CITY PLAN COMMISSION STAFF REPORT

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

March 19, 2025

Project Name
Georgetown Estates Rezoning

Docket 9.1 & 9.2

Request
CD-CPC-2024-00123
Area Plan Amendment

CD-CPC-2024-00104
Rezoning without Plan

Applicant
John DeBauche
Land Bank of Kansas City, MO

Owner
Kansas City, Missouri Homesteading Authority

Location	1928 Olive St
Area	About 1.8 Acres
Zoning	UR
Council District	3rd
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Industrial, zoned M1-5
South: Residential, zoned R-1.5
East: Residential, zoned R-1.5
West: Park, zoned R-1.5

KC Spirit Playbook Alignment
CD-CPC-2024-00104: *Likely*

Land Use Plan
The Heart of the City Area Plan recommends Future Residential Low Density for this location; the applicant has requested an Area Plan Amendment.

Major Street Plan
These segments of Olive Street, East 20th Street and Brooklyn Avenue are not identified on the City's Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a rezoning without plan from district UR (Urban Redevelopment) to district R-2.5 (Residential) and an area plan amendment to the Heart of the City Area Plan future land use designation from residential low density to residential medium density on about 1.8 acres generally located on nine lots at the northeast corner of Brooklyn Avenue and East 20th Street.

PROJECT TIMELINE
The application for the subject request was filed on 7/24/2024. Scheduling deviations from 2024 Cycle 9.2 have occurred to provide extra time for the public engagement requirements to be met.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is located within the Wendell Phillips Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 1/29/25. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
The subject site is currently nine undeveloped lots. There is a mix of grasses and mature trees. There are no existing curb cuts on the site. The site has access from Olive Street, East 20th Street, Park Avenue and Brooklyn Avenue. There is no regulated stream on the site.

CONTROLLING + RELATED CASES
13403-URD – Generally located at the northeast corner of Brooklyn Avenue and 20th Street, Ordinance No. 051226 approved a rezoning to district UR and a residential development on October 6, 2005.

PROFESSIONAL STAFF RECOMMENDATION
Docket 9.1 Recommendation: Approval

Docket 9.2 Recommendation: Approval

VICINITY MAP –

PLAN REVIEW

The applicant is proposing to rezone the subject property from District UR (Urban Redevelopment) to district R-2.5 (Residential). The applicant has requested the rezoning to allow for the sale of the properties without the controlling UR plan. The UR Plan currently limits development of the site to 29 total townhouse units. The Land Bank of Kansas City is requesting the rezoning to return the property to a base zoning district, to provide more development possibilities to the future owner.

The Heart of the City Area Plan recommends residential low density at this site which corresponds with the R-7.5 and R-10 zoning districts. Because the requested zoning district is not consistent with the area plan, staff required that the applicant also apply for an area plan amendment to the Heart of the City Area Plan from a future land use of residential low density to residential medium-density to better align with the proposed zoning designation.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezonings (88-515-08)

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:

A. Conformance with adopted plans and planning policies;
The rezoning request does not align with the Heart of the City Area Plan recommendation of residential low density; however, the proposed R-2.5 will be complementary to the adjacent residential neighborhood. The residential low density future land use corresponds with R-7.5 and R-10 zoning district, while the proposed residential medium-high density corresponds with R-2.5. The applicant applied for an area plan amendment to bring the land use designations into conformance with the requested rezoning.

The Long Range Planning division stated, "*The proposed rezoning will provide adequate transitions of density and land uses with the industrial uses to the north and lower density residential to the south. R-2.5 would provide an opportunity to create missing middle housing types that are within close proximity to the Prospect MAX and other transit routes, further contributing to creating a connected city with diverse infill housing options. With any residential development on this property, future plans should compliment the neighborhood to the south through building orientation and architectural character.*" – Jonathan Feverston

B. Zoning and use of nearby property;
Uses to the west and south are primarily single-family houses zoned R-1.5. To the north is a manufacturing district, with a Kansas City Water Services building, separated from the subject site by depressed railroad tracks. Blue Park is located to the east.

C. Physical character of the area in which the subject property is located;
The physical character of the area is relatively flat with a large amount of green space. The typical lot sizes to the south and west range from 4,000 to 10,000 square feet. To the north and east, lots are larger due to industrial and public uses of the sites.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
Public facilities and services are adequate to serve the site.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The subject property is undeveloped; the property is zoned UR allowing 29 townhome units. The property has not been developed since the approval of the controlling plan, therefore while suitable to the existing zoning the property is not being used to it's highest and best use.

F. Length of time the subject property has remained vacant as zoned;

The city has no record of the subject property being developed.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning will not be a detriment if the future development is designed properly. The applicant will need to work with City Staff to ensure concerns regarding design, density, and parking are addressed appropriately at the time of permitting.

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 be a hardship for the applicant, the Land Bank of Kansas City, MO. The land bank has been trying to sell the property with the attached controlling plan, but applicants have their own concepts and designs for the site. A denial of this application could lead to the property remaining vacant due to the restrictions of the controlling plan.

ATTACHMENTS

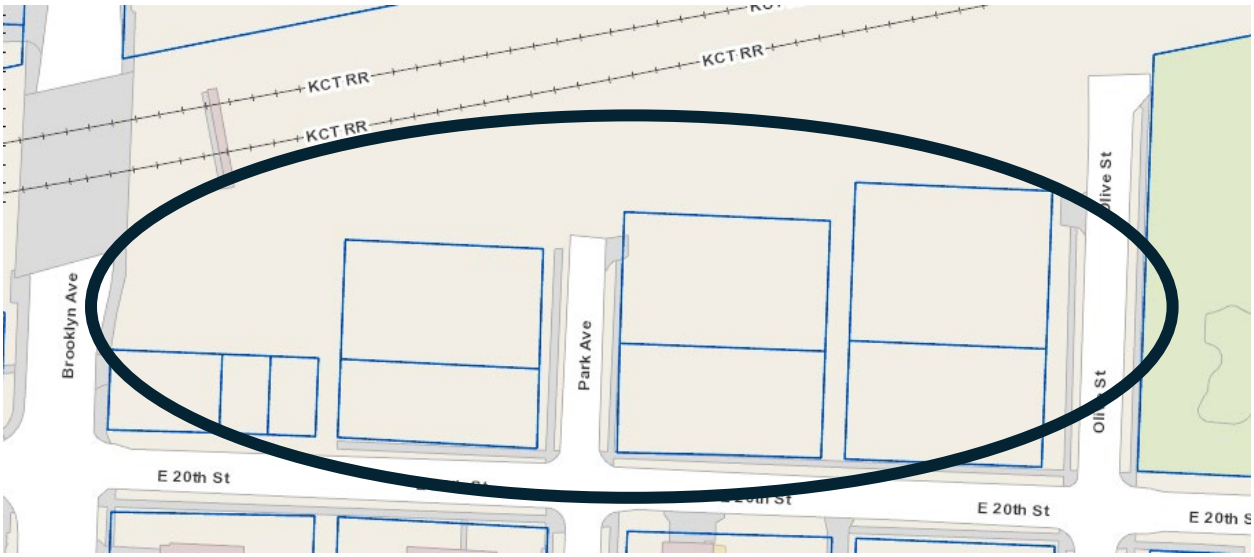
1. Applicants Submittal
2. Public Engagement Materials
3. *KC Spirit Alignment*

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval for the Rezoning** and **Area Plan Amendment** as stated in the conditions report.

Respectfully Submitted,

Justin Smith
Planner


KCT RR
KCT RR
KCT RR
Brooklyn Ave
Park Ave
E 20th St
E 20th St

URBAN RENEWAL DEVELOPMENT

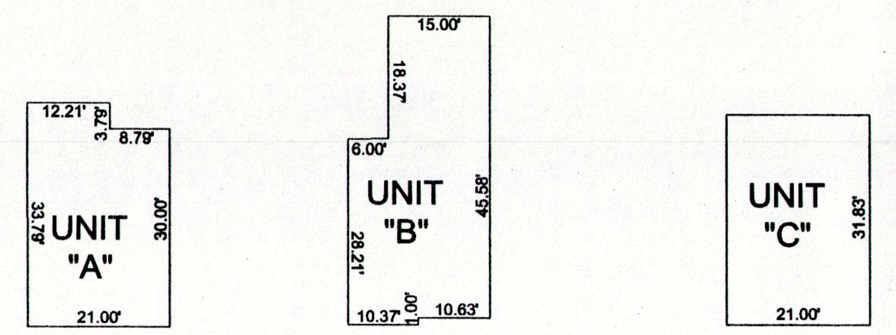
GEORGETOWN ESTATES

LOTS 1 THRU 10 BLOCK 4 & LOTS 1 THRU 16 BLOCK 3, COWHERD'S BROOKLYN HILL ADDITION

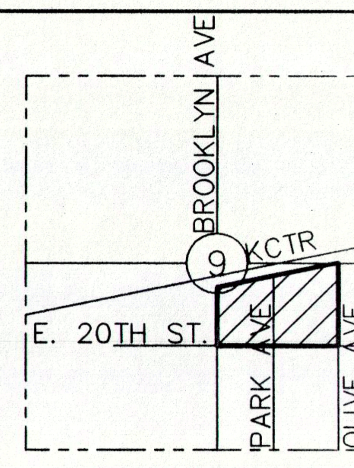
KANSAS CITY, JACKSON COUNTY, MISSOURI

NE QUARTER SECTION 9, TOWNSHIP 49 NORTH, 33 WEST

PARCEL APN #: JA29610190200000000 JA29610190700000000 JA29610200100000000
JA29610190300000000 JA29610201100000000
JA29610190400000000 JA29610201200000000
JA29610190500000000 JA29610200800000000

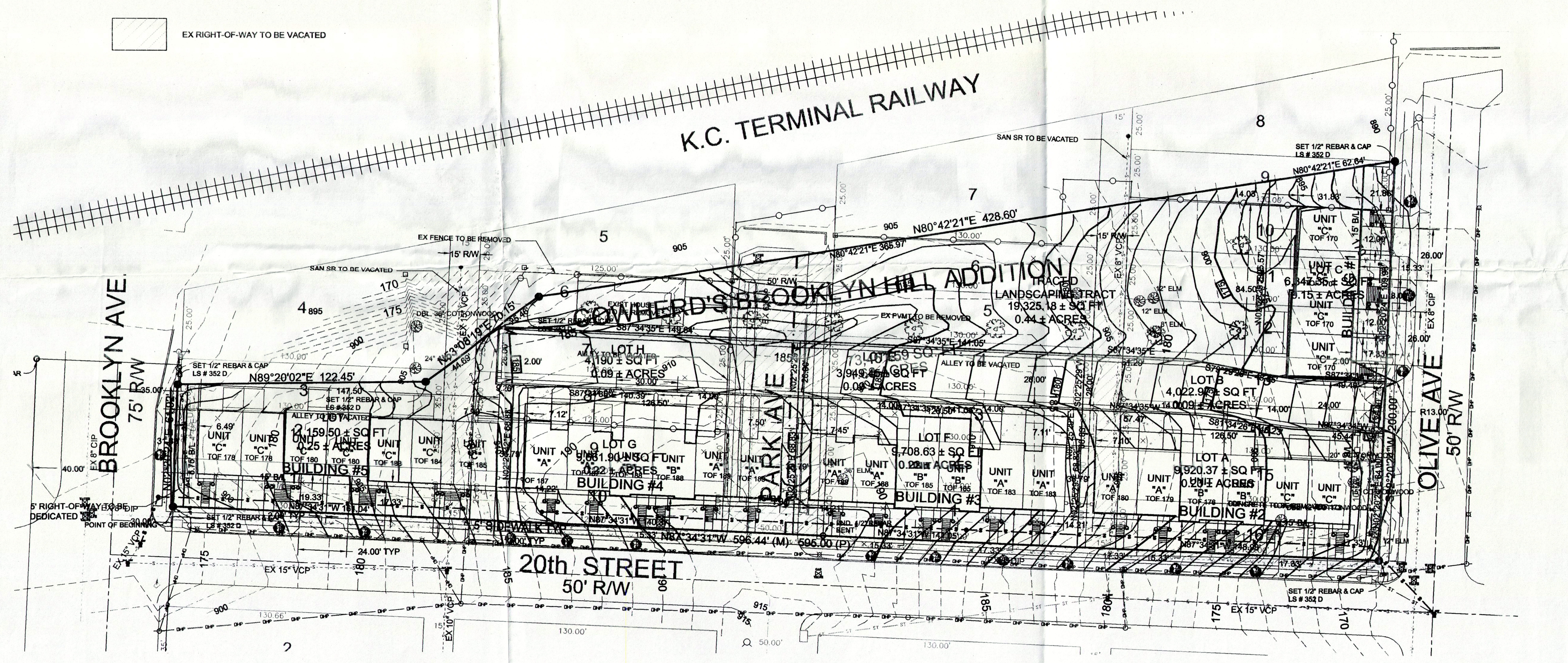


BUILDING UNIT FOOTPRINTS
N.T.S.



LOCATION MAP
SEC. 9, T49, R33
(Not to Scale)

EX RIGHT-OF-WAY TO BE VACATED



Property Description:

All that part of Block 3 and Block 4, Cowherd's Brooklyn Hill Addition, a subdivision in Kansas City, Jackson County, Missouri,
Commencing at the Southwest Corner of Lot 1 Block 4 and a point on the East Right of Way line of Brooklyn Avenue (as now Established),
Thence N 02°20'24" E, along said East Right of Way line of Brooklyn Ave. a distance of 61.92 feet;
Thence N 89°20'02" E, a distance of 122.45 feet;
Thence N 53°08'19"E, a distance of 70.15 feet;
Thence N 80°42'21" E, a distance of 428.60 feet, to a point on the West Right of Way line of Olive Street (as now Established);
Thence S 02°20'24" W, along said West Right of Way line of said Olive Street, a distance of 200.00 feet, also being the Southeast Corner of Lot 16, Block 3, of said Cowherd's Brooklyn Hill Addition and a point on the Northerly Right of Way line of 20th Street (as now Established);
Thence N 87°34'31" W along the said Northerly Right of Way line of said 20th Street, a distance of 596.44 feet to the Point of Beginning.
Containing 78,595.65 Sq. Ft.

GENERAL NOTES

1. PLAN SCALE IS 1"=30'.
2. METES AND BOUNDS ARE AS SHOWN ON DRAWING. LEGAL DESCRIPTION IS AS DESCRIBED ON PLAN.
3. NUMBER OF DWELLING UNITS:
   A.) TOWNHOMES - 29 UNITS
4. NUMBER OF DWELLING UNITS AND OTHER INFORMATION IS INDICATED IN THE DEVELOPMENT DATA TABLE.
5. LAYOUT OF STREETS AND PEDESTRIAN AREAS IS AS INDICATED ON PLAN. ALL PUBLIC SIDEWALKS ARE TO BE LOCATED WITHIN RIGHT-OF-WAY PER KANSAS CITY, MISSOURI STANDARDS
6. GENERAL CONFIGURATION OF BUILDINGS SHOWN ON PLAN.
7. LAND COVERAGE IS AS INDICATED IN DEVELOPMENT DATA.
8. RESIDENTIAL UNIT TYPES ARE SINGLE-FAMILY UNITS.
9. SETBACKS ARE AS INDICATED ON PLAN. INGRESS AND EGRESS TO LOTS A, F, & G WILL BE FROM A PRIVATE DRIVE.
10. HALF STREET IMPROVEMENTSON BROOKLYN AVE., 20TH ST., AND OLIVE AVE., INCLUDING CURB AND GUTTER AND SIDEWALK REPLACEMENT IS INCLUDED AS PART OF THE PROJECT IMPROVEMENTS.
11. NO ADDITIONAL DEDICATION OF RIGHT-OF-WAY ON BROOKLYN AVE. IS REQUIRED.
12. EXISTING TOPOGRAPHY SHOWN ON PLAN.
13. PARKING AREAS ARE AS PROPOSED HEREON.
14. EXISTING AND PROPOSED RIGHT-OF-WAYS ARE SHOWN AS THUS:
    EXISTING
    PROPOSED
15. EXISTING AND PROPOSED CURBS ARE SHOWN AS THUS:
    EXISTING
    PROPOSED
16. EXISTING AND PROPOSED CONTOURS ARE SHOWN AS THUS:
    EXISTING 970
    PROPOSED 970
17. NO PHASING IS PROPOSED FOR THIS PROJECT.
18. TOTAL PROJECT DENSITY IS 2,707 S.F./UNIT.
19. NORTH PROPERTY LINE TO BE CEDAR PRIVACY FENCE OR SOUND BARRIER WALL.
20. RIGHT-OF-WAY TO BE VACATED IS SHOWN AS THUS
21. 3:1 DEPTH TO WIDTH RATIO PER SECTION 66-124 OF THE SUBDIVISION REGULATIONS BE WAIVED FOR LANDSCAPING TRACT D.
22. CROSS ACCESS EASEMENTS FOR COMMON DRIVE PROVIDED ON FINAL PLAT.
23. APPROVED DRAINAGE STUDY -- NO DETENTION IS REQUIRED
24. REQUEST THAT THE 3:1 DEPTH TO WIDTH RATIO PER SECTION 66-124 OF THE SUBDIVISION REGULATIONS BE WAIVED FOR LOT D

CITY PLAN COMMISSION RECOMMENDED APPROVAL SUBJECT TO CONDITIONS
Charles F. Myers CHAIRMAN
Virginia Walsh ASSISTANT SECRETARY
DATE: 8-17-05

LANDSCAPE NOTES:

1. LOCATION OF EXISTING UTILITIES ARE APPROX. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND NEW UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.

2. PERFORM TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH ALL STATE & LOCAL REQUIREMENTS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT IMPROVEMENTS ARE IN PLACE. REFER TO CIVIL ENGINEERS GRADING AND EROSION CONTROL PLANS.

3. ALL TREE BASINS SHALL RECEIVE A MINIMUM 2" OF ROCK MULCH. MATCH EXISTING SOD CURRENTLY IN LANDSCAPE BEDS.

4. PRIOR TO SODDING, THE CONTRACTOR SHALL FINE-GRADE BY PACKING, ROLLING, AND/OR DRAGGING TO INSURE DRAINAGE & CREATE A SMOOTH, UNIFORM SURFACE.

5. ALL DISTURBED AREAS WITHIN DESIGNATED LANDSCAPE AREAS SHALL BE SEEDED OR SODDED.

DEVELOPEMENT DATA:

LAND USE	TOWNHOMES
GROSS AC.	1.8 AC
STREET R/W	0 AC
NET AC.	1.8 AC
TOTAL LOTS	9
TOTAL UNITS	29
UNIT PER NET AC.	17.16
EXISTING ZONING	M1
PROPOSED ZONING	URD
DISTRICT REQUESTED	URD
PROPOSED BUILDING USE	RESIDENTIAL

APPLICANT:
CONTACT PERSON: GARY GABEL
GABEL COMPANIES LLC.
4645 BELLEVIEW
KANSAS CITY, MO
(816) 931-9000 (PHONE)
(816) 931-9148 (FAX)

STATE OF MISSOURI BOB W. STEVENS NUMBER LS-2349 REGISTERED LAND SURVEYOR

SCALE 0 30 60 1"=30'

FOR REVIEW ONLY (PRELIMINARY) | APPROVED FOR CONSTRUCTION
DATE: | REVISION: | BY:

URBAN RENEWAL DEVELOPMENT
GEORGETOWN ESTATES
KANSAS CITY, JACKSON COUNTY, MISSOURI

SEAL / INITIALS

Job No: 04-3071
DRAWING NAME: URD.DWG
Scale: 1"=30'
Drawn By: JEG Date: 06/06/05
Check By: SHE Date: 06/16/05
Sheet No. 1 OF 1

LOGAN & ASSOCIATES, INC.
Professional Engineers & Professional Land Surveyors
6607 Royal Street, Suite A
Pleasant Valley, Missouri 64068
(816) 781-7626
Fax (816) 781-7483

13403-URD

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00104

Meeting Date: JANUARY 29, 2025

Meeting Location: 1600 BUCK O'NEIL WAY KCMO 64108

Meeting Time (include start and end time): 6:00PM-7:00PM

Additional Comments (optional):

Start time 6:05pm
End Time 6:28pm

Meeting Sign-In Sheet

Project Name and Address

GEORGETOWN ESTATES REZONING

GEORGETOWN ESTATES REZONING

Name	Address	Phone	Email
Ciiggy	702 S N Nigter		
Anthony Culp	4949 Booth Court	(816) 226-9913	
John Young	8680A Greenhills	816457-4860	
Vanassa Barner	2009 Olive St	816-985-9119	nessabarner@gmail.com
Anthony Barner	2009 Olive St		
Marilyn Hunter	2012 Olive St	816-803-3655	mlhsh@adl.com
WM CAMP	"	"	"
Monica Nance	295 Olive	816-588-2317	monance61@gmail.com

General LRP Checklist

This is the General Checklist for development case reviews completed by the long range district planners.

Case Information

LRP Planner Name
Jonathan Feverston

LRP Planner Email
jonathan.feverston@kcmo.org

Case Number
CD-CPC-2024-00104

Case Type
Rezoning without a Development Plan

What area plan is the proposed project in?
Heart of the City Area Plan

What is the subject property's dominant zoning?
UR

Does the subject property have more than one zoning?
Yes

What other zoning is applied to the subject property?
M1

What is the subject property's dominant FLU designation?
Low Density Residential

Does the subject property have more than one FLU designation?
No

Is there another ongoing case number associated with this project?
No

Assigned DMD Planner
Justin Smith

Area Plan Considerations

Land Use

What are the surrounding land uses?
Surrounding land uses include single family residential and small multifamily homes to the south. East of the property is Blues Park, and north of the property includes railroad tracks and industrial land uses.

How would the surrounding land uses be impacted by the proposed project?
The surrounding land uses would not be greatly affected by the rezoning of the properties to R-2.5. R-2.5 would provide complementary uses at the edge of the neighborhood adjacent to a city park and the Prospect MAX bus line.

If a rezoning would be required for the proposed project, would this be considered a "spot" zoning?
No

Is there an established, desired architectural theme in this area and would this project disrupt or complement it?
The established architectural theme includes homes from the early 20th century and newer constructed homes from the early 2000's. Homes are on smaller lots with minimal side and front setbacks.

Is there an established building scale in the area and would this project disrupt or complement it?
The established building scale includes 1, 2, and 3 story homes and industrial warehouses to the north. The proposed uses in R-2.5 would compliment the residential districts and the historic missing middle housing stock in this part of the Heart of the City Area Plan.

Would the proposed project result in appropriate transitions between land uses?
The proposed zoning district would provide appropriate transitions, as less intensive future land uses are located to the south, and industrial land uses are to the north. R-2.5 would transition between the intensity of uses.

Would the proposed project result in appropriate transitions between buildings of differing scale and intensity of use?
The proposed project would create appropriate transition between buildings of different scale and intensity by allowing small multifamily housing between single family residential and industrial uses.

Would the proposed land use be consistent with the area plan future land use (FLU) designation?
The proposed zoning would not be consistent with the area plan future land use. The FLU is residential low density which corresponds with R-10 and R-7.5 zoning.

Would the proposed land use require a change in zoning that would then require an area plan amendment to the FLU map?
An area plan amendment from residential low density to residential medium high density would be needed to correspond to the zoning of R-2.5 requested and to conform to the definition of residential medium high in the Heart of the City Area Plan.

What Housing and Neighborhoods guidance does the area plan provide for the location of the proposed project?
The housing and neighborhoods guidance includes using a Land Bank to receive and sell vacant properties, creating a critical mass of redevelopment to avoid isolating new developments, providing density and transitioning in key areas, and provide a diverse housing stock. The rezoning of these

properties would better market the properties for selling by the Land Bank, it would potentially concentrate redevelopment based on redevelopment occurring west of Brooklyn Avenue along E. 20th Street, and it would transition intensity of uses while adding more multifamily housing options.

Infrastructure

What is the current classification for streets adjacent to the site according to the Major Street Plan?
Adjacent streets are not on the major streets plan.

If new streets are proposed, do they use the grid pattern, are they appropriately connected to adjacent streets, and are they providing connection points to future development?
No new streets

Does the area plan have specific guidance or recommendations for street patterns, alignment, or future connection points?
None for this property or adjacent streets beyond constructing complete streets and exploring road diets and lane narrowing on collectors and major streets.

Would the projected level of vehicular activity match the type of street the site would take access from?
N/A

What is the predominant current condition of the adjacent streets?
Improved

Would the proposed project trigger half street improvement requirements?
No

How much vehicular activity would the project generate?
N/A

What kind of vehicles would be entering and exiting the site?
Passenger vehicles, delivery vans, moving trucks

Would the proposed access to and from the site impact neighboring properties?
Proposed access would be from E. 20th Street and Brooklyn Avenue, which are residential and collector streets. Based on the size of the properties and the allowable building forms for R-2.5, minimal traffic impacts will occur based on the capacity of adjacent streets.

Would the proposed project provide adequate bus, pedestrian, and bike access?
The proposed rezoning would open more households than previous zoning and future land uses to transit options on Prospect Avenue, 23rd Street, and 18th Street.

How much pedestrian activity would the project generate?
The project would generate some pedestrian activity from any potential residents or neighborhood-serving retail.

Would the proposed project trigger a Traffic Impact Study?
No

Would the proposed project trigger a Walkability Study?
No

Would the proposed project adequately address stormwater detention needs for the subject property?
The rezoning does not include information about stormwater and would be considered with any

development or project plan on the site.

Would the proposed project incorporate green stormwater management methods?
N/A

Would the proposed project remove a significant amount of existing vegetation and pervious surfaces?
N/A

Would the landscaping proposed by the project provide adequate buffering, aesthetics, shade, etc.?
Any residential structures would require adequate buffering and screening between the properties and the railroad.

Public Realm

Is the subject property in a National or Local Historic District?
No

What important cultural amenities are located near the subject property?
18th and Vine historic district, Zhou B. Arts center, Lincoln Preparatory High School

What important community assets are located near the subject property?
18th and Vine historic district is northwest of the properties and can be access via Brooklyn Avenue.

Other Considerations

Does the area plan contain any recommendations that are applicable to the proposed project site?
The area plan does not identify this area as a focus area or priority area. Prospect Avenue is nearby and identified as a corridor that should incorporate TOD.

If the proposed site is on a major transit corridor, have TOD principles been incorporated into the project design?
The properties are adjacent to Prospect Avenue (within 1 block) which is a priority transit corridor and should include higher density development which R-2.5 would support.

Is the proposed site in a designated sub-area in the area plan? If so, what guidance is provided that is applicable to the subject property?
Not in a sub-area

Is the proposed site located on an "image street" and, if yes, what recommendations are stated in the area plan?
No image streets

Other Plans to Review

Bike KC Plan Guidance
N/A

KC Walkability Plan Guidance
Sidewalk repair and new sidewalks should be incorporated into any development proposed on the rezoned properties.

Trails KC Plan Guidance
N/A

Major Street Plan Guidance
N/A

Capital Improvements Plan
Smart sewers scheduled for main under Olive Street from E. 20th Street to the railroad. Wendell Phillips sidewalk repair are also scheduled and any owner should work with public works to ensure that sidewalks are repaired when development occurs.

Small Neighborhood or Streetscape Plans
Property is within the Wendell Phillips Downtown East Neighborhood Plan, however no specific strategies related to this property is included beyond that a jazz musician had once lived on one of the properties. This should be denoted in a future development plan with a historic marker.