CITY PLAN COMMISSION STAFF REPORT

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

December 4, 2024

Project Name
608 E 34th Street Rezoning

Docket #9.1, 9.2

Request
CD-CPC-2024-00161
Rezoning without Plan

CD-CPC-2024-00162
Area Plan Amendment

Applicant
Katharine Ross
Oppenheimer Law

Owner
Steve Perry

Location	608 E 34th Street
Area	About 0.16 Acres
Zoning	R-1.5
Council District	4th
County	Jackson
School District	KCMO 110

Surrounding Land Uses
North: Residential, zoned R-1.5
South: Residential, zoned R-2.5
East: Residential, zoned R-1.5
West: Residential, zoned R-1.5

KC Spirit Playbook Alignment
CD-CPC-2024-00161 is likely to align.

Land Use Plan
The Midtown/Plaza Area Plan recommends Residential Low Density for this location. See Criteria A for more information.

Major Street Plan
E 34th Street is 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 R-1.5 (residential 1.5) to district B1-1 (commercial 1) and an amendment to the Midtown/Plaza Area Plan from Residential Low Density to Mixed Use Neighborhood on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street.

PROJECT TIMELINE
The application for the subject request was filed on 10/22/2024. No scheduling deviations from 2024 Cycle 12.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is located within the Hyde Park Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 11/25/2024. A summary of the meeting is attached to the staff report, see Attachment #2.

EXISTING CONDITIONS
There are three lots within the project area, each property has an existing structure on it.

CONTROLLING + RELATED CASES
14876-SU – Approved a special use permit to allow an existing mixed-use building to be used for Neighborhood-serving Retail in District R-1.5 (residential 1.5), approved on 10/24/2017.

PROFESSIONAL STAFF RECOMMENDATION
Docket #9.1 Approval without Conditions
Docket #9.2 Approval without Conditions

Vicinity Map –

PLAN REVIEW

No plan submittal is required for this application type, however the applicant did provide a set of plans for the proposed project. Staff did not review the plan set, and only reviewed the rezoning and area plan amendment request. The applicant is looking to use the property for an artisan manufacturing use. The proposed use requires a rezoning to district B1-2, the applicant has combined the three properties as requested by staff in preparation for the rezoning.

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 applicant is seeking to amend the Midtown/Plaza Area Plan to Mixed Use Neighborhood to better match the proposed future land use. Should the rezoning and area plan amendment be approved the property will be in compliance with adopted plans and planning policies.

The Long Range Planning Division stated the following, *"The rezoning without a plan for 608 E 34th St. adheres to the Midtown/Plaza plan and is **likely** to advance KC Spirit Playbook goals. The building at this site was clearly originally intended for commercial use. To preserve the buildings, it is appropriate to*

rezone this property out of the residential zoning and amend the future land use. Mix Use Neighborhood most appropriately corresponds to the B1 zoning." – Luke Ranker

B. Zoning and use of nearby property;
The surrounding properties are zoned and used residentially. The Academie Lafayette is located south west of the property.

C. Physical character of the area in which the subject property is located;
The area the subject property is located in is fully established residential neighborhood with an existing school.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
Not applicable as this is a rezoning without plan and area plan amendment. The applicant will need further permitting from the City.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The design and site placement of the buildings imply the buildings were meant to be used commercially. Additionally, historical pictures of the site show the commercial nature of the property, see attachment 1. The subject property is not suitable for the use to which it has been restricted to under the existing zoning regulations.

F. Length of time the subject property has remained vacant as zoned;
The subject property has been vacant for approximately 10 years.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning will not detrimentally affect the nearby properties, the rezoning allows for uses that are typically found in a neighborhood setting and contributes to the comfort and convenience of the public. Additionally, the intensity designator ensures that any future developments have a limited building height to preserve the character of the neighborhood.

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.
Should the application be denied, the structures on the property would most likely remain vacant.

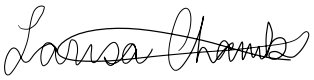
ATTACHMENTS

1. Historical photos of the property
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval without Conditions** for the area plan amendment and the rezoning request.

Respectfully Submitted,



Larisa Chambi, AICP
Planning Supervisor

SSMAKING
11-30--9

DRESSMAKING
11-30-10

Meeting Sign-In Sheet

Project Name and Address

608 E 34th Street Rezoning Plan Number: CD-CPC-2024-00161

604, 608, & 612 E. 34th St., Kansas City, MO 64109

Name	Address	Phone	Email
Chris Koch	3927 Harrison St. KCMO 64110	816.769.9089	kochris6@me.com
Jakob (no last name given)			

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00161

Meeting Date: November 25, 2024

Meeting Location: Zoom Webinar

Meeting Time (include start and end time): 7:00pm - 7:40pm

Additional Comments (optional):

The Hyde Park Neighborhood Association held their quarterly meeting on November 19th. Applicants were present and discussed the project, and answered questions and comments from the neighborhood. This may be why attendance was light at the public engagement meeting.