

# COMMUNITY PROJECT/ZONING

**180389**

## Ordinance Fact Sheet

Ordinance Number

Case No. 9610-MPD-4

### Brief Title

KCAI Master Plan

### Request:

Rezoning approximately 9.11 acres bounded by E. 44<sup>th</sup> Street on the north, Oak Street on the east, E. 45<sup>th</sup> Street on the south, and Warwick Boulevard on the west from District R-5 (Residential 5) to District MPD (Master Planned Development) and approve a preliminary MPD plan to allow construction of new structures, additions, and parking lots.

#### Rezoning and Plan Review

The applicant requests rezoning from District R-5 to District MPD and approval of a master planned development. This will enable KCAI to proceed with planning improvements to that portion of their property within the boundaries of this plan.

#### Overall Master Plan (Ultimate Proposed Development)

Improvements will occur in two phases, adding 113,000 sq. ft. of floor space. Proposed heights have been determined to comply with recommendations of the Midtown Plaza Area Plan, in consideration of existing building heights on the property.

Phase 1 proposes construction of a new residence hall and dining area. The 90,000 sq. ft. structure, with 37 parking spaces, will contain 4 stories and basement. Also proposed during this phase are a one-story, 1,500 sq. ft. addition to Volker and a four-story, 10,000 sq. ft. addition to the student living center. A new surface parking lot will be constructed between the student living center and Baty House.

During Phase 2, Baty House will be demolished and replaced with a 23 space surface parking lot, at the northeast corner of Oak Street and E. 45<sup>th</sup> Street. This is an extension of the Phase 1 parking lot. Additions to three building are proposed, including a one-story, 2,500 sq. ft. addition to Irving; a two-story, 4,000 sq. ft. addition to East; and a one-story, 1,000 sq. ft. addition to Dodge.

*See staff report for additional information*

### Positions/Recommendations

<b>Sponsor</b>	Jeffrey Williams, Director, AICP City Planning & Development
<b>Area Affected</b>	<b>Council District</b> 4 (Shields, Justus)
<b>Applicants / Proponents</b>	Applicant: Laura Snow, Kansas City Art Institute  Agent: Dan Musser, Newmark Grubb Zimmer <a href="mailto:dmusser@ngzimmer.com">dmusser@ngzimmer.com</a>
<b>Others Testifying</b>	<b>Groups or Individuals</b> Several neighborhood property owners concerned about proposed building height, parking, setbacks, design (Note, certain concerns regarding use of other properties resolved when plan scaled back)
<b>Staff Recommendation</b>	Approval subject to conditions
<b>Board or Commission Recommendation</b>	<b>City Plan Commission April 17, 2018</b> recommended approval subject to conditions by a vote of 6-0 Voting Aye: Crawl, Dameron, Baker-Hughes, Archie, May, and Henderson Recused: Burnette Absent: Macy
<b>Council Committee Actions</b>	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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**Policy/Program Impact**

<b>Policy or Program Change</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	

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