



CITY PLAN COMMISSION STAFF REPORT

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

September 19, 2023

Project Name
Cherry Street Rezoning

Docket #5

Request
CD-CPC-2023-00133
Rezoning without Plan

Applicant
Dale Scott
Scott Holdings LLC
5400 Johnson Dr, Mission, KS 66205

Owner
Descott Holdngs LLC
5400 Johnson Dr, Mission, KS 66205

Location 2936 Cherry St
Area About 0.16 acres
Zoning UR
Council District 4th
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Commercial, residential uses, zoned M1-5

South: Residential uses, zoned UR

East: Commercial uses, zoned M1-5

West: Residential uses, zoned UR

Major Street Plan

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

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Residential for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 8/3/2023. No scheduling deviations from 2023 Cycle Q have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Longfellow Community Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 8/31/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

There are two above-ground structures on the property that are connected below grade. The site is accessible via a curb cut on Cherry Street.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning without plan from District UR to District DX-2 on about 0.16 acres generally located at 2936 Cherry Street.

CONTROLLING + RELATED CASES

13031-URD – Ordinance 031195 About 3 acres generally located between Gillham Road on the west, Cherry Street on the east, 29th Street on the north and about 200 feet south of 30th Street on the south, to consider rezoning from District C-3a2 (Intermediate business-high buildings-district) and District M-1 (Light industrial district) to District URD (Urban redevelopment district) and the approval of a development plan. *Approved November 2003.*

CD-AA-2023-00295 - A request to approve a minor amendment to the Gillham Row UR Plan to remove one parcel on about 0.16 acres generally located at 2936 Cherry Street. *Approved August 2023.*

PROFESSIONAL STAFF RECOMMENDATION

Docket #5 Approval

PLAN REVIEW

No plan required or submitted for this application type.

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;

Although the proposed rezoning to DX-2 does not directly align with the Downtown Residential designation, the proposed use for the site is a hotel, which will create suites inside the building under the current building permits submitted. If the building were ever to change use in the future, the interior may be converted to residential; therefore, Long Range Planning staff did not feel an area plan amendment was necessary with this rezoning. Additionally, DX zoning allows residential, which aligns with the Downtown Residential future land use recommendation.

B. Zoning and use of nearby property;

There are a variety of zoning districts surrounding the subject site: M1-5, R-2.5, and UR. Nearby uses include residential, commercial, and industrial.

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

The physical character of the area is mostly developed with some vacant lots.

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

Existing public utilities are adequate to serve the site.

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

The UR plan in which this site is located only permits office use, which is unnecessarily limiting to the site. As this property is located in a residential/commercial area, it could be better utilized if neighborhood commercial and residential uses were permitted, as they are in the DX zoning district.

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

The exact amount of time the building has remained vacant is unknown. There were zoning clearances for business license issued for office use in 2016.

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

The rezoning is not expected to have a detrimental affect on the nearby properties as there are a mixture of uses adjacent to the site.

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.

There is no expected gain to health, safety, or welfare in the instance of denying this rezoning.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

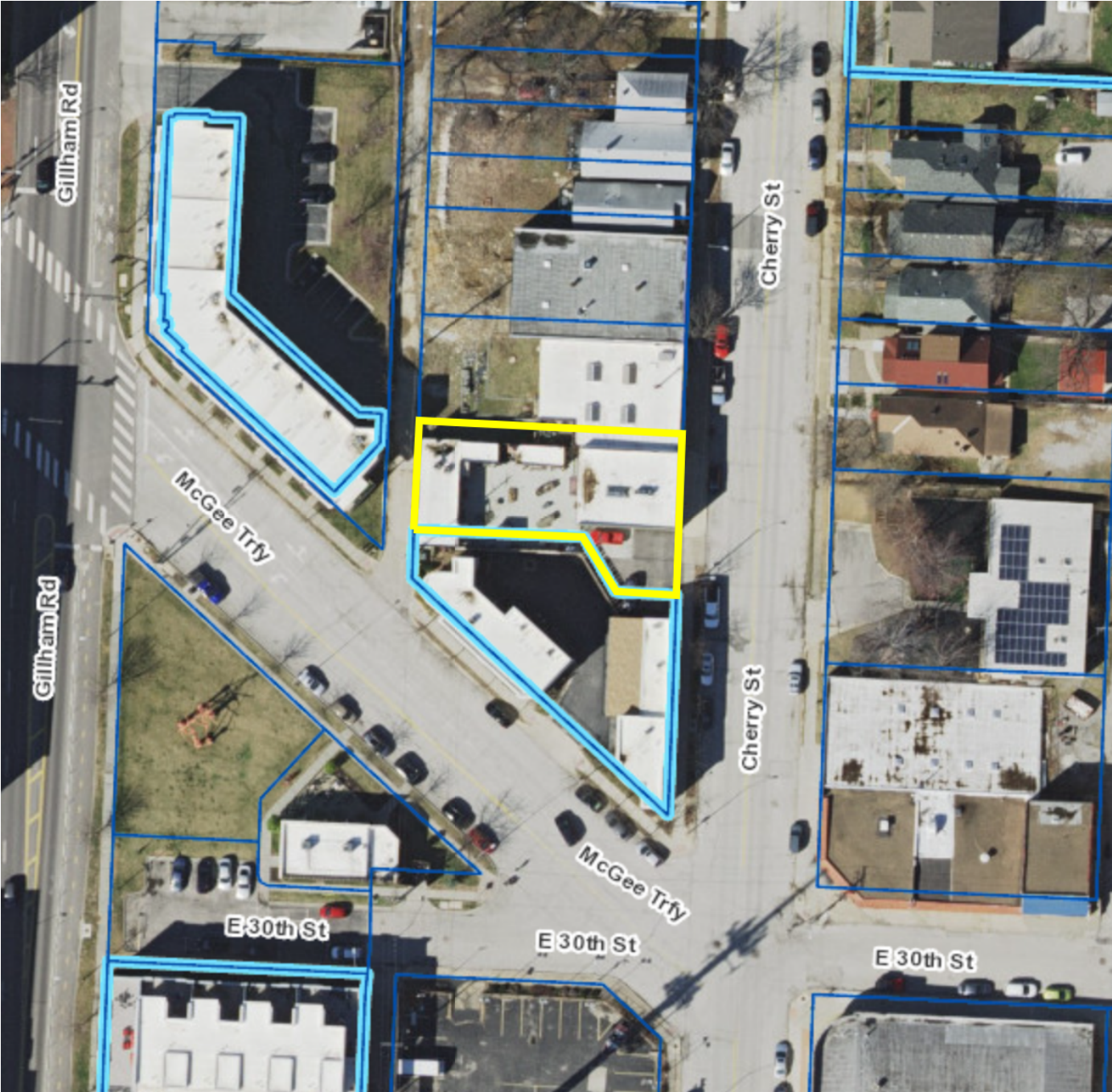
City staff recommends **Approval**.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Genevieve Kohn".

Genevieve Kohn, AICP
Planner

Location Exhibit



NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

- Permit
- Preliminary plat
- Development plan
- Rezoning from District to District Business

Project Description:

Renovate the existing buildings at 2936 Cherry to serve as a Boutique Hotel

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name: Dale Scott
Email: descott@sbcglobal.net
Phone: 913-526-6670
Title/Role: Owner
Company/Employer: DEScott Holdings, LLC

Representing:

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,


Dale Scott - Owner



CITY OF
KANSAS CITY
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2023-00133

Meeting Date: 8/31/2023

Meeting Location: Filling Station Coffee - 2980 McGee Trafficway 64108

Meeting Time (include start and end time): 5:30 - 6:30 PM

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

2936 Cherry Street Boutique Hotel

Name	Address	Phone	Email
Allen Norman	2542 Charlotte		ANORMAN@SC.PR.COM
Nancy Norman	" "		anorman@kc.rr.com
MARK TAMASI	429 LEE AVE	314-249-3111	marktamasi apattamasillc@yahoo.com
Fred & Jacquie Lamer	2705 Holmes		jacquie@jacquielamer.com
Randy Heise	2526 Holmes	816-914-5895	randyheise@gmail.com
KEIT McCann	2929 CHERRY	913-208-7657	
Ant Gough	2942 Cherry		agough325@aol.com
Bob & Charlotte	Ronan 2989 McCreary	816-651- #204 5265	ronan@ieee.org
Michelle Kelley	2929 McCreary	816-517- 0087	michelekelley1430@scglobal.net
Lena Hummel	2914 Campbell St		lummel.hummel@gmail.com
Scott Solby	610 E 30th St	816-686-3851	Scott@SJPS.TV

