Ordinance #

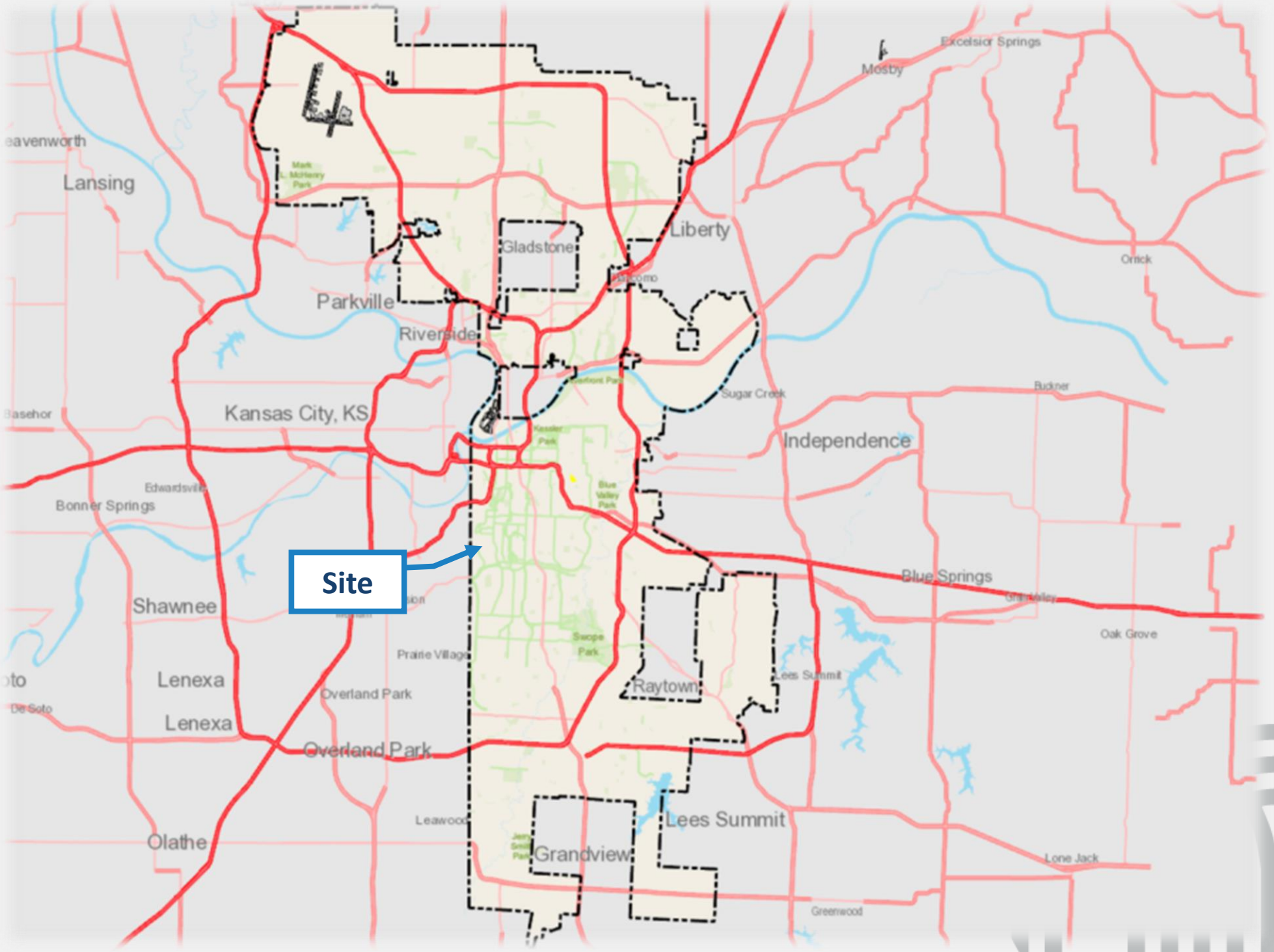
CD-CPC-2025-00042

The applicant is seeking approval of a major amendment to a previously approved development plan to construct a mixed-use apartment complex on each site.

date

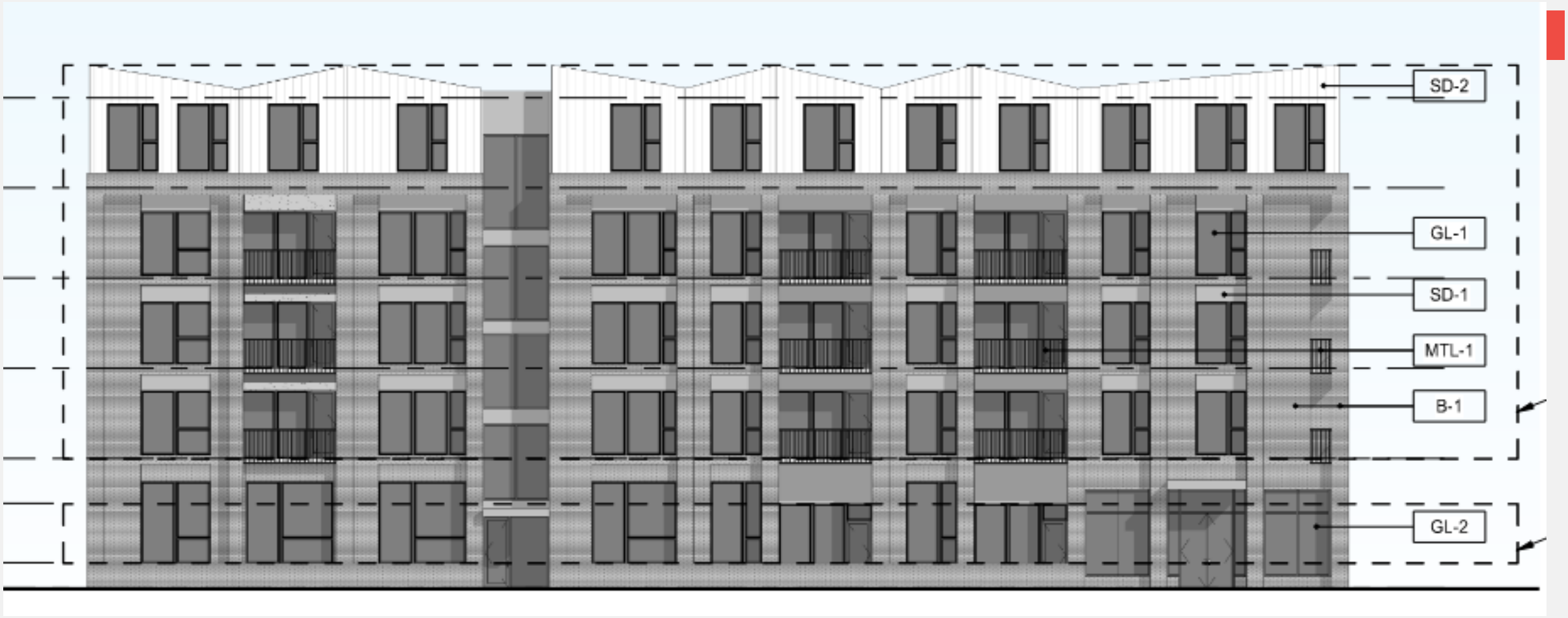
Prepared for

Neighborhood Planning and Development Committee


Site
Lansing
Kansas City, KS
Parkville
Riverside
Liberty
Gladstone
Independence
Blue Springs
Lees Summit
Raytown
Overland Park
Shawnee
Lenexa
Olathe
Grandview
Bonner Springs
Edwardsville
Prairie Village
Leawood
Oak Grove
Lone Jack
Greenwood
Excelsior Springs
Mosby
Orrick
Buckner
Sugar Creek

E 27th St
E 27th St
E 27th St
Troost Ave
Forest Ave
Site #1
Site #2
Site #3
CD-CPC-2025-00043

E 27TH STREET
BICYCLE RACK
SITE 1
E 27TH STREET
SITE 2
E 27TH STREET
BICYCLE RACK
SITE 3
FOREST AVE



Site 1 (East Elevation) Standing on Troost, looking west

Site 2 (North Elevation) Standing on E 27th St, looking south

88-516-05 - APPROVAL CRITERIA FOR PLANS

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

88-516-05-B. The proposed use must be allowed in the district in which it is located.

88-516-05-C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

88-516-05-E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

88-516-05-I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

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- If the deviations and administrative adjustment identified in CPC Staff Report Conditions (#6, #8, #9, and #10) are approved, then the plan will comply with the zoning and development code. AN
- The proposed development is in alignment with the downtown mixed use future land use in the Greater Downtown Area Plan, and the project will contribute to the Greater Downtown Area Plan's goal of increasing population within the plan area. JF

CD-CPC-2025-00042

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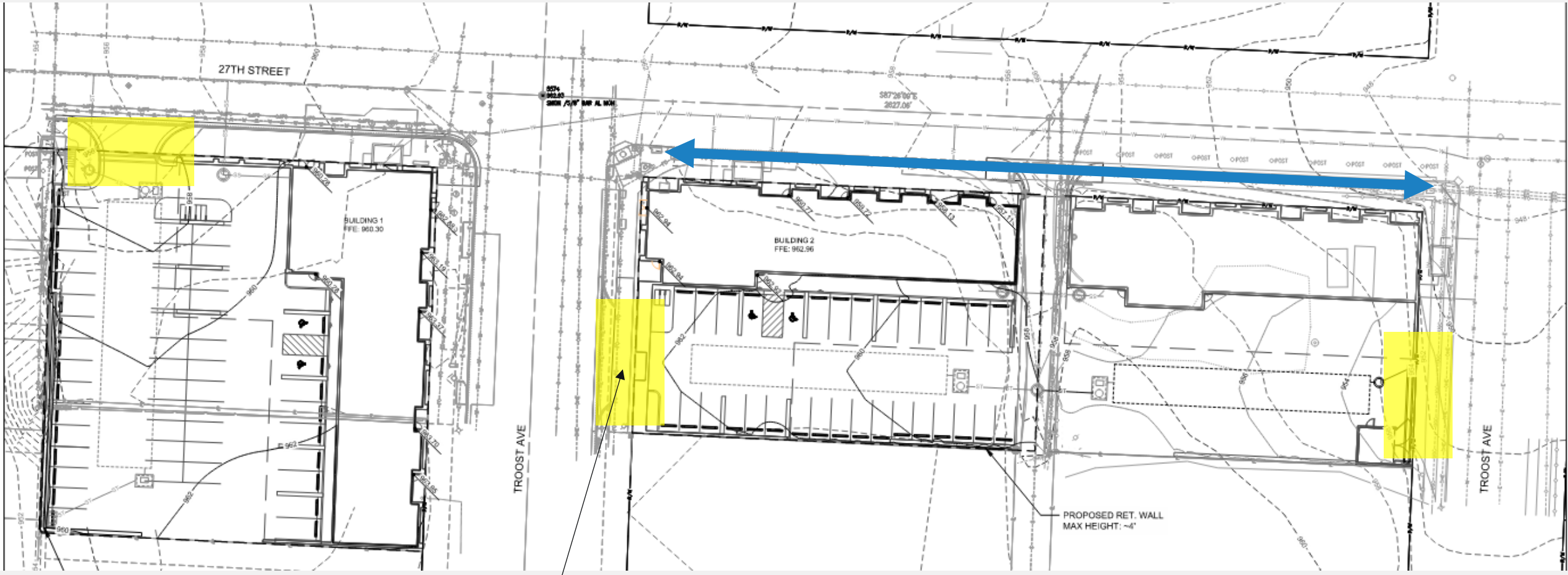
88-516-05-D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

- Site 1 has an ingress/egress point off of 27th St. The vehicular circulation is appropriate for the proposed use.
- Site 2 has an ingress/egress point off of Troost Ave. Due to the pedestrian and transportation-oriented development goals for Troost Ave, adding/maintaining a vehicular ingress/egress point is not ideal. However, the Troost Ave access point provides building orientation continuity with Site 3 (CD-CPC-2025-00043).



Existing curb cut.

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- In order for the proposed project to prioritize parking and unit counts, alternative compliance for internal and perimeter landscaping requirements is being pursued. The development team has chosen to pay into the Capitol Sales Tax Fund – Tree Planting.
- The trash for all three buildings is collected in a dumpster on site 3. The dumpster will be an 8 cubic yard compactor, sufficient for 30- 35 cubic yards of trash. Trash collection for all the buildings will occur within the structures, then be serviced/collected at each building by the building maintenance staff (who will transfer the trash to the dumpster).

Deviation related to the Troost Overlay District, fencing requirements.

Trash enclosure for all three buildings.

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City Plan Commission Recommendation

Approval, Subject to Conditions