



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project 29th and Benton PIEA Plan

Hearing Date August 4, 2020

Item	Case	Request
#15	CD-CPC-2020-00086	Tax Incentive Plan

Item	Staff Recommendation(s)
#15	No Recommendation

Applicant

Pamela Grego
Planned Industrial Expansion Authority
(PIEA)

Owner

2651 LLC (northern parcel),
2644 E 29th Properties LLC (western south
parcel), and
29th Street Properties LLC (eastern south
parcel)

Location 2651 Victor St, 2646 E 29th St,
and 2700 E 29th St

Area On about 2.057 acres

Zoning R-1.5

Council District 3rd

County Jackson

School District KCMO 110

Surrounding Land Uses

North: Residential uses zoned R-1.5

East: Residential uses zoned R-1.5

South: Residential uses zoned R-1.5

West: Residential uses zoned R-1.5

Land Use Plan

The Heart of the City Area Plan recommends Residential Medium Density land use for the southern two parcels with existing apartment buildings, and Residential Urban Low Density land use for the northern parcel. The request conforms to this recommendation for the southern two parcels and does not conform for the northern parcel which is currently used as a 5 unit building.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes, but does not require public notification.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing is not required for Tax Incentive Plan (PIEA) therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

SUMMARY OF REQUEST

Applicant is seeking approval of a PIEA Plan with a finding of blight to establish the 29th and Benton PIEA General Development Plan.

PURPOSE

Applicant is seeking incentives from the Planned Industrial expansion Authority (PIEA) which requires the City Plan commission to declare the subject property blighted and approve a General Development Plan.

CONTROLLING CASE

No relevant controlling case history.

RELATED RELEVANT CASES

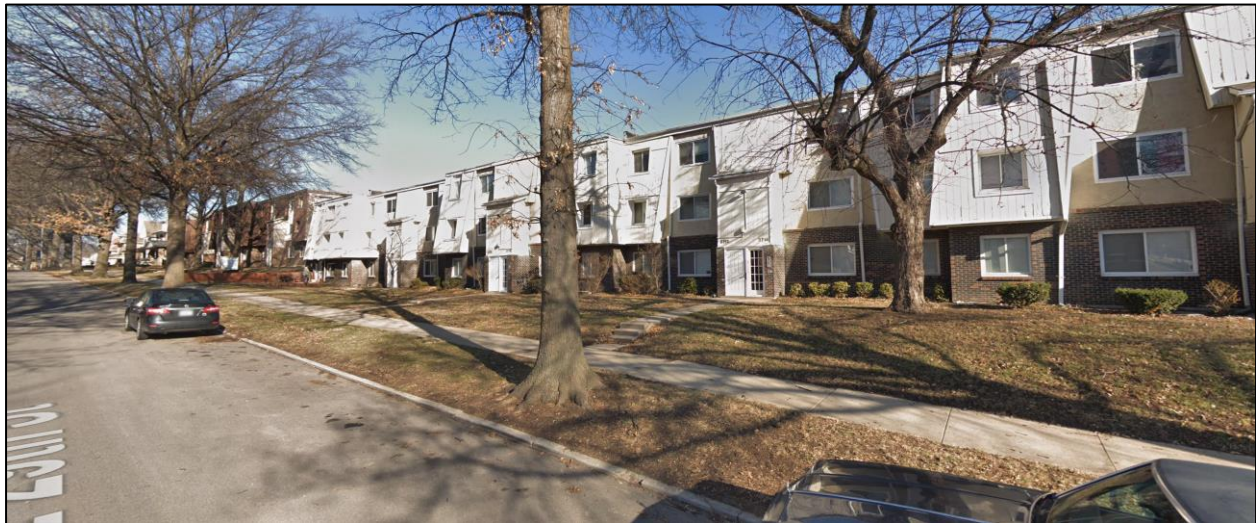
No other relevant case history for these three parcels.

EXISTING CONDITIONS

The site is loosely bounded by Victor St to the north, Benton Blvd to the east, E 29th the south, and existing single-family homes to the west. The existing "Chase Apartments" make up the southern two parcels consisting of 48 multi-family dwelling units of 45,420 sq ft spread over two 3-story buildings. The northern parcel consists of a former large single-family home that was previously converted in to a 5-unit building by a previous owner.



Arial View



Street View from E 29th St looking northwest



Street View from Victor St looking southwest

NEARBY DEVELOPMENTS

North: Mostly single-family homes with one converted into a duplex building

East: Mostly single-family homes, with one converted into a duplex building, and one converted into a multi-unit building, and one vacant lot

South: Mostly single-family homes, with one converted into a duplex building, and one converted into a multi-unit building, and one vacant lot

West: Single-family homes

MAJOR STREET PLAN

The eastern side yard property line of the most easterly placed apartment building abuts Benton Blvd. which is an established Boulevard roadway under the city's adopted Major Street Plan.

KEY POINTS

- The intention of the proposed PIEA General Development Plan and finding of blight analysis is to find funding mechanisms to help with the rehabilitation costs of the three existing buildings.

PLAN REVIEW

Area Plan Analysis

The Heart of the City Area Plan recommends Residential Medium Density land use for the southern two parcels with existing apartment buildings, and Residential Urban Low Density land use for the northern parcel. The request conforms to the land use recommendation of the area plan for the southern two parcels as Residential Medium Density. However, the northern parcel does not conform to the recommended land uses in the area plan of Residential Low Density for the existing converted single family home into a 5 dwelling unit building.

Blight Analysis

City Staff does not comment on whether the site is blighted or not, however a blight analysis prepared by Belke Appraisal & Consulting Services, Inc. determines that the area is blighted.

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval of the General Development Plan** on the application, plans, and documents provided for review prior to the hearing.

Respectfully Submitted,

Christopher Hughey, AICP
Lead Planner