



CITY PLAN COMMISSION STAFF REPORT

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

May 8, 2024

Project Name

5716 Scarritt Ave Area Plan Amendment
5716 Scarritt Ave Rezoning

Request

3.1 [CD-CPC-2024-00044](#):

Area Plan Amendment

3.2 [CD-CPC-2024-00021](#):

Rezoning

Applicant

Saratou Shively
M & S Contractor LLC

Owner

M & S Contractor LLC

| | |
|------------------|----------------------|
| Location | 5716 Scarritt Avenue |
| Area | About 0.14 Acres |
| Zoning | R-2.5 |
| Council District | 4 th |
| County | Jackson County |
| School District | KCMO 110 |

Surrounding Land Uses

North: Residential, zoned R-2.5

South: Civic, zoned R-2.5

East: Civic, zoned R-2.5

West: Residential, zoned R-2.5

KC Spirit Playbook Alignment

CD-CPC-2024-00021

LRP determination: NA

CD-CPC-2024-00044

LRP determination: NA

Land Use Plan

The Truman Plaza Area Plan recommends Residential Low Density for this location.

Major Street Plan

Scarritt Avenue is not identified on the City's Major Street Plan.

APPROVAL PROCESS**PROJECT TIMELINE**

The application for the subject request was filed on 02/28/2024. No Scheduling deviations from 2024 Cycle 4.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Indian Mound Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 04/15/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

There is an existing two-story building on the property.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of an area plan amendment to the Truman Plaza Area Plan from Residential Low Density to Mixed Use Neighborhood and approval of a rezoning from district R-2.5 (residential 2.5) to district O (office).

CONTROLLING + RELATED CASES

CD-SUP-2021-00008 – Special Use Permit to allow for a multi-unit house located in a mixed-use building.

CD-SUP-2021-00009 – Special Use Permit to allow for a 700- square foot neighborhood serving retail located in a mixed-use building.

PROFESSIONAL STAFF RECOMMENDATION

Docket #3.1 CD-CPC-2024-00044 - Approval

Docket #3.2 CD-CPC-2024-00021 - Approval

PLAN REVIEW

The applicant is proposing to rezone a 0.14-acre property from district R-2.5 (residential 2.5) to district O (office) and is also proposing an area plan amendment to the Truman Plaza Area Plan from Residential Low Density to Mixed Use Neighborhood. The rezoning and area plan amendment will allow the existing structure to be used and maintained.

The property previously received approval for two special use permits; the first allowed a multi-unit house in a mixed-use building, and the second allowed for a 700 square foot neighborhood serving retail. While the property is surrounded by R-2.5 zoned lots, according to the Sanborn maps from 1940, the building has consistently been used in a commercial way.

SPECIFIC REVIEW CRITERIA

Zoning and Development Code Map Amendments, Rezoning (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 Truman Plaza Area Plan recommends Residential Low Density for this location, the applicant is requesting an amendment to the area plan to Mixed Use Neighborhood. The applicant will be compliant with adopted plans and planning policies should both the area plan amendment and the rezoning are approved.

B. Zoning and use of nearby property;

All surrounding properties are zoned R-2.5. The properties to the north and west are residential properties. To the south is the Mattie Rhodes Center (a cultural exhibit use) and to the east is James Elementary School.

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

The subject property is located in a primarily residential neighborhood. The proposed rezoning and area plan amendment are not expected to change the physical character of the area.

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

Public facilities and services 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 subject property is zoned R-2.5 however the building on the property has always been used in a commercial nature, therefore the existing zoning has restricted what uses can occur on the property. The rezoning will allow for the property to be used in neighborhood serving uses and office uses.

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

The subject property has an existing two-story building on it, the building has been vacant for at least 3 years, during which time the applicant has started renovations and is working on completing entitlement for the property.

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

It is in the best interest of the community to have the property maintained and reused. The rezoning will not detrimentally affect nearby properties as the proposed rezoning is to Office. The Office Zoning District is limited to neighborhood serving uses and office, any more intense uses allowed in the zoning district will require proper entitlement.

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 result in a denial, the building would most likely remain empty.

ATTACHMENTS

1. Sanborn Map from 1940
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval** for the Area Plan Amendment and the Rezoning application.

Respectfully Submitted,

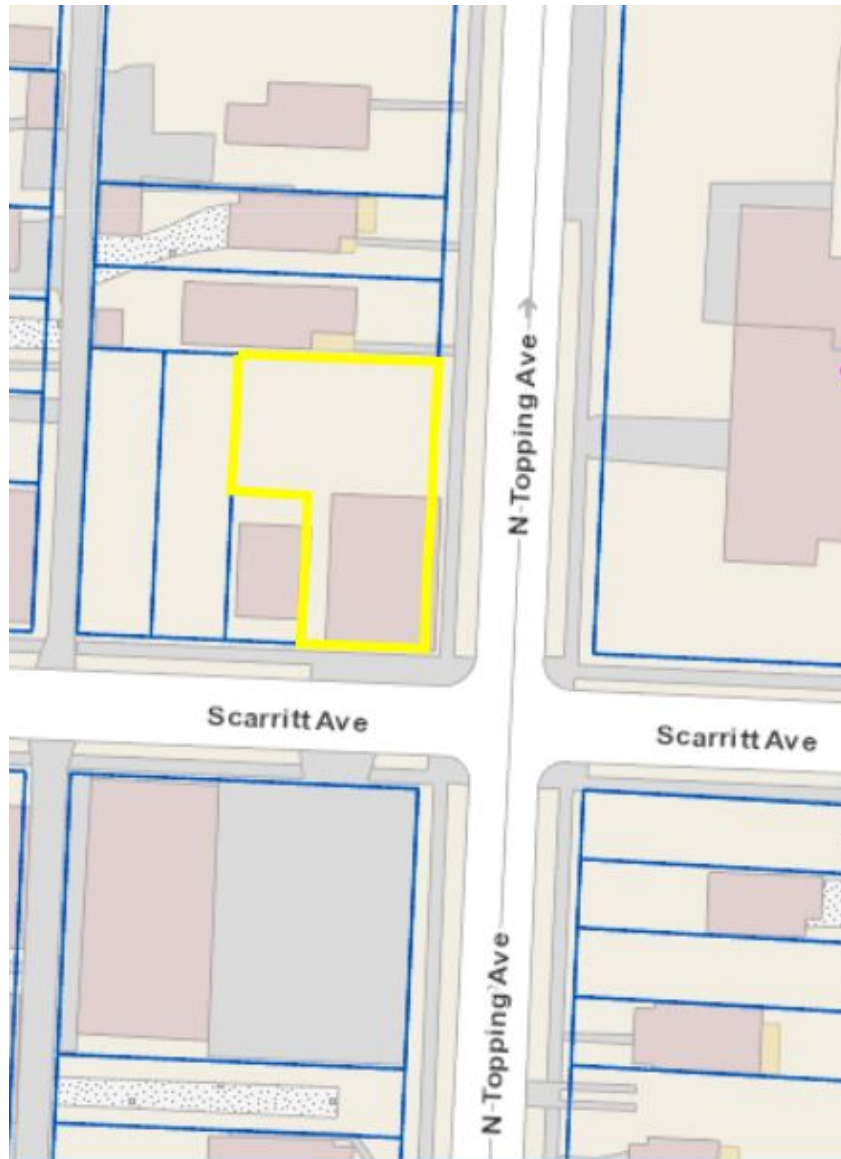


Larisa Chambi, AICP
Lead Planner



1940 Sanborn Fire Insurance Map

Rezoning/Area Plan Amendment Parcel



Public Meeting Notice

Please join _____
me on public engagement meeting

for a meeting about _____
my new proposal

case number _____
CD -CPC-2024-000121

proposed for the following address: 5716 Scarritt Ave

Kansas City, Mo 64123

Meeting Date: 4/15/24

Meeting Time: 6:30pm

Meeting Location: 6000 Wilson Ave Kansas City, Mo 64123

Project Description:

I am looking to rezone 5716 Scarritt Ave Kansas City, Mo 64116 to commercial zoning for intense used to be a daycare center.

If you have any questions, please contact:

Name: Saratou Shively

Phone: 816-352-6072

Email: sara@msc-kc.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Saratou Shively



Indian Mound Neighborhood Association

APRIL 2024 MEETING AGENDA

Introductions (Name and your cross streets or the org you are representing)

Budget Update & Reimbursements (Missy Jones)

5718 Scarritt Ave (Saratou Shively)

reStart/upStart LLC Plan (Stephanie Boyer)

Housing (5304 Norledge/534 Denver/HNE Lofts-April 24 @ NE Chamber)

St. John Traffic Calming Presentation/Discussion (Bailey Waters)

June 8th 'Our Healthy Jackson County' Health Fair (Missy Jones)

April 6 Clean Up Recap (Kay Hopkins) & Clean Up this Friday

NEXT MEETING

Monday, May 20th, 6:30pm (KC Public Library North-East Branch)

Public meeting

JIMMY FITZNER

W Kaydy

Kay Hopkins

~~Amara~~ ~~Amara~~

PRESIDENT IMNA

VP IMNA

Tae Johnson