Ordinance #

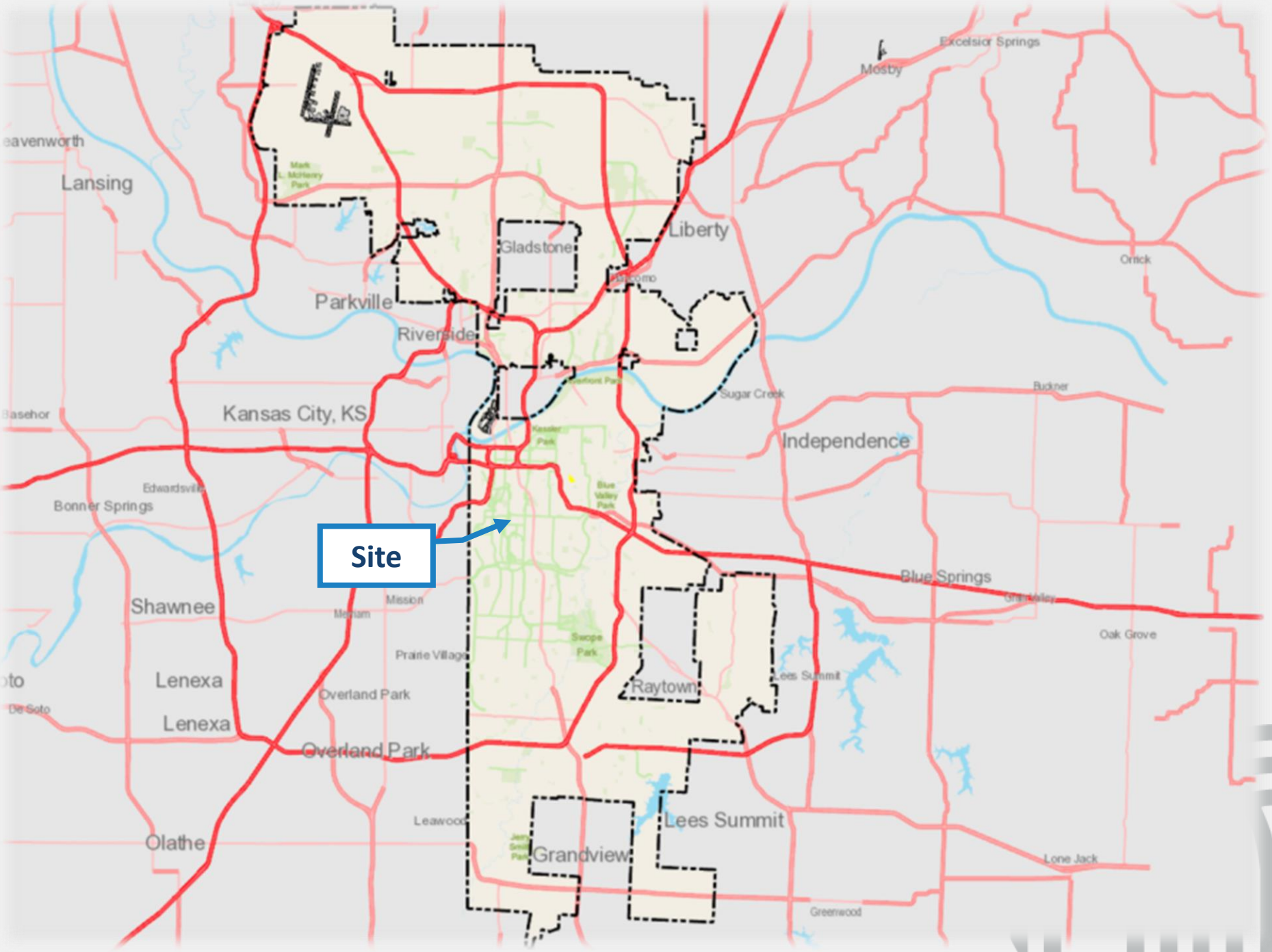
CD-CPC-2025-00075

The applicant seeks to rezone the subject sites to MPD, with an associated development plan, in order to construct two apartment complexes (one on each site).

date

Prepared for

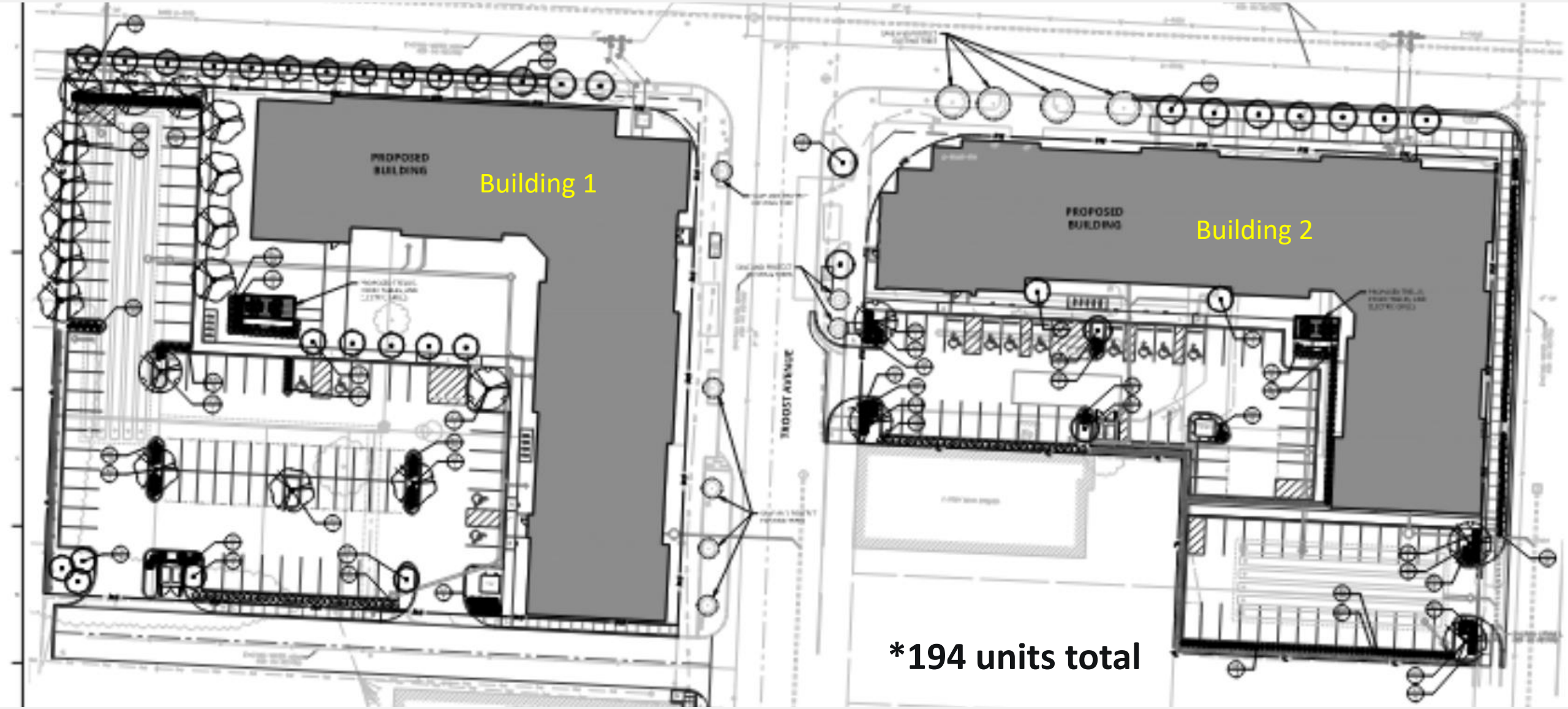
Neighborhood Planning and Development Committee


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

E Linwood Blvd
E 32nd Ter
Harrison St
Forest Ave
Site 1
Site 2
KCMO P
Central P
Divisio

Troost Ave

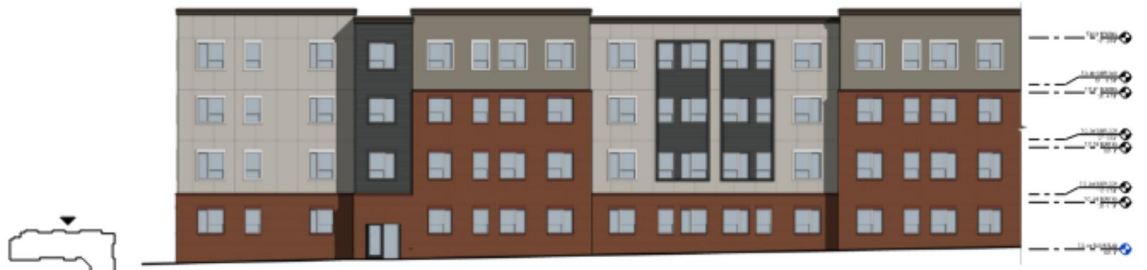
LINWOOD


PROPOSED BUILDING
Building 1
PROPOSED BUILDING
Building 2
*194 units total

2 BUILDING 1 - NORTH ELEVATION

1 BUILDING 1 - EAST ELEVATION

2 BUILDING 2 - NORTH ELEVATION



1 BUILDING 2 - NORTH ELEVATION

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.

CD-CPC-2025-00075

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

- High alignment - KC Spirit and Midtown Plaza Area Plan
- ~8 variances needed.
  - Number of primary entrances.
  - Transparency (ground and upper floors).
  - Secondary materials.
  - Parking lot location
  - Residential use features (balconies).
  - Loading areas.

CD-CPC-2025-00075

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.

- Safe, efficient, and convenient non-motorized travel opportunities are proposed on the subject site – MAX Line.

CD-CPC-2025-00075

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.

- Location and orientation compatible with adjacent properties.
- Architectural features not compatible with TCO.

- **26% glazing** | 70% Ground Floor
- **43% secondary materials** | 20%

Upgrade since V1, with neighborhood discussion, still not in compliance with TCO.

CD-CPC-2025-00075

CITY STAFF RECOMMENDATION

Approval, Subject to Conditions

CITY PLAN COMMISSION RECOMMENDATION

Approval, Subject to Conditions