

COMMUNITY PROJECT/REZONING

210507

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00018 MPD Rezoning and Preliminary Development Plan

Brief Title

Rezoning an area of about 24.24 acres located at 5928 E 52nd Terrace from District R-7.5 (Residential 7.5) to District MPD (Master Planned Development) and approving the MPD Preliminary Development Plan for the "Hallow Village". (CD-CPC-2020-00018)

Details

Location: 5928 E 52 nd Terrace
Reason for Legislation: MPD Rezoning and Preliminary Development Plans require ordinance approval by the City Council.
At its April 6, 2020 meeting, the City Plan Commission recommended approval with conditions.
<p>EXISTING CONDITIONS The subject property appears to have an existing single family home on the property.</p> <p>NEARBY DEVELOPMENTS There are no existing developments, but there are a few existing single-family homes in the area.</p> <p>SUMMARY OF REQUEST The applicant is seeking approval of a Rezoning from District R-7.5 to District MPD (Master Planned Development) and Preliminary Development Plan for the Halo Village.</p> <p>KEY POINTS</p> <ul style="list-style-type: none"> The applicant is proposing to rezone the property from R-7.5 to MPD (Master Planned Development) MPD projects are a combination rezoning and preliminary development plan application (Section 88-280). The proposal is to provide housing for homeless youths with educational and counseling services. <p>CONTROLLING CASE No applicable controlling cases.</p> <p>RELATED RELEVANT CASES No applicable related or relevant case history.</p>

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	5 th District (Barnes, Parks-Shaw)
Applicants / Proponents	<p>Applicant Matthew Gibbs, BHC Rhodes</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <hr/> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (6-0) 04-06-20 By Allender, Beasley, Crawl, Enders, Rojas, Sadowski</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p>

PLAN REVIEW

Halo Village consists of three primary structures, a boys lodging building, a girls lodging building, and a community center building. Each of the lodging buildings are about 6,000sq ft and the central community center building almost 7,000 sq ft in size. Additionally, there will be a central parking area between the sets of buildings with activity play court, garden area, pavilion, and small walking trail. The parameter of the site is already heavily vegetated and goal of Halo Village would be to maintain much of the natural mature plantings possible as a screening mechanism to the existing single family homes nearby and provide a setting placed in nature for the youth residents.

Requested Deviations

The plan proposes several deviations and waivers to the subdivision design and improvement standards of Section 88-405. These requests were evaluated by the City’s Transportation and Development Committee at their meeting on March 8, 2021 as follows:

- Request: The applicant requested a reclassification of E 52nd Ter from a KCMO standard Residential Collector Street to an APWA Residential Access Street. The reclassification is to match the existing right-of-way width of 40’ in lieu of the requested 60’ right-of-way. Also requesting waiver of 5ft sidewalk.
- Decision: The committee unanimously voted in favor for the following variances requested on this project: 1) a 40’ public ROW, and 3) a single sidewalk for the street.

PLAN ANALYSIS

Master Plan Developments (MPD) – Section 88-280:
88-280 - MPD, MASTER PLANNED DEVELOPMENT DISTRICT
88-280-01 - PURPOSE
88-280-01-A. GENERAL
The MPD, Master Planned Development district is

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

Finances

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

intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include the following:

1. **ENHANCED PROTECTION OF NATURAL RESOURCE AREAS**
Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.
2. **TRADITIONAL URBAN DEVELOPMENT**
Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.
3. **MIXED-USE DEVELOPMENT**
Developments that contain a complementary mix of residential and nonresidential uses.
4. **MIXED HOUSING DEVELOPMENT**
Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.

88-280-01-B. SPECIFIC OBJECTIVES

Different types of MPDs will promote different planning goals. In general, however, MPDs are intended to promote the following objectives:

1. flexibility and creativity in responding to changing social, economic, and market conditions and that results in greater public benefits than could be achieved using conventional zoning and development regulations;
2. implementation and consistency with the city's adopted plans and policies;
3. efficient and economical provision of public facilities and services;
4. sustainable, long-term communities that provide economic opportunity and environmental and social equity for residents;
5. variety in housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
6. compact, mixed-use development patterns where residential, commercial, civic, and open spaces are located in close proximity to one another;
7. a coordinated transportation systems that includes a inter-connected hierarchy of

**Appropriation
Account Codes**

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- appropriately designed improvements for pedestrians, bicycles, and vehicles;
- 8. compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping to establish a high-quality livable environment;
- 9. the incorporation of open space amenities and natural resource features into the development design;
- 10. low-impact development (LID) practices; and
- 11. attractive, high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development.

The proposed use does not directly fall in line with a predefined zoning classification currently established within the Zoning and Development Code. Certain elements could be considered “group living (general)”, “Halfway House”, “Community Center”, etc. However, based on the specific goal of assisting homeless youths with shelter and educational services; the best suited zoning district is MPD to provide thorough review by the city and a method for the applicant to seek entitlement approval.

Letter of Opposition.

Staff did receive a letter of opposition from Mr. Larry Goldblatt who also represents other adjacent owners. A copy of this letter has been attached to the staff report.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval Subject to the Corrections and Conditions as reflected in the attached Plan Correction Report and Plan Conditions Report.

SEE ATTACHED STAFF REPORT FOR ADDITIONAL ANALYSIS.

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Fact Sheet Prepared By:
Christopher Hughey, AICP
Staff Planner

Date: 05/24/2021

Initial Application Filed: January 29, 2021

Reviewed By:
Joseph Rexwinkle, AICP
Division Manager
Development Management

Date: 05/24/2021

City Plan Commission: April 6, 2021

Revised Plans Filed: March 31, 2021 and May 17, 2021

Reference Numbers:
Case No.'s CD-CPC-2021-00018