



CITY PLAN COMMISSION STAFF REPORT

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

May 4, 2021

Project Name

1138 Pacific Street

Docket #8 Request

CD-CPC-2021-00062 – Rezoning without Plan.

Applicant

Kirk Calhoon
Green Home Enterprises, LLC.

Owner

Jones Gregory S.

Location	1138 Pacific
Area	0.04 acres
Zoning	R-1.5
Council District	4 th
County	Jackson
School District	KCMO

Surrounding Land Uses

North: zoned R-1.5, multifamily.
South: zoned R-1.5, single family.
East: zoned R-1.5, vacant.
West: zoned R-1.5, multifamily.

Major Street Plan

Forest Avenue and Pacific Street are not identified by the City's Major Street Plan at this location

Land Use Plan

The Greater Downtown Area Plan recommends Residential Low density land uses for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Columbus Park Community Council and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant has not held a public engagement meeting.

EXISTING CONDITIONS

The subject property has a three story mixed use building located at the northwest corner of Forest Avenue and Pacific Street within the Columbus Park neighborhood. The existing building has a commercial ground floor with apartment on the 2 upper floors.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from District R-1.5 (Residential 1.5) to District DR-1 (Downtown Residential 1) to allow for the existing mixed use structure to remain.

PROFESSIONAL STAFF RECOMMENDATION

Docket #8 Recommendation: Continuance without fee.

City Planning and Development staff recommends continuance to May 18, 2021, without a fee to allow the applicant to hold a public engagement meeting prior to CPC hearing this case.

Respectfully Submitted,

Olofu Agbaji
Planner