

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2021-00120

Brief Title

A resolution to approve an amendment to the Midtown/Plaza Area Plan by changing the recommended land use from Residential Medium Density to Residential High Density on about .22 acres generally located at 3933 Kenwood Ave. (CD-CPC-2021-00120)

Details

Location: Generally located 3933 Kenwood Ave.

Reason for Legislation: Area Plan Amendment requires City Council approval.

PLAN REVIEW

Area Plan Amendment and Rezoning Analysis.

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:

88-515-08-A. Conformance with adopted plans and planning policies;

The proposed Area Plan Amendment would change the future land use designation to Residential High Density. "There is a strong desire to see this (multifamily) reinvestment continue and spread further within the sub-area." (Midtown/Plaza Area Plan) The architectural character of the proposed project is also in conformance with the area plan. AN

88-515-08-B. Zoning and use of nearby property; Property to the west is zoned R-1.5. AN

88-515-08-C. Physical character of the area in which the subject property is located;

The surrounding area features a mix of housing types. The rezoning will not alter the physical characteristics of the area. AN

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

Currently, Gillam Rd and E 39th St are well-traveled routes. There is adequate public

210900

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	Applicant James (Alex) Hilton Grandbridge Real Estate Capital 2001 Shawnee Mission Pkwy Mission Woods, KS 66205
	City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 09-21-2021 By Aye: Allender, Baker, Enders, Hill, Sadowski, Beasley, Rojas
	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold

infrastructure to serve the development allowed by the rezoning. AN

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under zoning regulations;

The uses associated with the R- zoning districts (residential) are suitable for the area. AN

88-515-08-F. Length of time the subject property has remained vacant as zoned;

N/A. AN

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed rezoning will not detrimentally affect nearby properties. AN

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to the denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning might affect the redevelopment of the existing property, thus the vacant and deteriorating structures that currently sit on the property may remain. AN

	<input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes	

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Fact Sheet Prepared By:

Date: 09-30-2021

Ahna Nanoski, AICP
Lead Planner

Reviewed By:

Date: 09-30-2021

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 07-01-2021

City Plan Commission: 09-21-2021

Revised Plans Filed: NA

Reference Numbers:

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