CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00106

2901 Holmes Street Rezoning

August 20, 2025

Docket #11

Request
Rezoning without Plan

Applicant
Devin Barnes
Pence Design Drafting

Owner
Ivan Pedreros

Site Information

Location	Multiple lots
Area	About 0.45 Acres
Zoning	B4-5 & R-2.5
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Residential, zoned R-2.5
South: Residential, zoned R-2.5
East: Residential, zoned R-2.5
West: Commercial, zoned B4-5

KC Spirit Playbook Alignment
CD-CPC-2025-00106 – Not Applicable

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Residential for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan
Holmes Street is identified as a Local Link in this location.

Approval Process

Overview
The applicant seeks to rezone five properties on the southeastern corner of East 29th Street and Holmes Street from districts B4-5 and R-2.5 to district DR-1 to build five (5) residential structures.

Existing Conditions
The project area consists of five properties that are currently undeveloped. The property on the southeast corner of E 29th Street and Holmes Street has the remains of a foundation from the previous building on site. The project area is relatively flat.

Neighborhood(s)
The subject site is located within the Longfellow Community Association area.

Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 12, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases
CD-BZA-2023-00052 – Approved variances to the infill lot area and width limitations in order to subdivide the parcel into five total lots, two of which need variances. Approved August 13, 2023.

Project Timeline
The application for the subject request was filed on July 10, 2023. No Scheduling deviations have occurred.

Professional Staff Recommendation
Docket #11 Approval without Conditions

VICINITY MAP

PLAN REVIEW

No plan submittal is required for this application type, however the applicant submitted proposed plans for 5 residential structures. The proposed attached houses are each on their own lot and will be two stories tall, approximately 3,006 square feet in size, and will have direct access to the attached garage from the alley to the east. The applicant will be required to submit plans for review with the Permitting Division and proceed with required building permits. No additional entitlement through the Development Management Division is required.

The DR-1 district allows for a variety of residential and low impact commercial uses such as Artist Work or Sales Space, Eating and Drinking Establishment, Food and Beverage Retail Sales, Financial Services, Bed and Breakfast, Office, Personal Improvement Services, and Retail Sales. This zoning district prevents the more intensive commercial and industrial uses (Vehicular Uses, Entertainment Venues, Warehousing, etc.) from being proposed on the property without public engagement and further entitlement from the City.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (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 proposed rezoning complies with adopted plans and planning policies. The boundary of properties that can be rezoned to a downtown district as defined by the Zoning and Development Code extends further east than this project boundary. The future land use designation is Downtown Residential.

"This rezoning without a plan is appropriate for the Greater Downtown area. Rezoning to Downtown Residential cleans up lots under a single ownership that are currently zoned both B4-5 and R2.5. The GDAP's future land use here is already Downtown Residential. Furthermore, the rezoning allows for a series of townhouses to be constructed, which adds to the city's housing stock and is similar in density to the surrounding neighborhood." – Luke Ranker, Community Planning Division

B. Zoning and use of nearby property.

The properties to the north, south, and east are residentially zoned and developed with residential structures. The properties directly west are commercially zoned, the southwest corner is developed with a commercial structure while the property to the south is undeveloped.

C. Physical character of the area in which the subject property is located.

A majority of the properties in the area are developed with established single-family residences. Lot sizes vary from 0.072 acres to 0.62 acres.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment.

Public facilities will be reviewed when the applicant applies for permitting, however based on the provided plans, public facilities will be adequate to serve the development allowed by the rezoning request.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations.

The properties have been undeveloped since 2022. The properties are suitable for the B4-5 and R-2.5 zoning district, however the rezoning will clean up the zoning on the split zoned property.

F. Length of time the subject property has remained vacant as zoned.

The structure on the southeast corner of Holmes Street and E 29th Street was demolished in 2022. The remaining 4 properties have been undeveloped for over 10 years.

G. The extent to which approving the rezoning will detrimentally affect nearby properties.

The proposed rezoning will not detrimentally affect the nearby properties; the zoning district will act as a buffer from the industrial and commercial uses to the west to the residential uses to the east. The downtown residential district prohibits uses that would negatively affect the nearby properties. Uses that would cause concern (i.e.: entertainment venues, hotel, sports and recreation, participant, and limited manufacturing/production/and industrial service) all require special use permits and engagement with the community and neighborhood association.

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 rezoning be denied, the applicant could build the proposed structures on the properties in conformance with the Zoning and Development Code. Should the applicant sell the properties after the rezoning is approved, the northern three (3) lots can be developed with more commercially intense uses as allowed in a B4 zoning district (some examples include: drive-throughs, vehicular uses, self-storage, and adult uses).

ATTACHMENTS

1. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITHOUT CONDITIONS.

Respectfully submitted,

Larisa Chambi, AICP

Planning Supervisor

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00106

Meeting Date: Tuesday, August 12

Meeting Location: Westport Library, 118 Westport Road

Meeting Time (include start and end time): 5:15 - 6:00

Additional Comments (optional):

While we had a small turnout to our Community Engagement meeting, those in attendance were enthusiastic about the project.

Questions included:

Would the project require closing 29th Street during the construction phase? *Probably not as the plan is to build one house at a time leaving plenty of lot space for materials and vehicles.*

How will five houses fit? *During the presentation, Ivan Pedreros of Carlton Properties explained with designs and blueprints how the 19,454 sq foot property will be divided. Houses will be long and narrow, stretching from the alley toward Holmes Rd. but still allowing for a small front yard. Houses will be close together, similar to how they are further north on Holmes between 29th and 28th streets.*

Meeting Sign-In Sheet

Project Name and Address

Five Homes on Holmes

2901 Holmes

Name	Address	Phone	Email
Lucy BARDWELL Jolie Justus	2813 Holmes	816. 830. 4764	lbardwell1963@gmail.com jolie.justus@ uhkc. com
Michael Morris Brian Spoonemore	4061 E 29th	816-516-7288	malkarian99@gmail.com