

KANSAS CITY MISSOURI

Area Plan Amendment & Zoning Map Amendment (Rezoning)

CD-CPC-2024-00131

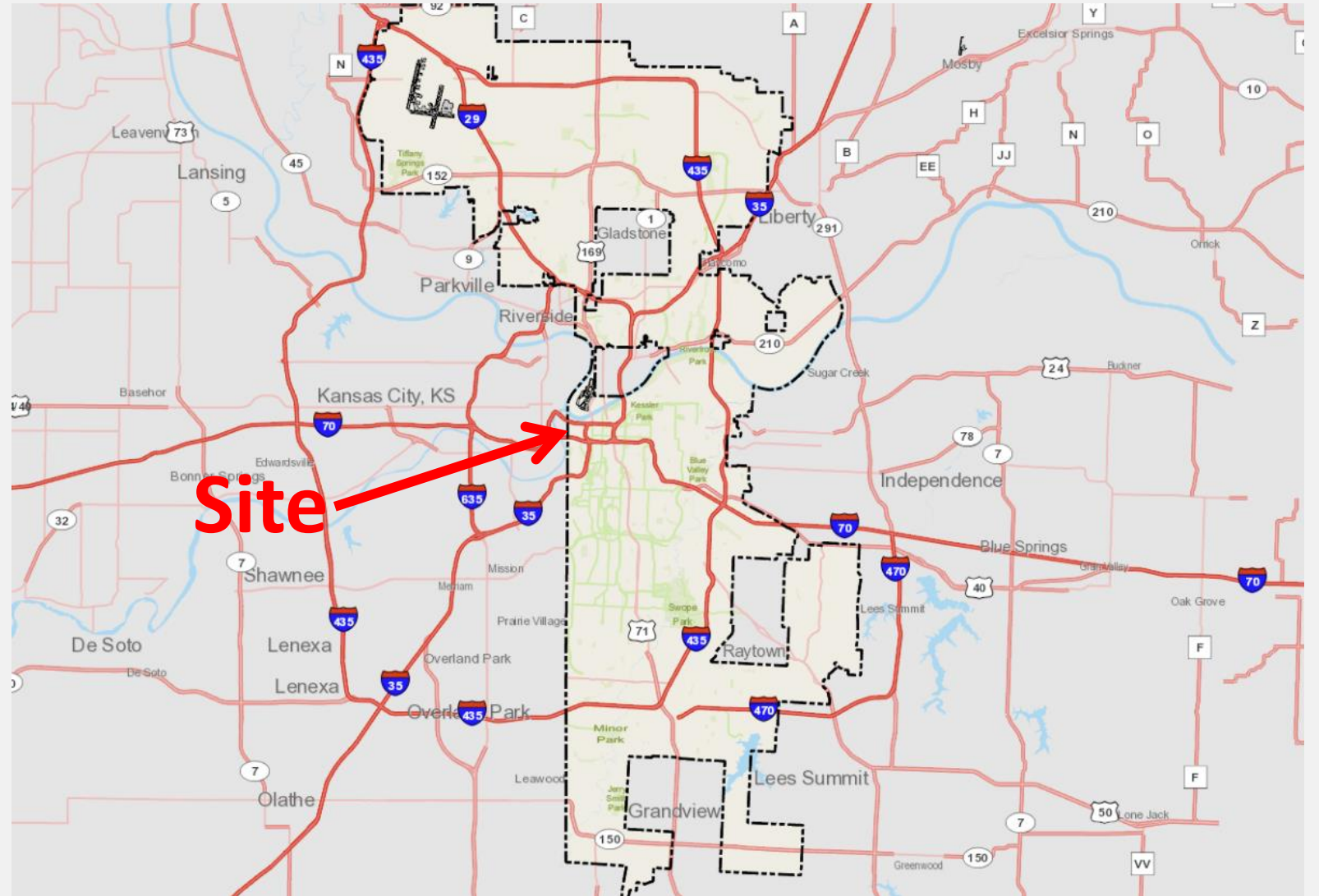
1004 West 18th Street Rezoning

October 16th, 2024

City Plan Commission

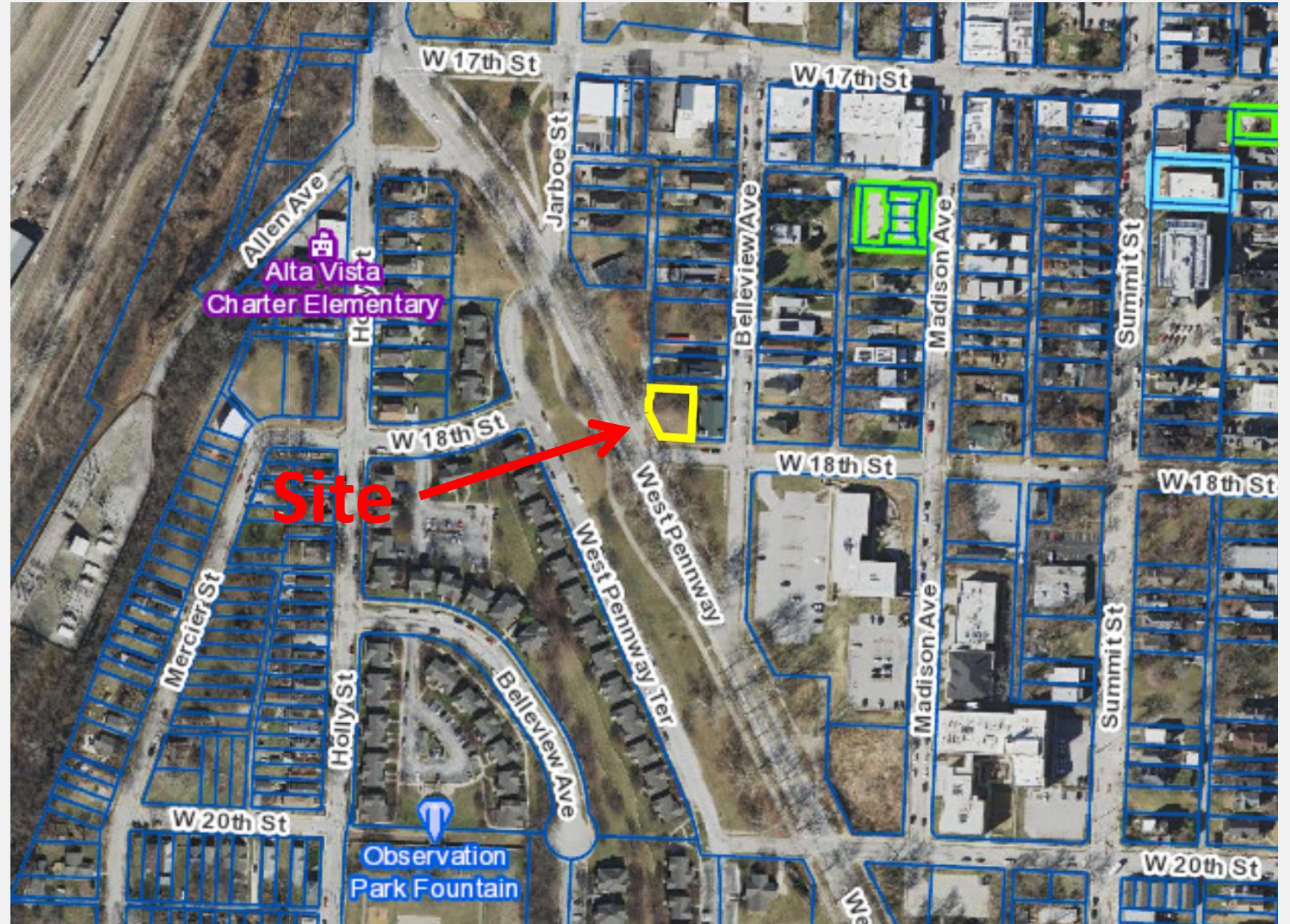


Location



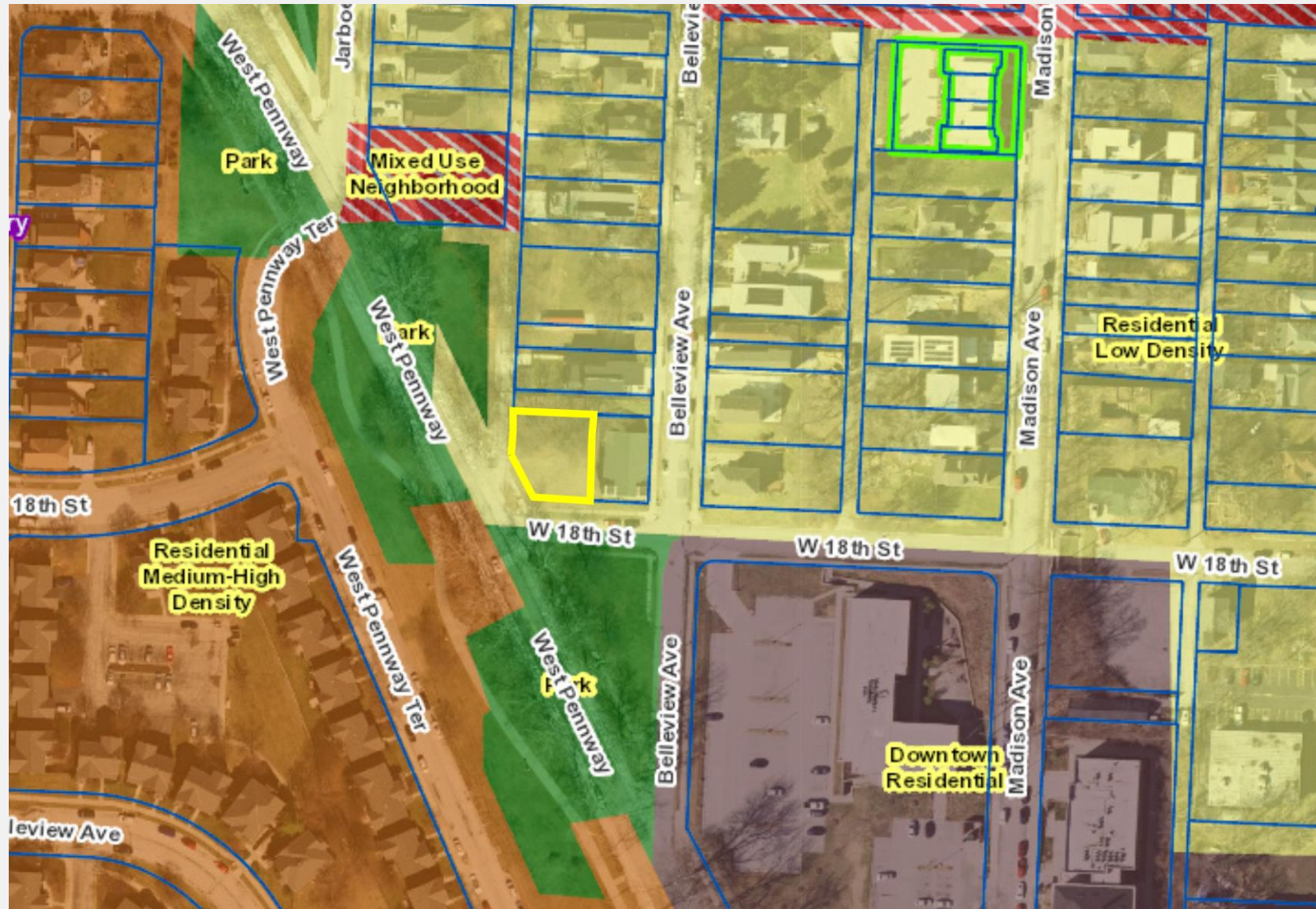
Location

- 1004 W 18th St



Future Land Use

- Future Land Use:
 - Residential Low Density
- Greater Downtown Area Plan Recommendation:
 - R-5, R-6, R-7.5 and R-10
- Current Zoning does not comply with FLU
- Area Plan Amendment
 - Residential High Density



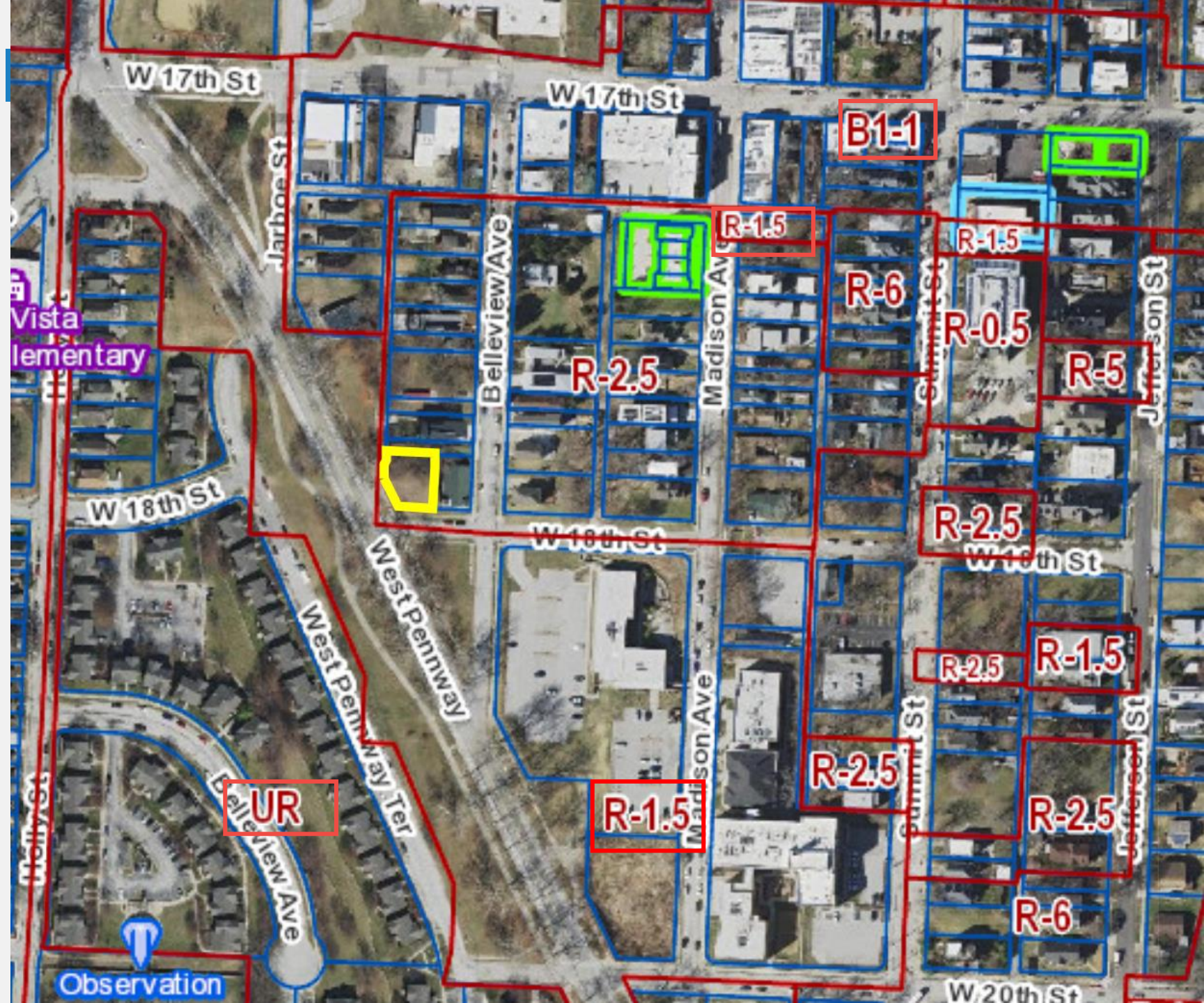
88-515-08 - REVIEW CRITERIA

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;
- B.** zoning and use of nearby property;
- C.** physical character of the area in which the subject property is located;
- D.** whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
- E.** suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;
- F.** length of time the subject property has remained vacant as zoned;
- G.** the extent to which approving the rezoning will detrimentally affect nearby properties; and
- 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.

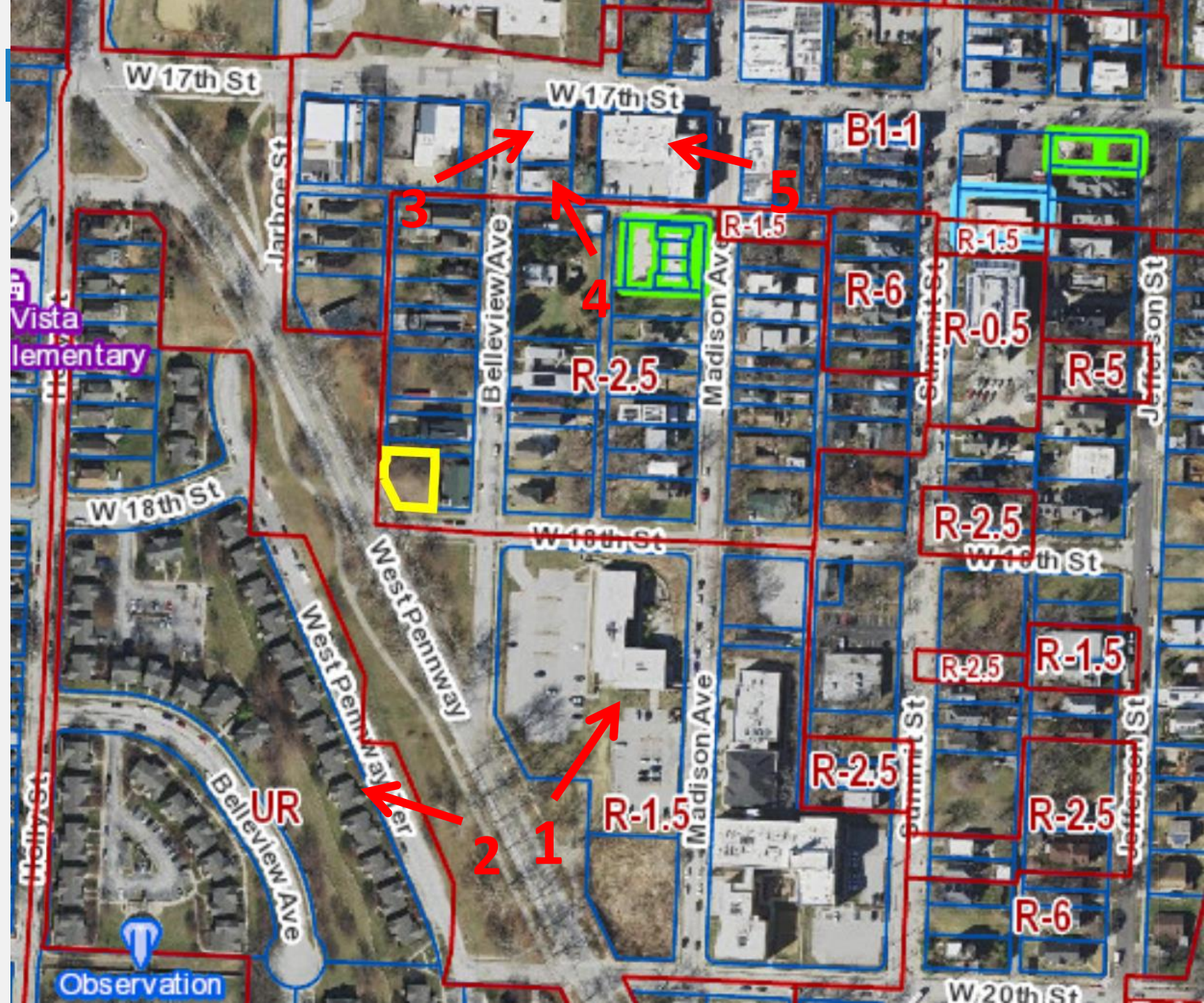
Nearby Zoning

- Surrounding Zoning
 - R-1.5
 - B1-1
 - UR (Urban Redevelopment)
 - UR for a Residential development



Nearby Land Use

1. Switzer Lofts – 114 units
2. Villa Del Sol – 2 units duplexes
3. 17th and Belleview – Multi-unit building
4. 17th and Belleview – Multi-unit building
5. 17th & Madison – Multi-unit building



Review Criteria 88-515-08

a. Conformance with The KC Spirit Playbook, KCI Area Plan and other relevant adopted policies;

The rezoning request does not align with the Greater Downtown Area Plan recommendation of residential low density; however, the proposed R-1.5 zoning will be complementary to the adjacent residential neighborhood. The applicant applied for an area plan amendment to bring the land use designations into conformance with the area plan.

b. The zoning and use of nearby property;

Uses to the north are primarily single-family homes zoned R-2.5. To the south is a mix of multi-family housing development, zoned R-1.5, consistent with this request. To the west is a multi-family residential development, zoned UR (Urban Redevelopment). To the east is the Greenwood Social Club which is an entertainment venue.

c. The 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 north and directly east, range from 5,000 to 10,000 square feet. To the south and west, larger lots range in sizes from two to four acres.

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 this site.

e. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The subject site is undeveloped and it is suitable to the existing zone it is restricted to.

f. The length of time the subject property has remained vacant as zoned;

There amount of time the property has been vacant is unknown.

g. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning will not be a detriment if the proposed structure 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 not be a hardship for the applicant. The applicant can choose to develop a housing type that is allowed in the R-2.5 zoning district.

**View Looking
North on
West 18th St.**



**View off of
West
Pennway**



Docket #11.1

Staff Recommendation

Approval without conditions

Docket #11.2

Staff Recommendation

Approval without conditions

Greater Downtown Area Plan - Neighborhoods & Housing, Public Realm

- Double Downtown Population and Focus Density
 - By ensuring a diverse range of housing options and creating attractive and desirable neighborhoods (130).
- Create Livable Neighborhoods
 - Continue to ensure there is an adequate supply of affordable housing and housing types for all ages and lifestyles (131).
- Provide Diverse Housing Options
 - Increase housing opportunities for those with moderate and low incomes. Promote mixed income housing that does not create concentrations of low income housing. (134).
- W. Penn Way is a “corridor street” which supports “denser development and greater, more diverse, transportation loads” (100).

KC Spirit Playbook



- Community Development
 - CD-22
 - Encourage and support infill development on appropriate vacant lots that use existing infrastructure
 - Housing Affordability & Density
 - HA-11
 - Continue to explore opportunities to allow dense housing types, particularly missing middle housing styles, in all areas of the city.
 - Use area planning to identify appropriate areas for additional density.
 - HA-14
 - Utilize the area plan update processes to identify and explore opportunities for increased housing density throughout the city, particularly in transit corridors and near employment and activity centers.