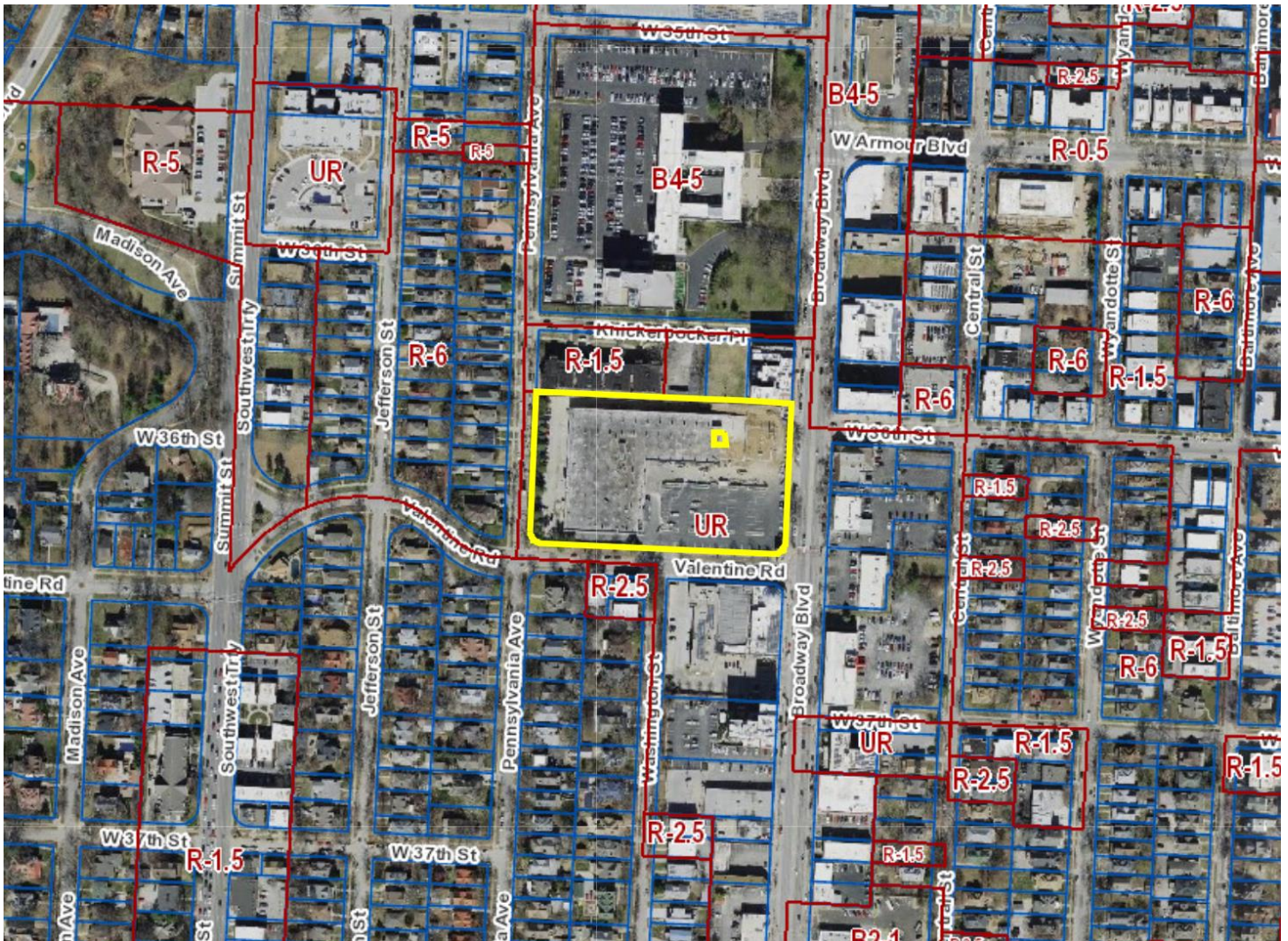
- Phase I is currently under construction.

PROFESSIONAL STAFF RECOMMENDATION

Docket #8 Recommendation
Approval subject to conditions.

CONTROLLING CASE

Case No. CD-CPC-2018-00157 – Ordinance No. 180820 passed by City Council on October 25, 2018, rezoned the 5 acre parcel from District UR to District UR and approved a development plan that allows for a mixed use development in two phases (223 apartments, 92 room hotel & about 55,00 square foot of retail/ commercial).



RELATED RELEVANT CASES

Case No. 11525-URD-3 - Ordinance No. 070320 passed by City Council on April 5, 2007, rezoned a 0.62 acre tract of land generally located on the south side of W. 37th Street, between Broadway Avenue and Central Street from Districts URD (Urban Redevelopment District) and R4 (Low apartments) to District URD and approved a preliminary development plan so as to permit a mixed use development with residential condominiums (potential live-work units) and potential retail on the Broadway frontage within an existing structure and an addition thereto.

Case No. 11525-URD-2 – Ordinance No. 070315 passed by City Council on April 5, 2007, amended a previously approved development plan on approximately 15.6 acres generally bounded by Knickerbocker Place and 36th Street on the north; Central Street, the alley west of Central Street and Broadway on the east; 39th Street on the south; and Washington and Pennsylvania on the west so as to delete approximately 0.46 acre generally located on the south side of 37th Street, between Broadway Avenue and Central Street. This is the current approved preliminary development plan.

Case No. 11525-URD-1 – City Council Ordinance 971401 passed October 23, 1997, rezoned 15.6 acres generally located on the east and west side of Broadway, generally bound by Knickerbocker Place and 36th Street on the north; Central Street, the alley next west of Central Street, and Broadway on the east; 39th Street on the south (at the extreme southern line of the plan); and Washington and Pennsylvania on the west from Districts C2 (local retail business); C3a2 (intermediate business, high buildings), R4 (low apartments), and URD (urban redevelopment district) to District URD and approved a redevelopment plan to allow construction of approximately 700,000 sq. ft. of residential, retail/commercial, office, hotel, and theater space, with 1,413 parking spaces.

Case No. 11525-URD – City Council CS Ordinance 941078 passed October 13, 1994, rezoned 9.1 acres generally bound by Knickerbocker Place on the north, Broadway on the west, 38th Street on the south, and Washington Street and Pennsylvania Avenue on the west from Districts R3 (low apartments, low density), R4 (low apartments), and C3a2 (intermediate business, high buildings) to District URD.

PLAN REVIEW

Ordinance No. 180820 passed by City Council on October 25, 2018, rezoned the 5 acre parcel from District UR to District UR and approved a development plan that allows for a mixed use development in two phases (223 apartments units, 92 room hotel & about 55,00 square foot of retail/ commercial). This request is to rezone from District UR to District UR for the purpose of amending the current UR plan to substitute the proposed hotel with multifamily residential unit. The plan will allow for the conversion of these units into hotel should the market demand pick up. Phase II is proposed to be 84-unit apartment with about 6,000 square foot of first floor retail/ commercial space and residential amenities. With this change the overall count will be 297 apartment units and 60,500 square foot of retail space.

All other aspects of the plan will remain the same. The plan provides 752 parking spaces which are in excess of the 537 spaces (297 + 240) required by the zoning and development code. The code requires 1 parking space per unit and 4 spaces per 1,000 square foot for commercial. The excess parking will be utilized by the Uptown Theater per an existing agreement.

The developer is in discussion with staff and the Valentine Neighborhood Association about the exterior architecture of the proposed building. The plan has been revised to provide active uses along Valentine Road. Staff has requested some revisions to the proposed architecture of the buildings and will continue to work with the developer prior to City Council action and final UR plan approval. The submitted plan did not include any signage or lighting plan. Staff recommends that the applicant submit a signage plan that meets the requirement of Chapter 88-445. A lighting plan that meets the requirement of 88-430 shall be submitted as part of the final plan approval.

The developer is required to submit a final plan to the Director of City Planning and Development for approval including building elevations showing material for construction, plans for landscaping, grading, screening, berming, fencing for private open space tracts containing detention areas, pedestrian pathways, pool/ clubhouse, fencing, playground equipment, etc.; and building elevation and materials for the pool/ clubhouse. Phase 1 final UR plan will be approved by the Director of City Planning and Development prior to issuance of building permit.

Parkland Dedication:

According to Chapter 88-408 of the Zoning and Development Code, the developer can dedicate land for public park, provide open space for park purposes or provide money in lieu of parkland dedication. The development is providing a need for the following:

$$84 \text{ multi-family lots} \times 2 \times 0.006 = 1.008 \text{ acres}$$
$$1.008 \text{ acres} \times \$48,801.37 = \$49,191.78$$

That the developer can either dedicate 1.008 acres of parkland or contribute \$49,191.78 in lieu of parkland dedication for the 84 multifamily units in satisfaction of Chapter 88-408 of the Zoning and Development Code.

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	YES	YES	
<i>Parkland Dedication (88-408)</i>	YES	YES	
<i>Parking and Loading Standards (88-420)</i>	YES	YES	
<i>Landscape and Screening Standards (88-425)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Outdoor Lighting Standards (88-430)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Sign Standards (88-445)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN
<i>Pedestrian Standards (88-450)</i>	YES		TO BE REVIEWED WITH FINAL UR PLAN

PLAN ANALYSIS

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:

88-515-08-A. conformance with adopted plans and planning policies;

The proposed zoning is consistent with the Midtown/ Plaza Area Plan future land use recommendation.

88-515-08-B. zoning and use of nearby property;

Nearby properties are primarily commercially zoned, and there is a mix of commercial and residential (multi-family) uses in the area. This redevelopment is planned to be mixed-use, which is compatible with the area as well as in conformance with the Midtown/Plaza Area Plan.

88-515-08-C. physical character of the area in which the subject property is located;

This is a fairly dense commercial area along the Broadway Boulevard corridor. The buildings along this area all maintain a zero-lot line and consist of multiple-story mix-use buildings.

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Utilities and infrastructure will be brought to City Standards, subject to the conditions in the attached report.

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The current zoning designation is UR and the approved plan did not allow for this use which is why the developer is amending the plan.

88-515-08-F. length of time the subject property has remained vacant as zoned;

This area of the plan is vacant and has always been used as a surface parking.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning is not expected to detrimentally affect nearby properties. The plan calls for the addition of nearly 84 new residential units, which will bring more population density to the area, in line with the goals of the City and its governing policies.

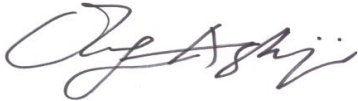
88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

A denial of the application would not allow the developer to utilize the existing PIEA tax incentives, limiting the ability of the developer to complete this project.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first name "Olofu" being more prominent and the last name "Agbaji" following in a similar style.

Olofu Agbaji
Planner