



CD-CPC-2023-00151

Major Amendment to a Master Planned Development

3363 N. Brighton Avenue

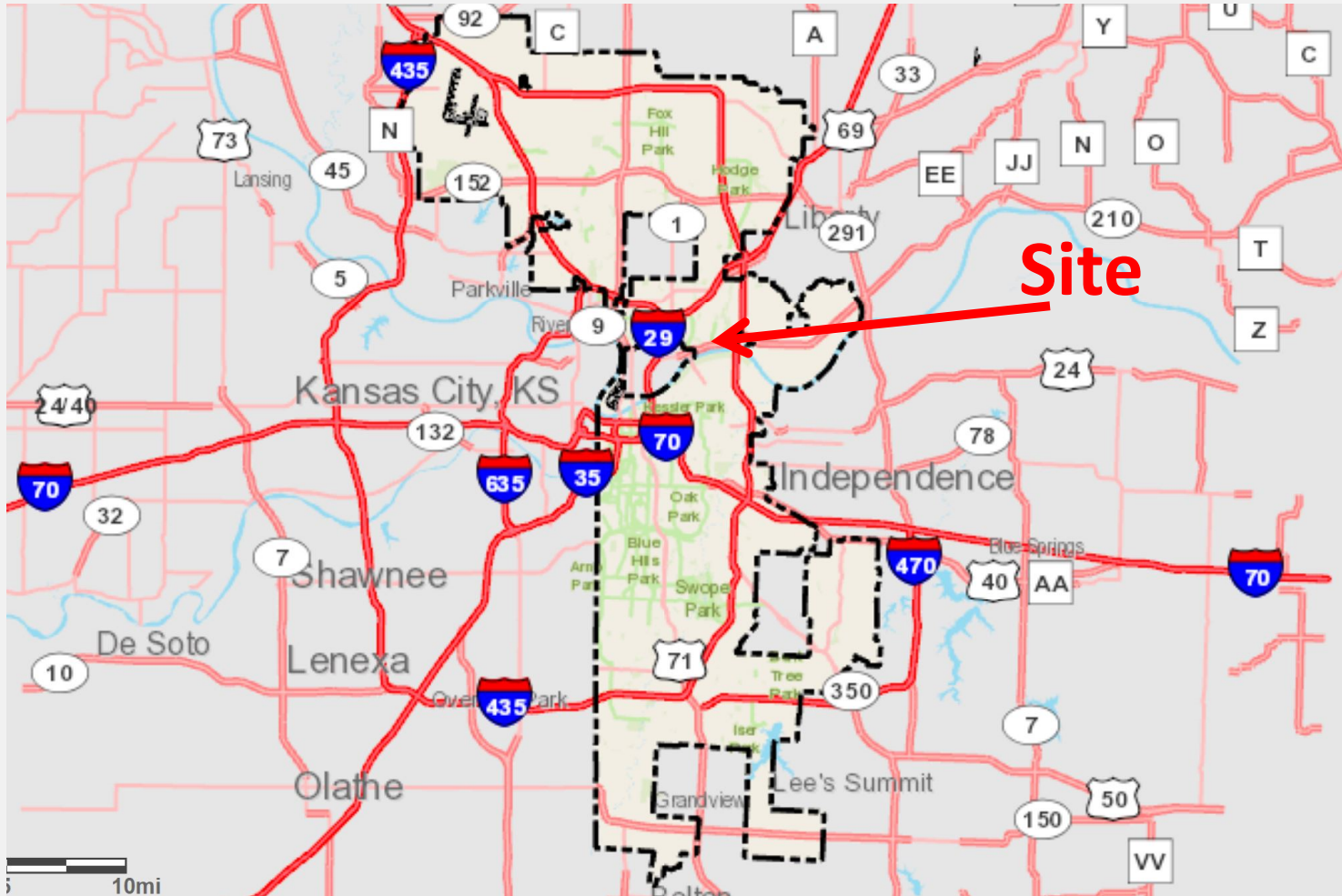
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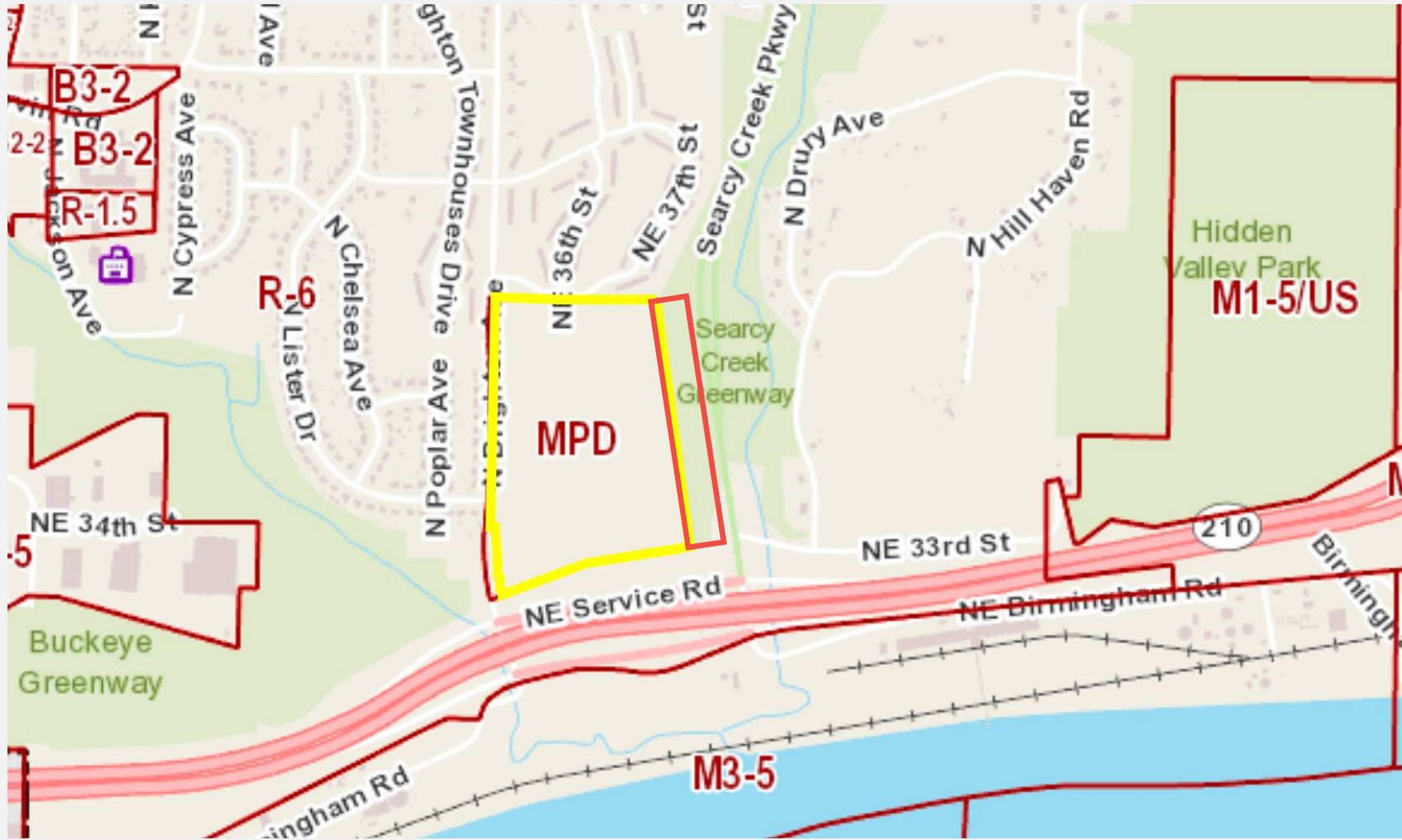
City Plan Commission

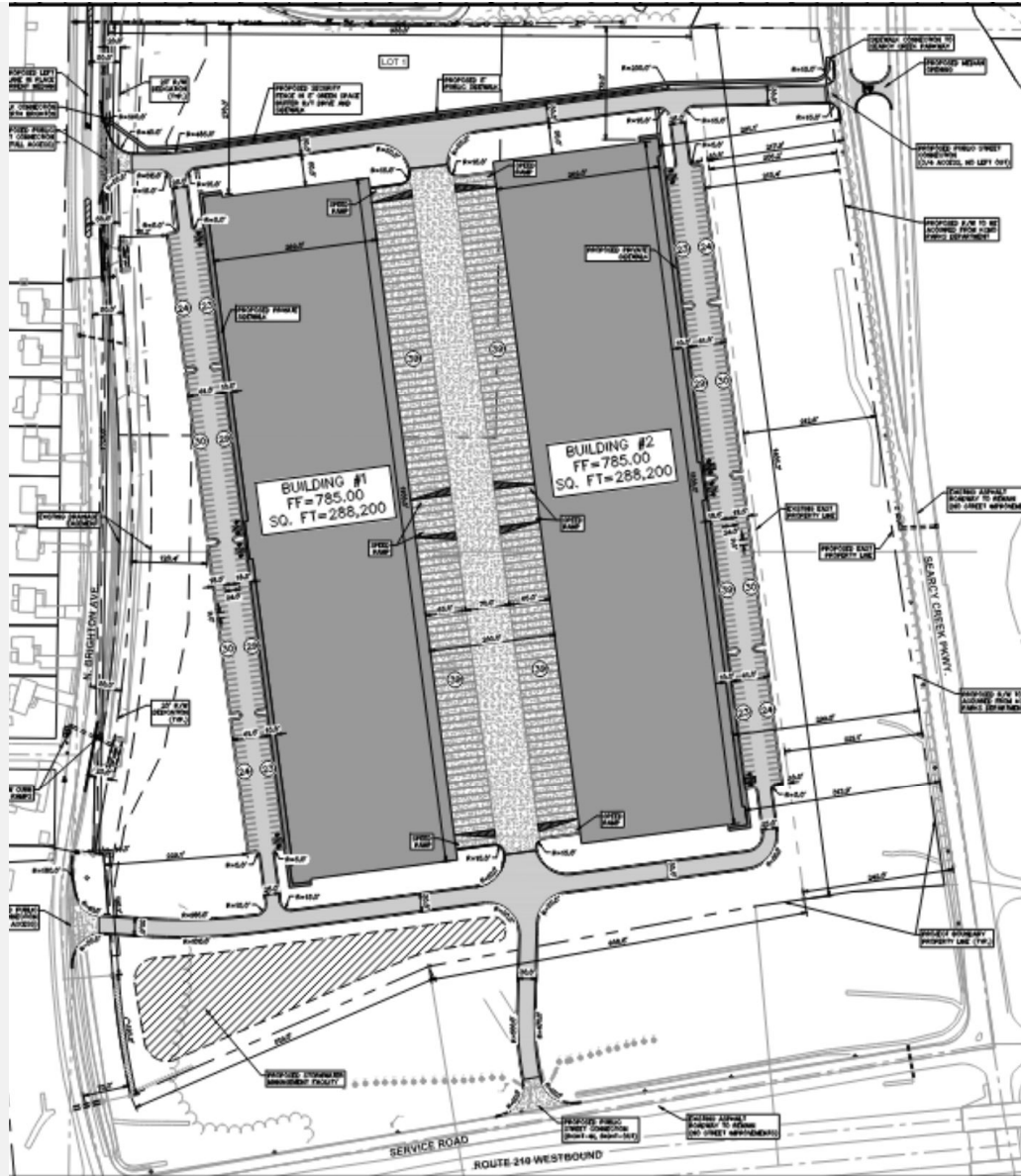


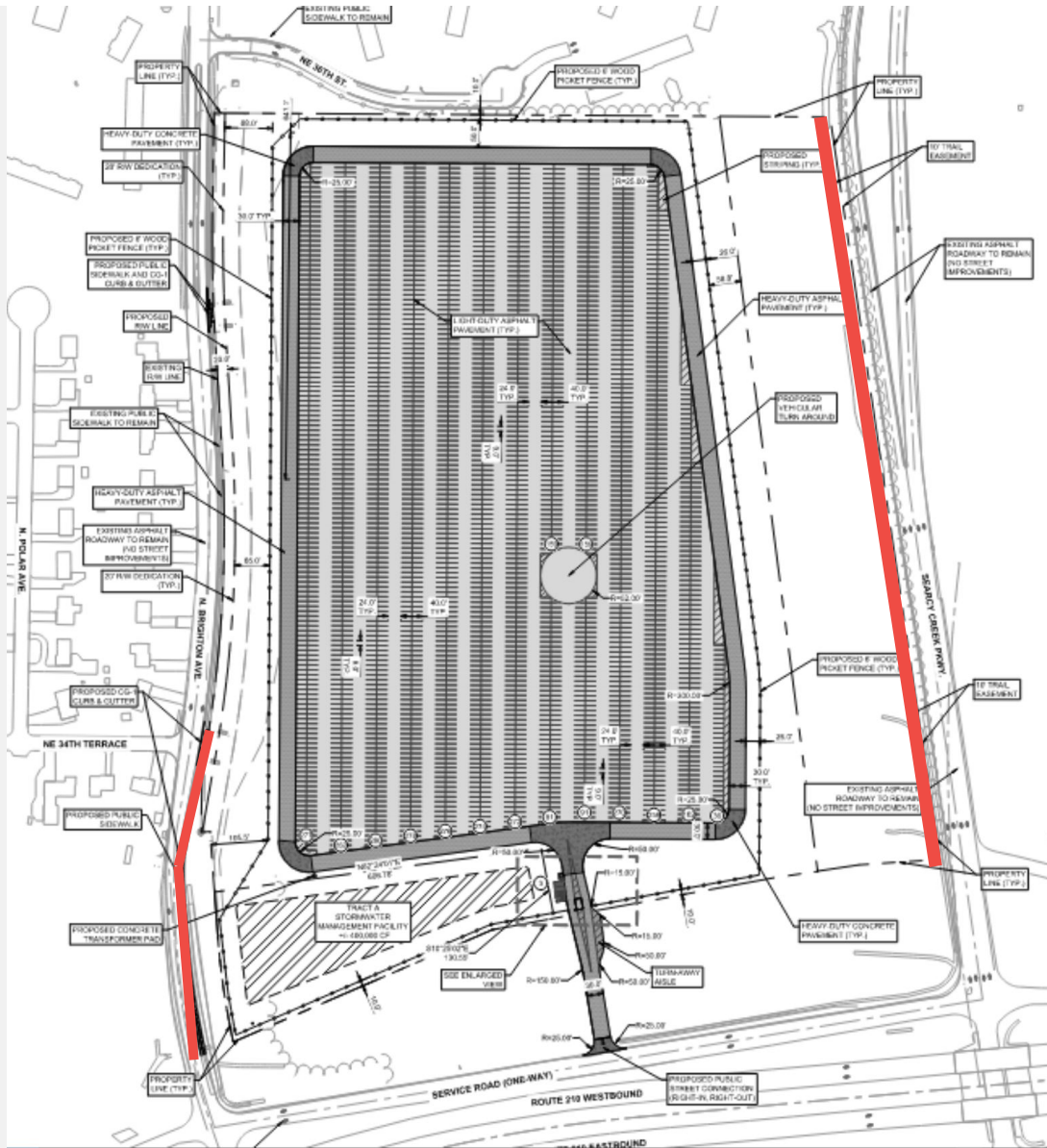


City Planning and Development



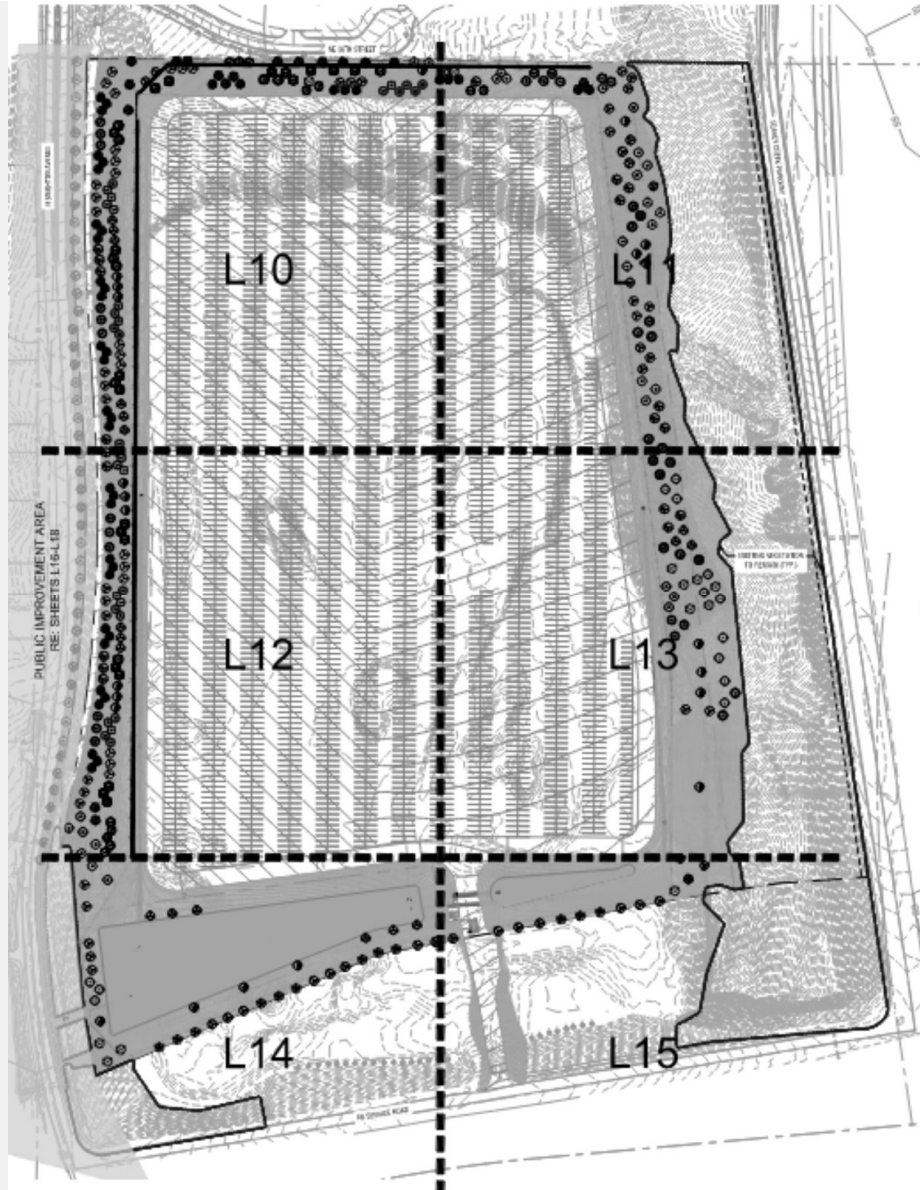








**KANSAS CITY
MISSOURI**



The major amendment does not comply with the purpose of MPD (Master Planned Development):

The MPD, Master Planned Development district is intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include:

1. ENHANCED PROTECTION OF NATURAL RESOURCE AREAS

Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.

2. TRADITIONAL URBAN DEVELOPMENT

Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.

3. MIXED-USE DEVELOPMENT

Developments that contain a complementary mix of residential and nonresidential uses.

4. MIXED HOUSING DEVELOPMENT

Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.

88-280-01-B. SPECIFIC OBJECTIVES

Different types of MPDs will promote different planning goals. In general, however, MPDs are intended to promote the following objectives:

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;
2. implementation and consistency with the city's adopted plans and policies;
3. efficient and economical provision of public facilities and services;
4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;
5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
7. a coordinated transportation systems that includes a inter-connected hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;
9. the incorporation of open space amenities and natural resource features into the development design;
10. low-impact development (LID) practices; and
11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

Changes to Conditions

Condition 30 – remove

Conditions 10 – 19 be combined into one condition:

- That the City Council hereby grants the following deviations pursuant to Section 88-280-05-A:
 - a) A deviation to the number of bicycle parking spaces required by Section 88-420-09-B-a to provide 3 short-term bicycle parking spaces instead of the required 317 short-term bicycle parking spaces.
 - b) A deviation to Section 88-450-03-B-2 requiring at least one connection to all adjacent properties. The developer will not provide a connection to the adjacent properties.
 - c) A deviation to Section 88-375-02-1 requiring all vehicle storage areas on the property must be located 500 feet from any R district along the west, north, east and south sides of the property. The developer will require a 500 foot deviation along the west, north, east and south sides.
 - d) A deviation to Section 88-450-03-B-1 requiring that pedestrian circulation systems connect all adjacent public rights-of-way to the main building.
 - e) A deviation to Section 88-425-06-E-1 requiring one (1) tree per five (5) parking spaces for the interior landscaping of parking lots to permit 368 trees instead of the required 634 trees.
 - f) A deviation to Section 88-425-06-E-2 requiring one (1) shrub per parking space for the interior landscaping of parking lot to permit 702 shrubs instead of the required 3,169 shrubs.



Corner of NE 36th Street and N Brighton Avenue



View from NE Service Road



View of the Southern portion of the property from N Brighton Avenue

Staff Recommendation:

Case No. CD-CPC-2023-00151
Denial