KANSAS CITY MISSOURI

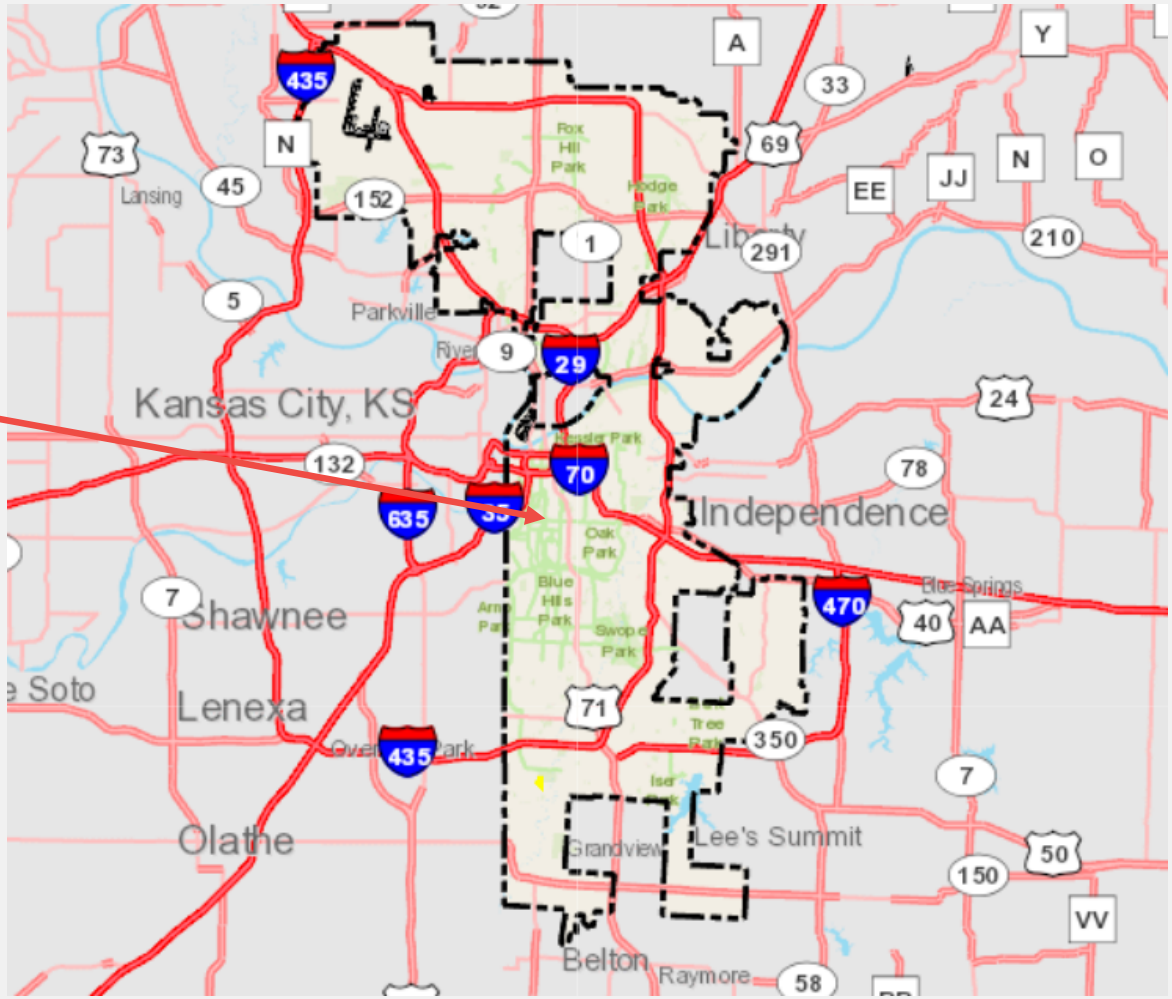
CD-CPC-2024-00161
CD-CPC-2024-00162

608 E 34th Street – Area Plan Amendment and Rezoning without Plan

12/04/2024

City Plan Commission

Subject Property



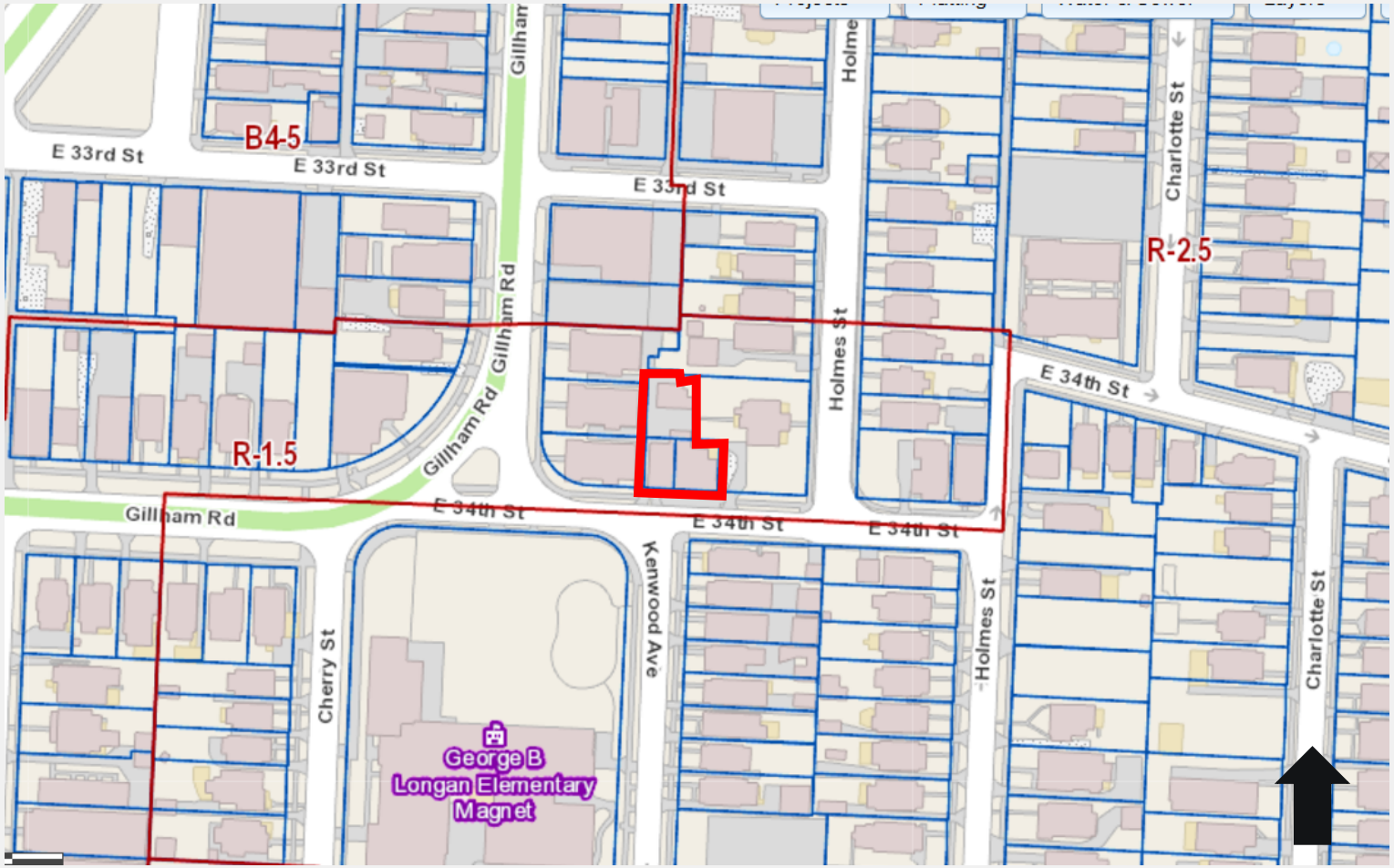
KANSAS CITY MISSOURI

City Planning and Development

Zoning

Current Zoning – R-1.5

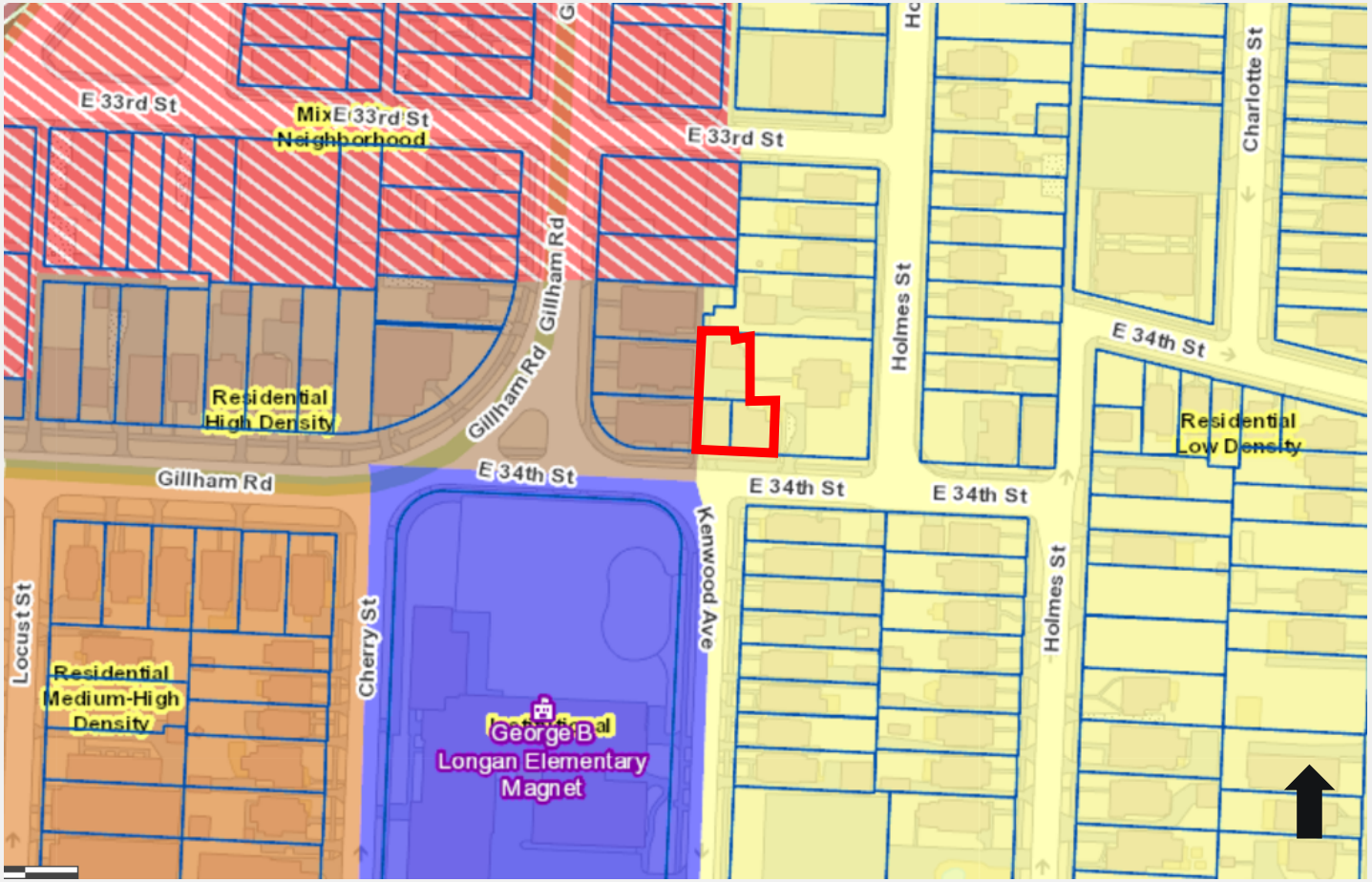
Proposed Zoning – B1-1



Midtown/Plaza Area Plan

Current – Residential Low Density

Proposed – Mixed Use Neighborhood



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:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-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.

SSMAKING
11-30--9

DRESSMAKING
11-30-10

View from the intersection of E 34th Street and Kenwood Avenue

Staff Recommendation:

CD-CPC-2024-00162 – Area Plan Amendment - Approval without Conditions

CD-CPC-2024-00161 – Rezoning without Plan – Approval without Conditions