Ordinance No. 250085

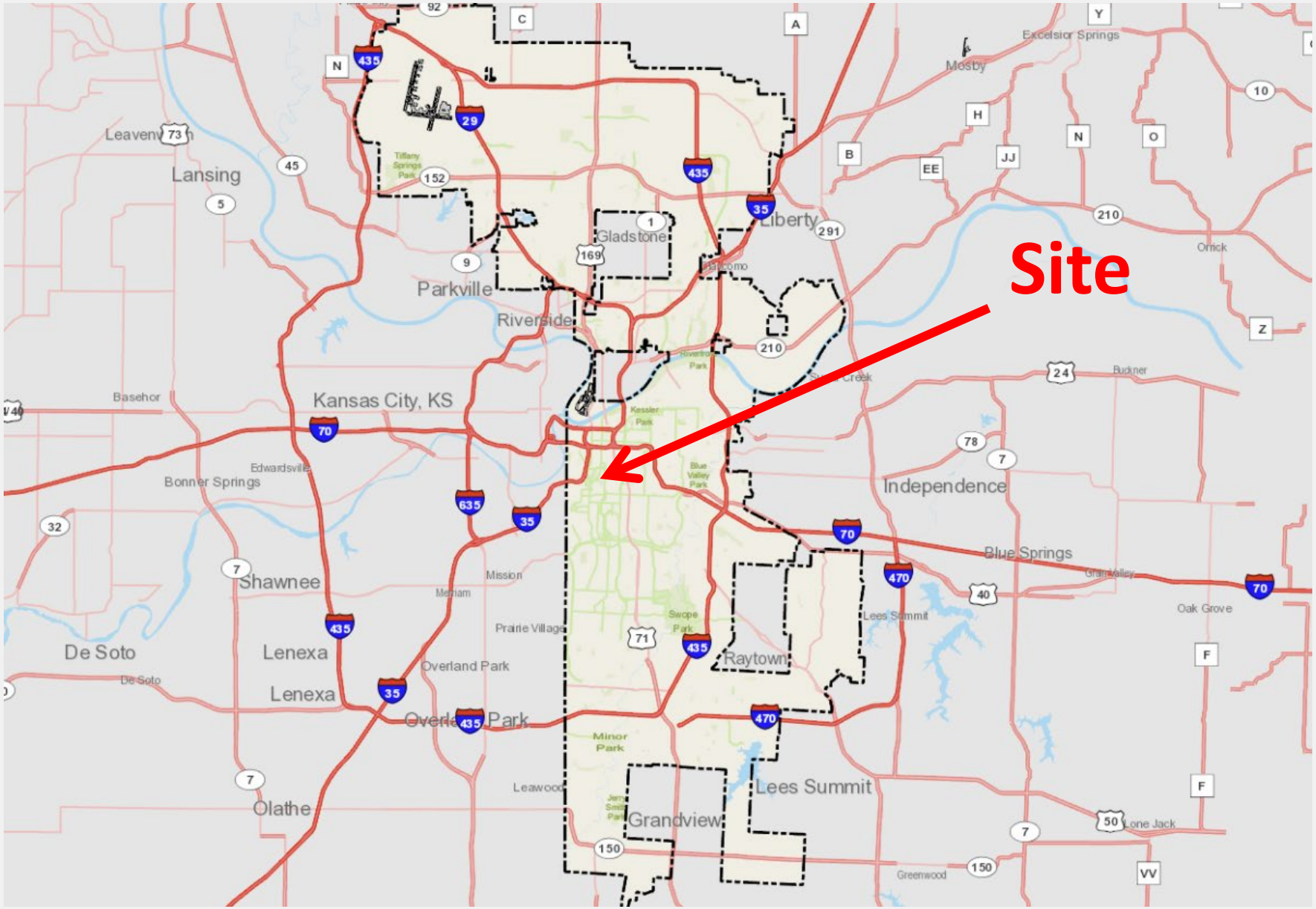
Rezoning to UR (Major Amendment)

Streetcar Lofts – E 31st St & Walnut St, E 31st St & Grand, Ave E 31st St & McGee St

February 4, 2025

Prepared for

Neighborhood Planning and Development Committee


Site
Kansas City, KS
Liberty
Gladstone
Parkville
Riverside
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Shawnee
De Soto
Lenexa
Overland Park
Olathe
Mission
Prairie Village
Raytown
Lees Summit
Grandview
Independence
Blue Springs
Oak Grove
Excelsior Springs
Mosby
Orrick
Buckner
Lone Jack
Greenwood
Leawood

Main Corridor Overlay
Main St
E 31st St
E 31st St
E 31st St
E 31st St
E 31st St
E 31st St
E 31st Ter
Grand Ave
McGee St
DeGroff Way
Oak St
Oak St

Streetcar Lofts Entitlement Timeline

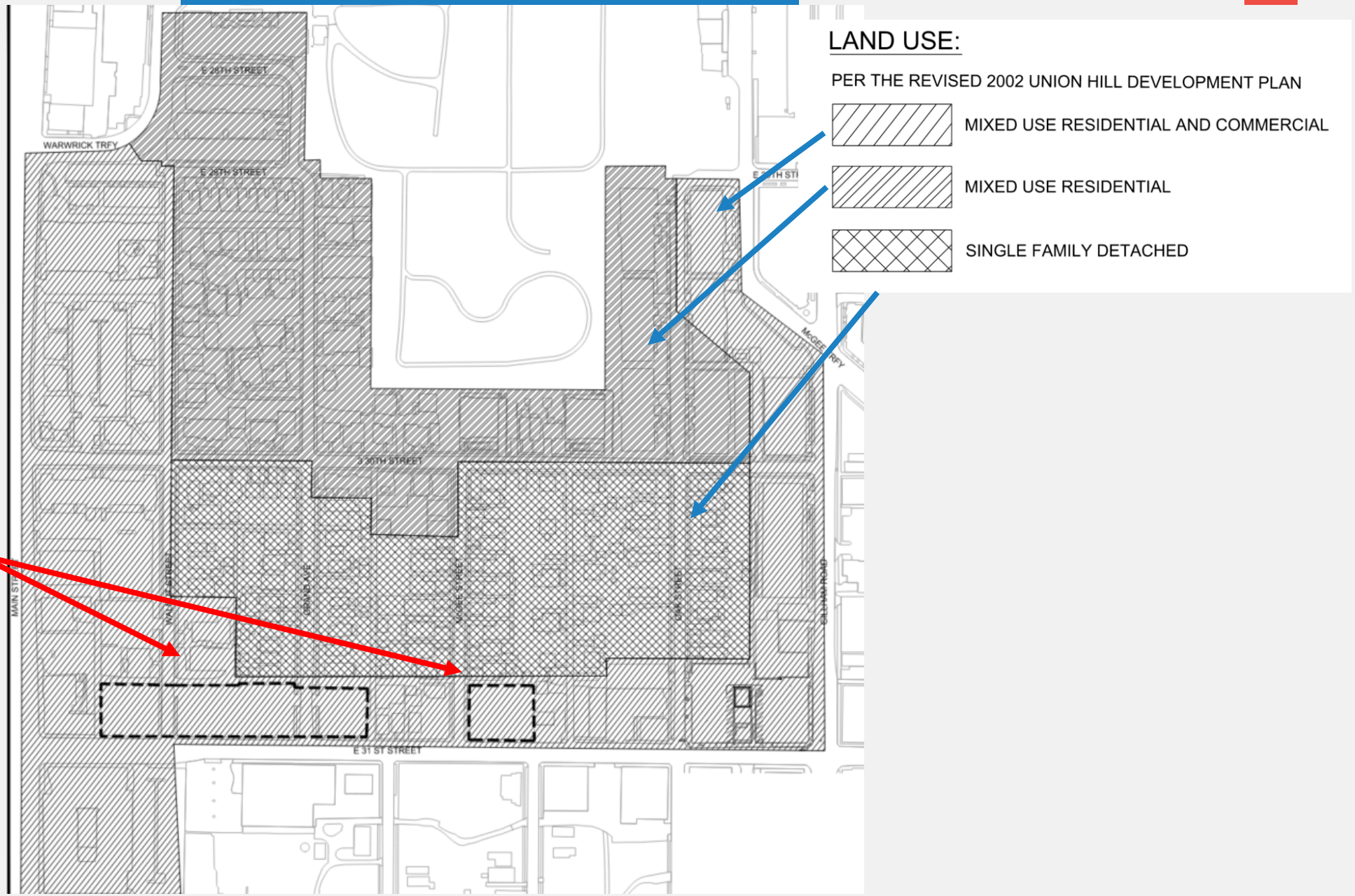
Sept 2024: Application submitted for rezoning to DR-5 (Downtown Residential) and development plan. (CD-CPC-2024-00135 & CD-CPC-2024-00136)

Oct 2024: Applicant held public engagement meeting. Neighborhood generally supportive of the project but **not** rezoning out of the UR.

Nov 2024: Staff met with Union Hill neighborhood board members to discuss preserving the UR district with future development.

Dec 2024: New application for a major amendment (rezoning from UR to UR) for the Streetcar Lofts project with updates to the design standards (building height). (CD-CPC-2024-00190)

Jan 2025: Applicant and Union Hill Neighborhood request continuance to allow time for further discussion of the plans.



Subject Site

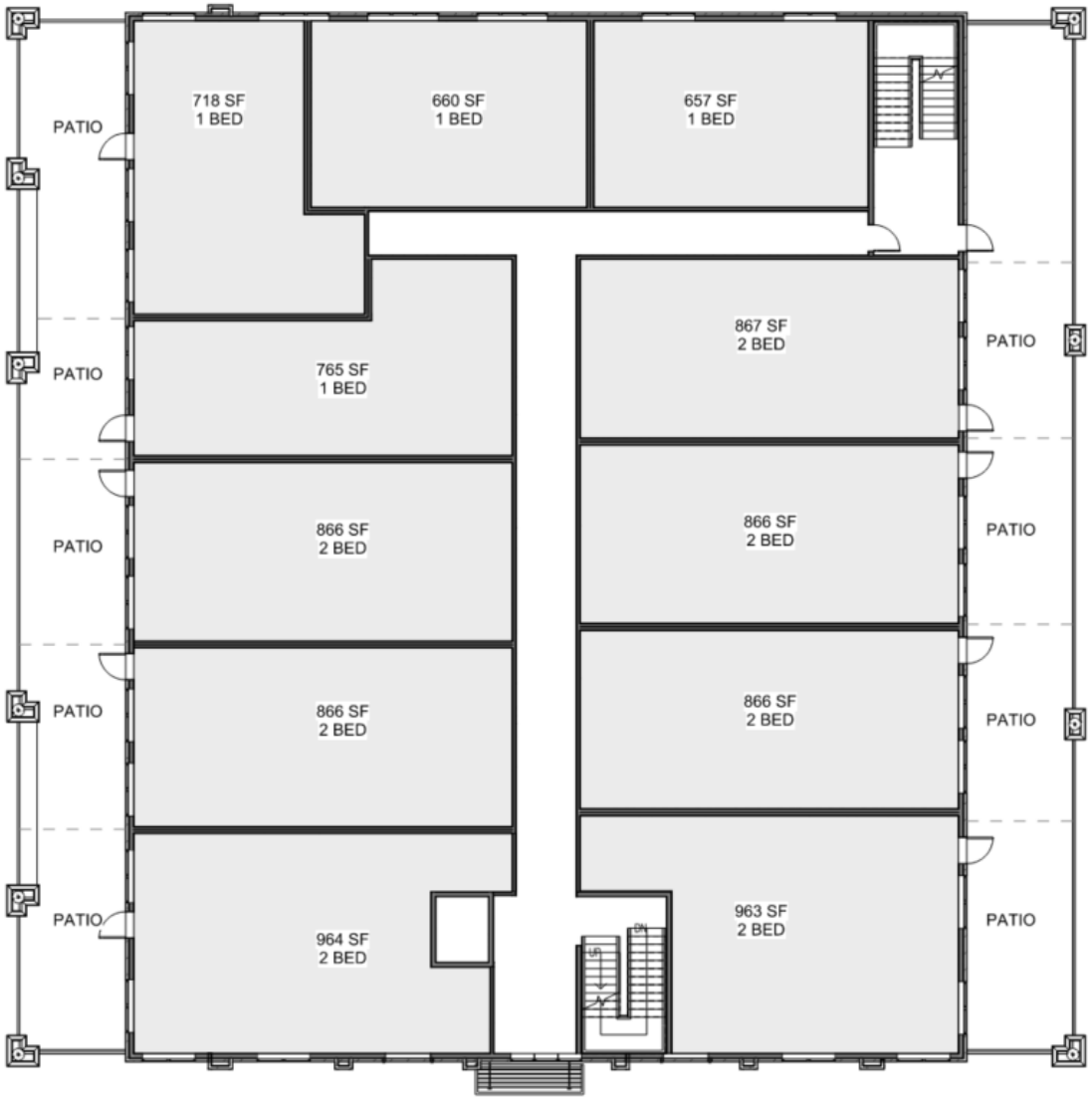
Union Hill UR District

Site Plan

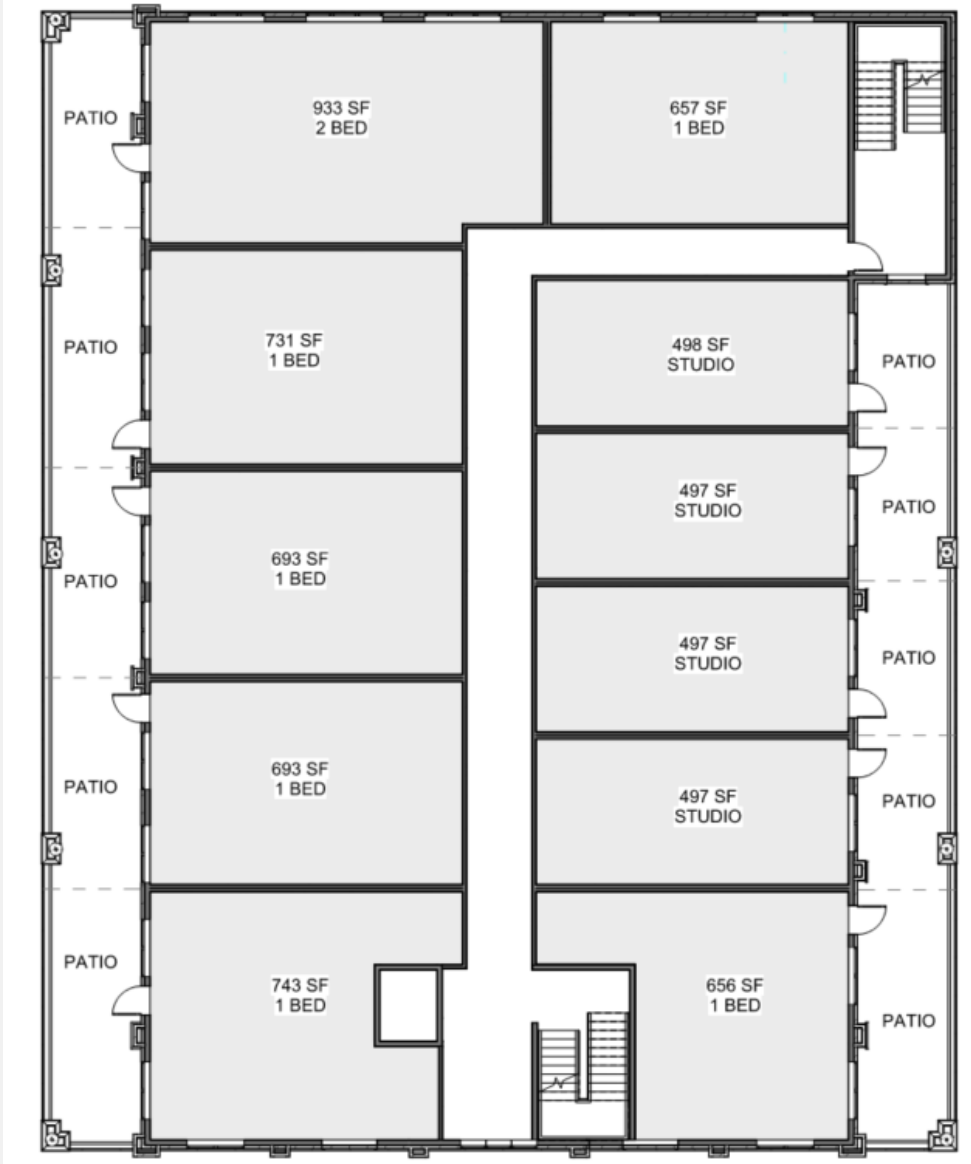
Vehicle Garage Parking			
Min. Stalls Required	45	Stalls	Lot 1
Stalls Provided	43	Stalls	
Min. Stalls Required	44	Stalls	Lot 2
Stalls Provided	48	Stalls	
Min. Stalls Required	44	Stalls	Lot 3
Stalls Provided	45	Stalls	
Min. Stalls Required	36	Stalls	Lot 4
Stalls Provided	34	Stalls	
Min. Stalls Required	44	Stalls	Lot 5
Stalls Provided	44	Stalls	
Total Required	213	Stalls	
Total Provided	214	Stalls	

Structure Height & Number of Floors			
Number of floors	5	stories	Lot 1
Height Above Grade	65	feet	
Number of floors	6	stories	Lot 2
Height Above Grade	77	feet	
Number of floors	5	stories	Lot 3
Height Above Grade	65	feet	
Number of floors	5	stories	Lot 4
Height Above Grade	65	feet	
Number of floors	5	stories	Lot 5
Height Above Grade	65	feet	

Gross Floor Area & Number of Units				
Total Gross Area	14,700	SF	Bldg 1	45 Units
Total Gross Area	14,250	SF	Bldg 2	44 Units
Total Gross Area	14,250	SF	Bldg 3	44 Units
Total Gross Area	12,200	SF	Bldg 4	36 Units
Total Gross Area	14,650	SF	Bldg 5	44 Units
Project Total	70,050	SF		



1 BUILDING 1 - 1ST FLOOR PLAN
3/32" = 1'-0"



1 BUILDING 1 - 2ND FLOOR PLAN
3/32" = 1'-0"

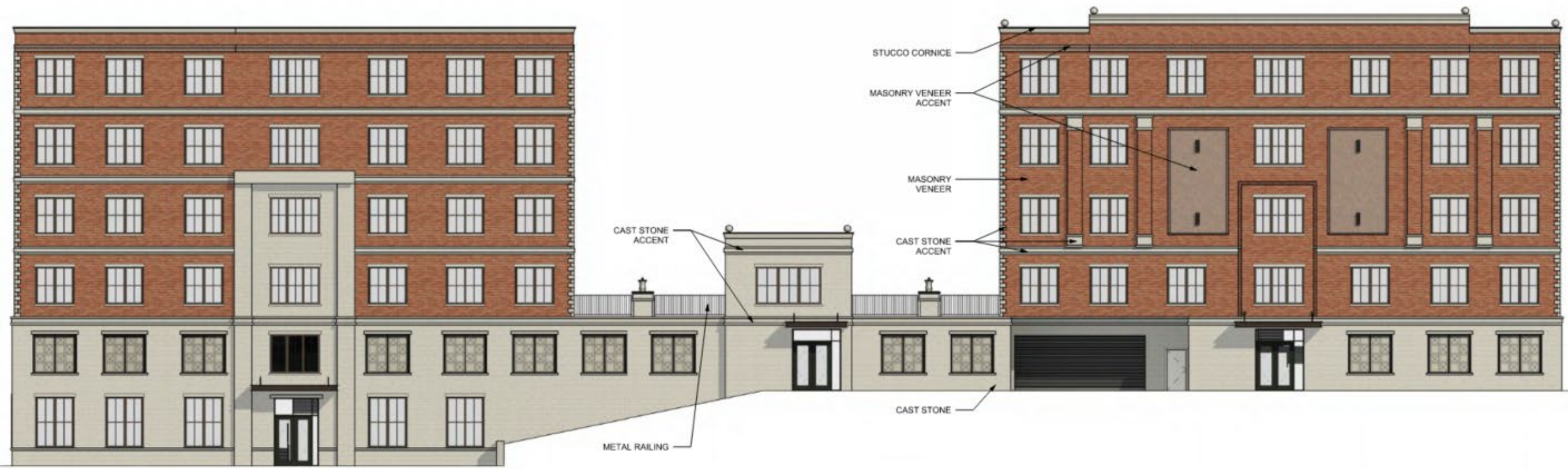
Floor Plans

Floor Plans

1 BUILDING 2 & 3 - 1ST FLOOR PLAN
3/32" = 1'-0"

N

Building Elevations



2 B2&3 - SOUTH ELEVATION
1/8" = 1'-0"

Building Elevations

View towards subject site from E 31st St (June 2024)

View towards subject site from E 31st St & Walnut St (June 2024)

View towards subject site from E 31st St (May 2024)

View towards subject site from E 31st St & McGee St (May 2024)

Condition Modification

Condition #18

The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the **2025** acquisition rate of **$20,065.67 per acre**. This requirement shall be satisfied prior to certificate of occupancy.

Staff Recommendation

Case No. CD-CPC-2024-00190

Approval with Conditions