



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development  
Development Management Division

414 E 12<sup>th</sup> Street, 15<sup>th</sup> Floor  
Kansas City, Missouri 64108  
[www.kcmo.org/planning](http://www.kcmo.org/planning)

## Project

### Holmes Road Retail

Item	Case	Request
#9.1	CD-CPC-2020-00193	Rezoning to B1-1
#9.2	CD-CPC-2020-00206	Development Plan

## Item Staff Recommendation(s)

#9.1	Approval
#9.2	Approval with Conditions

## Applicant

Jeff Schroeder  
Herman Scharhag Architects  
6247 Brookside Blve, Suite #204  
Kansas City, MO 64113

## Owner

Rick Ramsey  
Ramsey Investments, LLC  
2109 E. 120<sup>th</sup> Terrace  
Leawood, KS 66209

<b>Location</b>	13212-13220 Holmes Road
<b>Area</b>	On about 3.1 acres
<b>Zoning</b>	R-7.5
<b>Council District</b>	6 <sup>th</sup>
<b>County</b>	Jackson
<b>School District</b>	KCMO

## Surrounding Land Uses

**North:** Single-family residential, zoned R-7.5  
**East:** Commercial/industrial uses, zoned B2-2, M1-5  
**South:** Heating and cooling business, zoned B4-2  
**West:** Single-family residential, zoned R-7.5

## Land Use Plan

The Martin City Area Plan recommends Mixed Use Neighborhood land uses. The request conforms to this recommendation.

## Major Street Plan

Holmes Road is classified as a two-lane local link requiring 80 feet of right-of-way.

## APPROVAL PROCESS



## PUBLIC HEARING REQUIRED

Yes

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Center Planning and Development Council.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on February 22, 2021, a summary of which is attached.

## SUMMARY OF REQUEST

Applicant is seeking approval of a rezoning from District R-7.5 (Residential dash 7.5) to District B1-1 (Neighborhood Business 1 dash 1) and approval of a development plan that serves as a preliminary plat.

## PURPOSE

Applicant is proposing to construct a new retail building with several tenants which require approval of the above-referenced requests.

## HISTORY

There is no prior case history at this location.

## EXISTING CONDITIONS

The site is mostly undeveloped with the exception of the northernmost lot which has a single-family home. The site is generally flat and the frontage along this portion of Holmes Road is unimproved. The site is currently served by water, sewer, and there are telephone lines that run along the eastern property line.

## NEARBY DEVELOPMENTS

There is a coffee shop to the east across Holmes Road that was constructed in 2018. FishTech also has a building to the southeast that was constructed within the last five years.

## **KEY POINTS**

- The applicant intends to construct a new commercial building which will have up to 14 tenants.
- The applicant has submitted an application to rezone to B1-1 and a development plan that serves as a preliminary plat.

## **PLAN REVIEW**

The applicant has submitted a plan that proposes a 25,000 square foot single-story multi-tenant retail/office building. The building will be centrally located on the site and will face onto Holmes Road. The plans show that the building will accommodate as many as 14 tenants. The plan shows two curb cuts providing access to the site. The plan shows parking that wraps around the entirety of the building. A total of 62 spaces are required (24,500 square feet/1,000) x 2.5 = 61.25 spaces) and a total of 95 spaces are provided, including 4 ADA-accessible spaces. The plan shows the half street of Holmes Road to be improved with new sidewalks, curbs and gutters. Trash enclosures are shown to the rear of the building. A curb cut in the northeast corner of the site is also shown which will potentially connect with businesses to the north in the event that the other single-family home to the north is ever acquired and redeveloped.

A landscape plan was submitted and shows 15 street trees of Oak, Ginkgo, Elm, and Zelkova species. The plan also shows Juniper evergreen trees, as well as several species of shrubs and grasses. The interior landscaping requires a total of 3,325 square feet of landscape area and a total of 3,720 square feet are proposed. The parking will be sufficiently screened and the perimeter and interior landscaping are sufficient. The trash enclosures are also screened and landscaped. The plan complies fully with the landscape screening requirements.

In terms of building design and architecture, the single-story building will be primarily stone veneer with a stucco finish, aluminum storefronts, canvas awnings, and a flat roof. As previously mentioned, the building will accommodate up to 14 tenants. Each tenant space will also have a door to the rear of the building. There will also be a concrete patio area in the front of the building. Overall, the architecture seems to match the architectural character of the area.

## **Requested Deviations**

No deviations are requested.

## **Parking and Loading Standards (88-420)**

A total of 62 vehicle spaces are required and a total of 95 vehicle spaces are provided. In terms of bicycle parking, a total of 10 short-term and 4 long-term bicycle spaces are required and zero bicycle spaces are provided. The applicant's request does not conform fully to the applicable requirements of this section.

## **Landscape and Screening Standards (88-425)**

A landscape plan was submitted and shows 15 street trees of Oak, Ginkgo, Elm, and Zelkova species. The plan also shows Juniper evergreen trees, as well as several species of shrubs and grasses. The interior landscaping requires a total of 3,325 square feet of landscape area and a total of 3,720 square feet are proposed. The parking will be sufficiently screened and the perimeter and interior landscaping are sufficient. The trash enclosures are also screened and landscaped. The plan complies fully with the landscape screening requirements.

## **Outdoor Lighting Standards (88-430)**

A photometric plan was not submitted by the applicant. If any new lighting is proposed, it must comply fully with 88-430.

## **Sign Standards (88-445)**

A signage plan was not submitted by the applicant. If any new lighting is proposed, it must comply fully with 88-445.

## **Pedestrian Standards (88-450)**

The applicant plans to make half-street improvements along Holmes Road for the entirety of the site that abuts the street. The site will also provide direct pedestrian access to the front of the building.

#### **PLAT REVIEW**

Staff finds that the preliminary plat conforms to all adopted plans of the city and complies with all applicable standards of this zoning and development code.

#### **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:

**88-525-09-A. Complies with all applicable standards of this zoning and development code;**

The plan complies with the Martin City Area Plan and most of the additional planning policies.

**88-525-09-B. Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community;**

The nearby properties and uses are a mixture of commercial and residential uses. There is an existing single-family home to the immediate north. The majority of the subject site is already zoned for commercial uses. Staff believes that the proposed zoning of B1-1 and proposed office/retail uses are appropriate for this location.

**88-525-09-C. Is compatible with the character of the surrounding area in terms of site planning and building scale and project design;**

The subject site is mostly undeveloped and the overall area in which the subject property is located is mostly commercial in character with various commercial and industrial uses. This project appears to be compatible with the character of the area.

**88-525-09-D. Is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and**

The existing public infrastructure and services provided to the site are mostly adequate to serve the proposed office/retail uses. The site is served by water, sewer, and electric.

**88-525-09-E. Will not have a significant adverse impact on pedestrian safety or comfort.**

The development is not anticipated to have an adverse impact on pedestrian safety or comfort. On the contrary, staff believes that pedestrian safety and comfort will be improved due to new sidewalks being constructed and landscaping provided.

#### **PROFESSIONAL STAFF RECOMMENDATION**

The City Plan Commission **recommended approval of CD-CPC-2020-00193 without conditions** and staff **recommended approval with conditions of CD-CPC-2020-00206** based on the application, plans, and documents provided for review prior to the hearing and subject to the conditions on the attached conditions report.

Respectfully submitted,



Zach Nelson  
Planner