

# **CD-CPC-2024-00097 – Area Plan Amendment CD-CPC-2024-00096 – Rezoning to MPD**

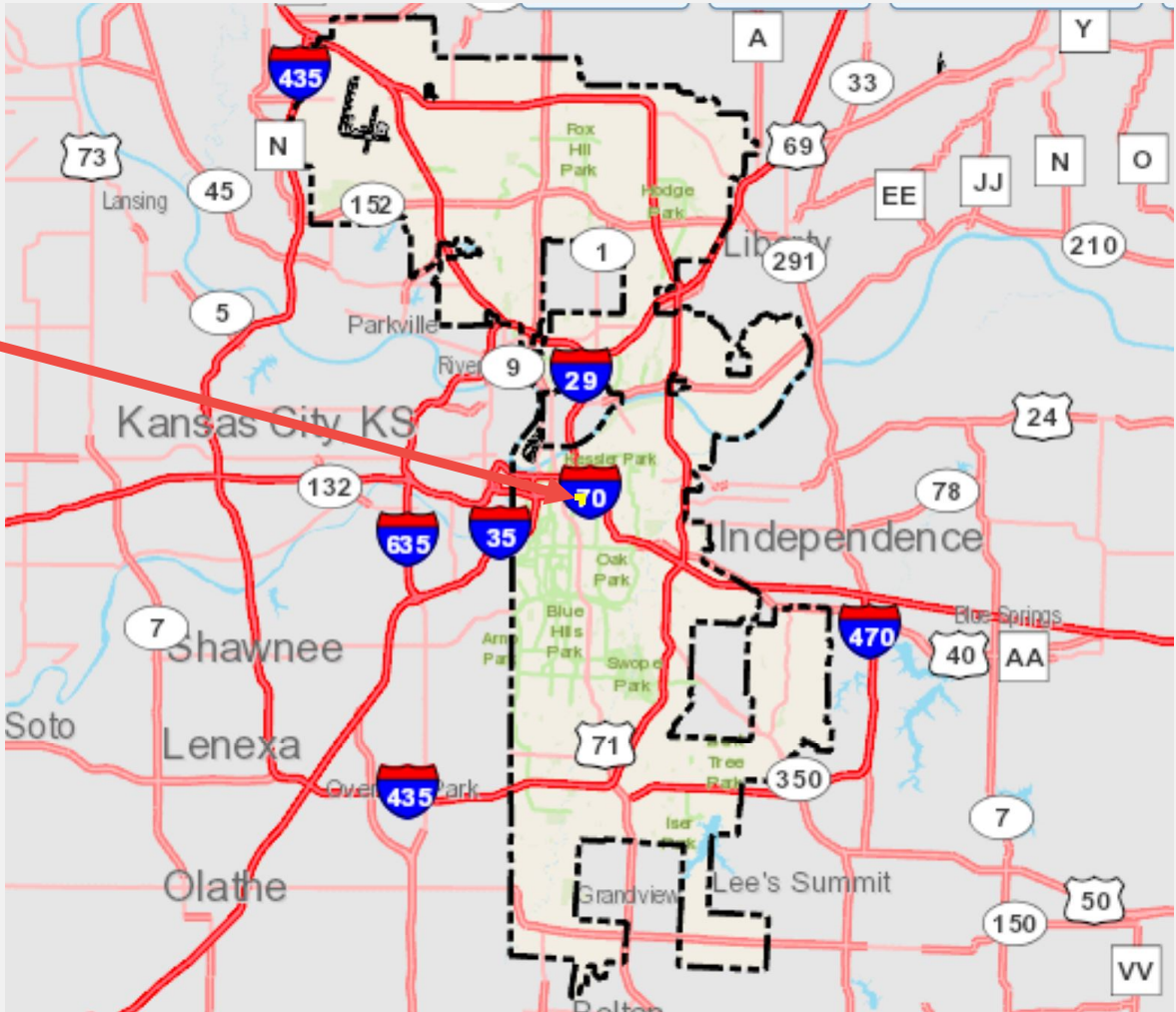
1536 Euclid Avenue

09/04/2024

City Plan Commission

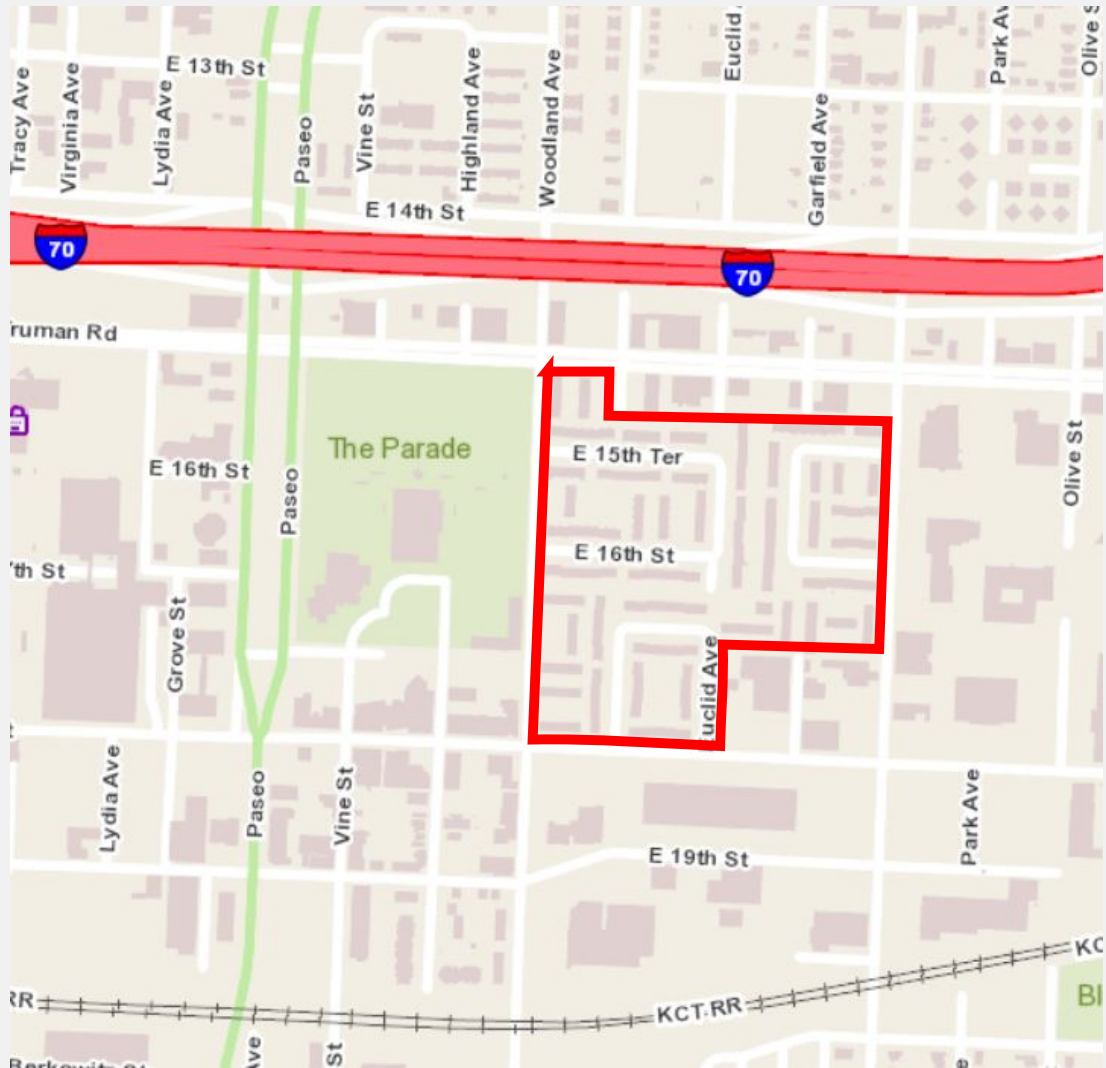


Location





**City Planning and Development**

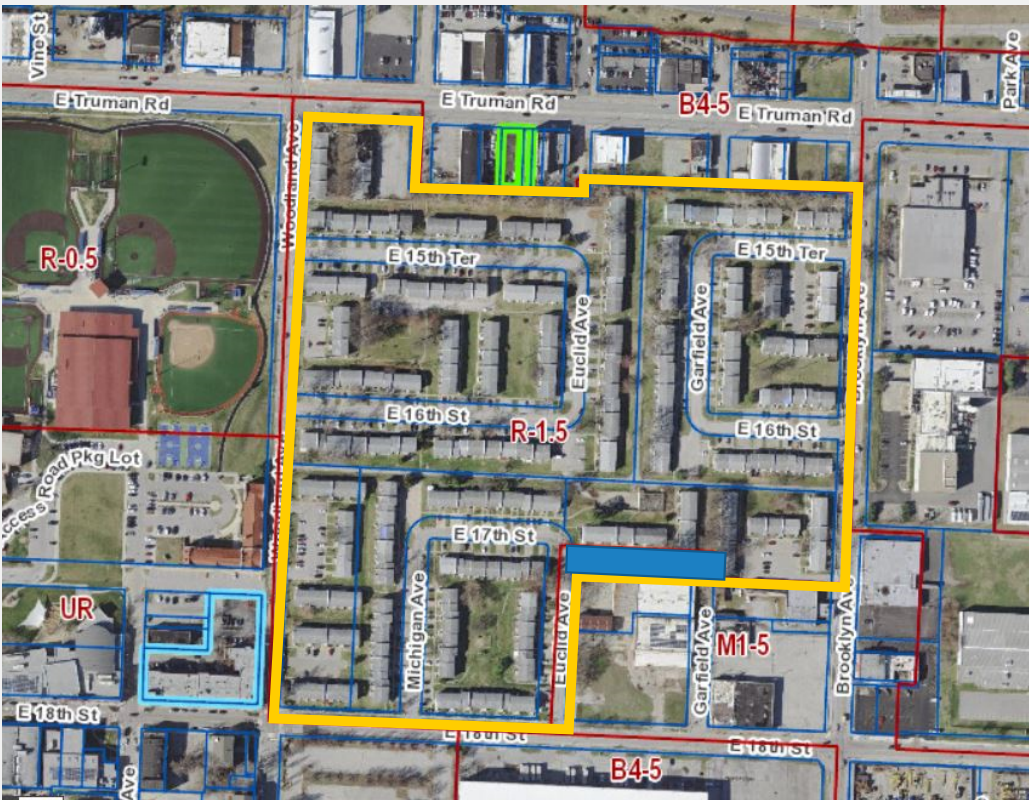
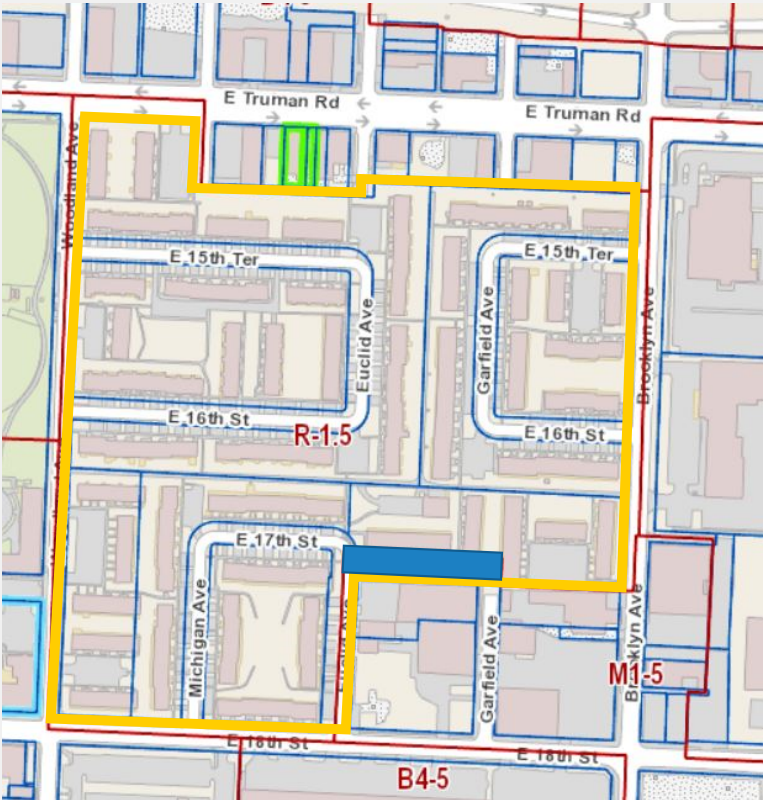


# Area Plan Amendment:

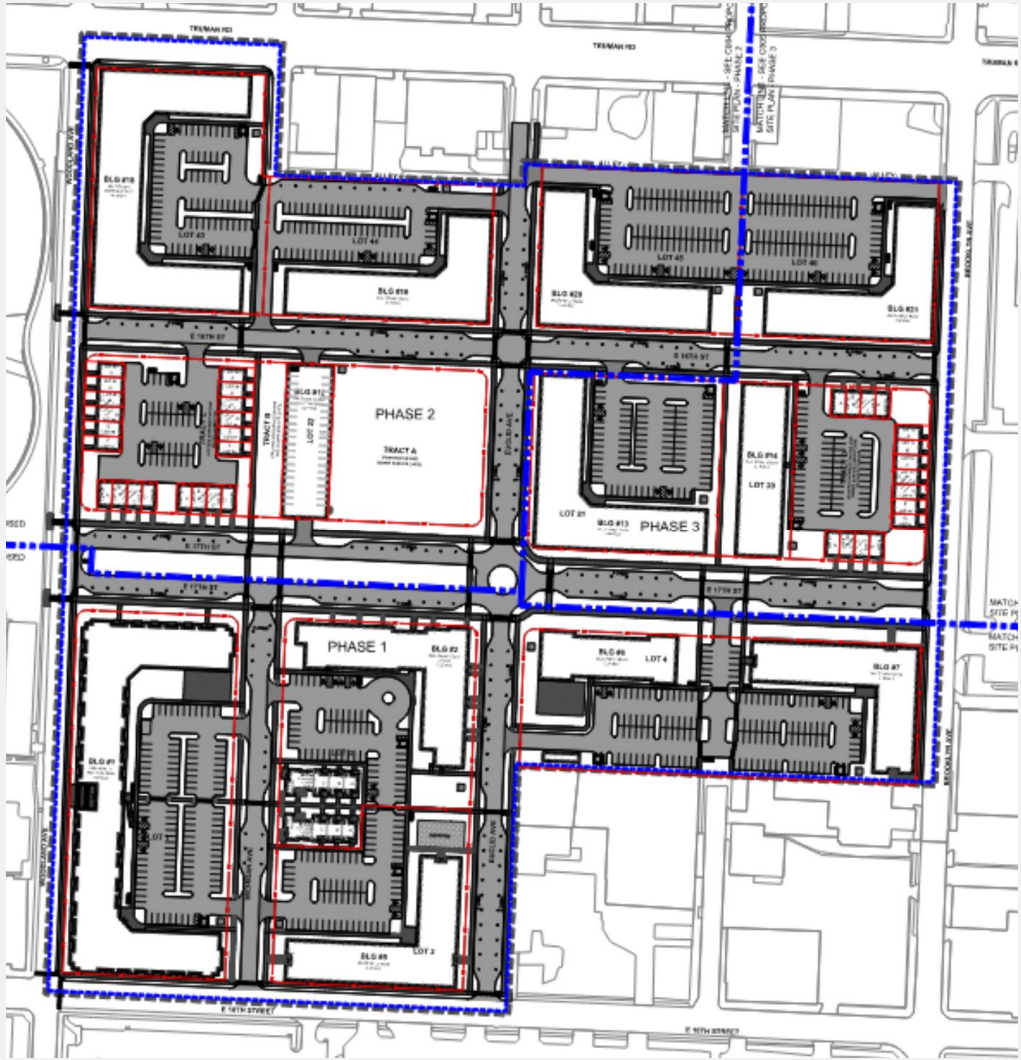
Current –  
Residential  
Medium  
Density/Industrial

Future Land Use  
– Mixed Use  
Neighborhood

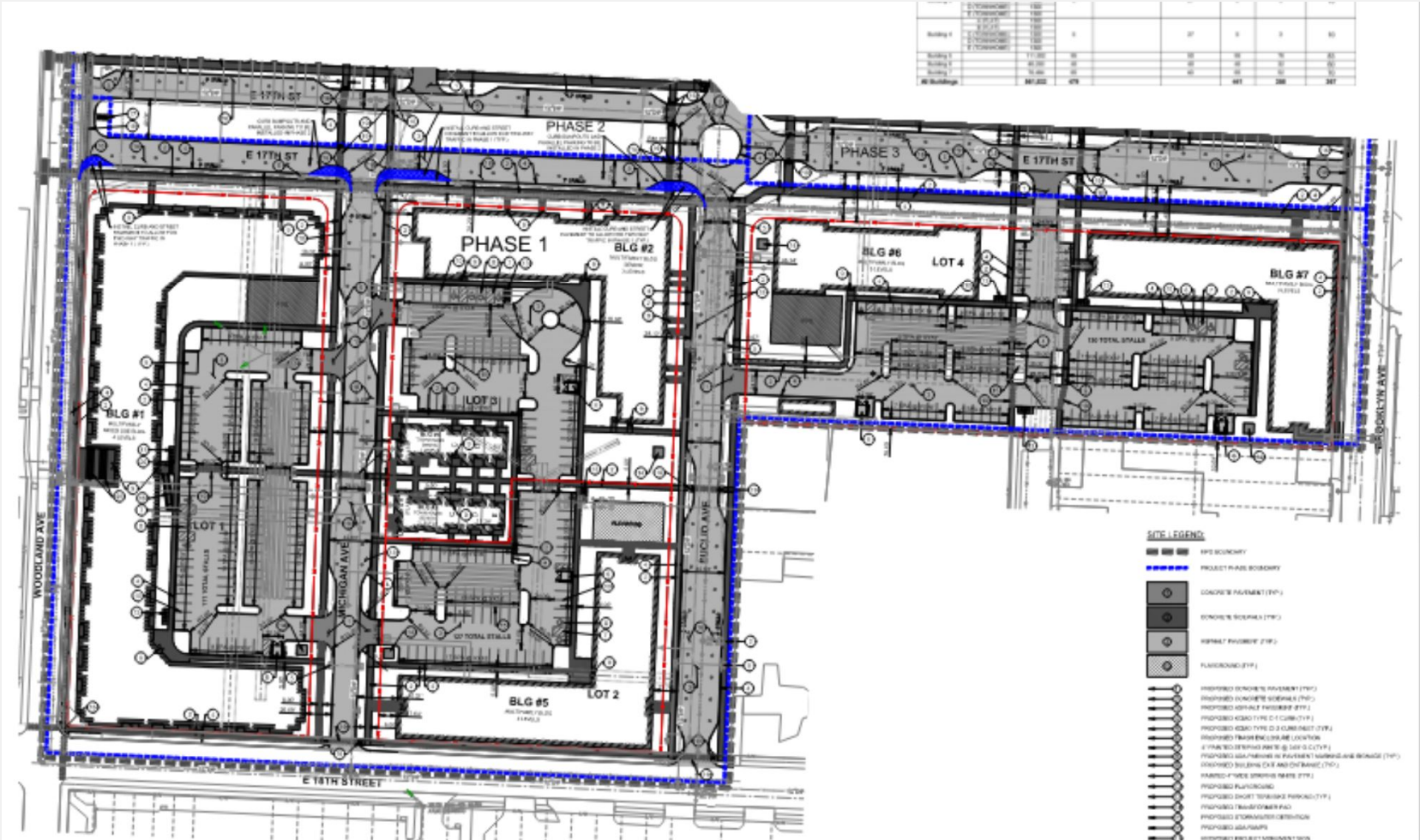




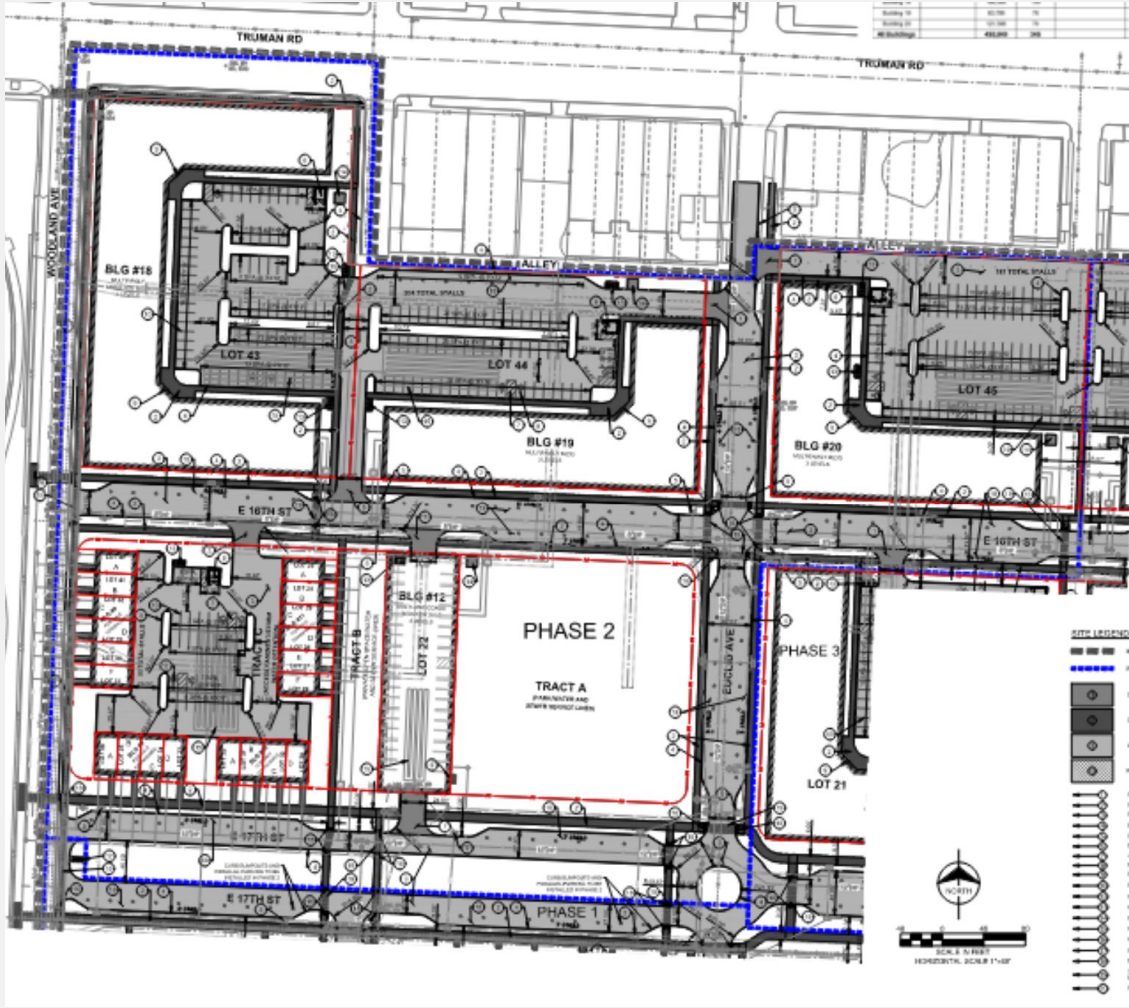
**City Planning and Development**

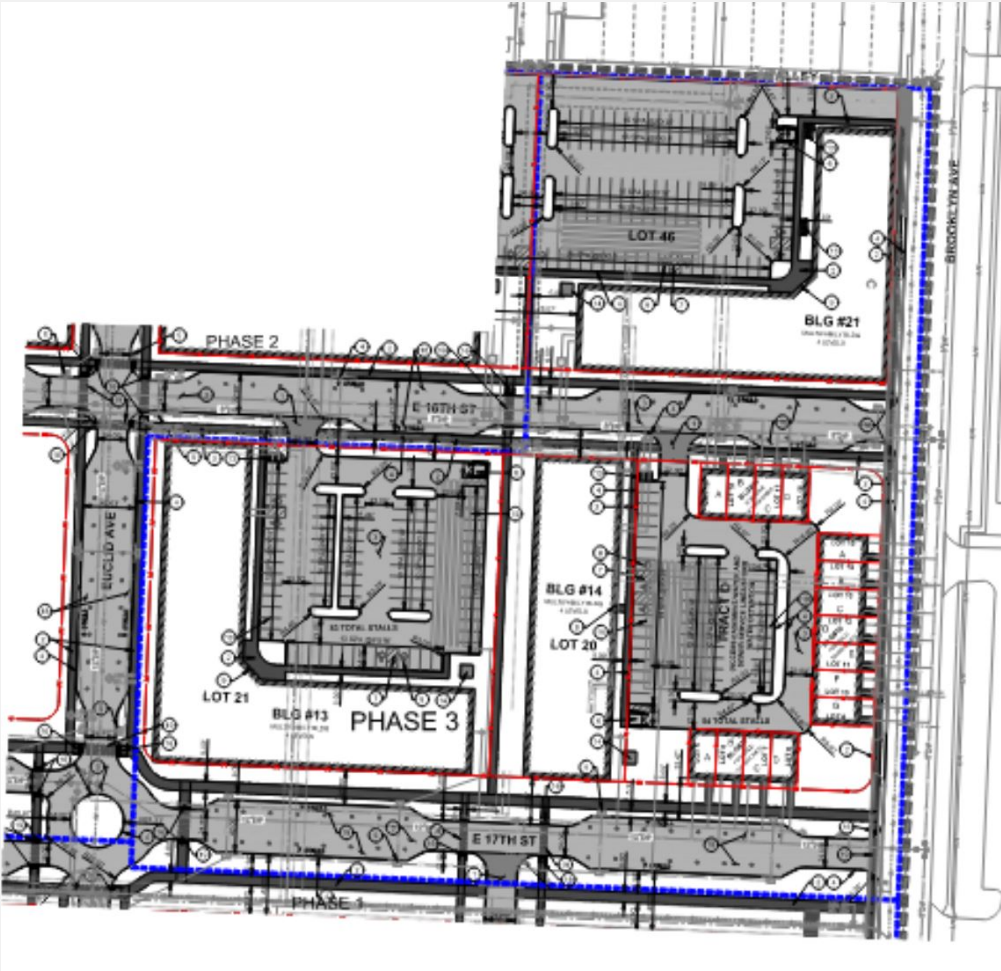




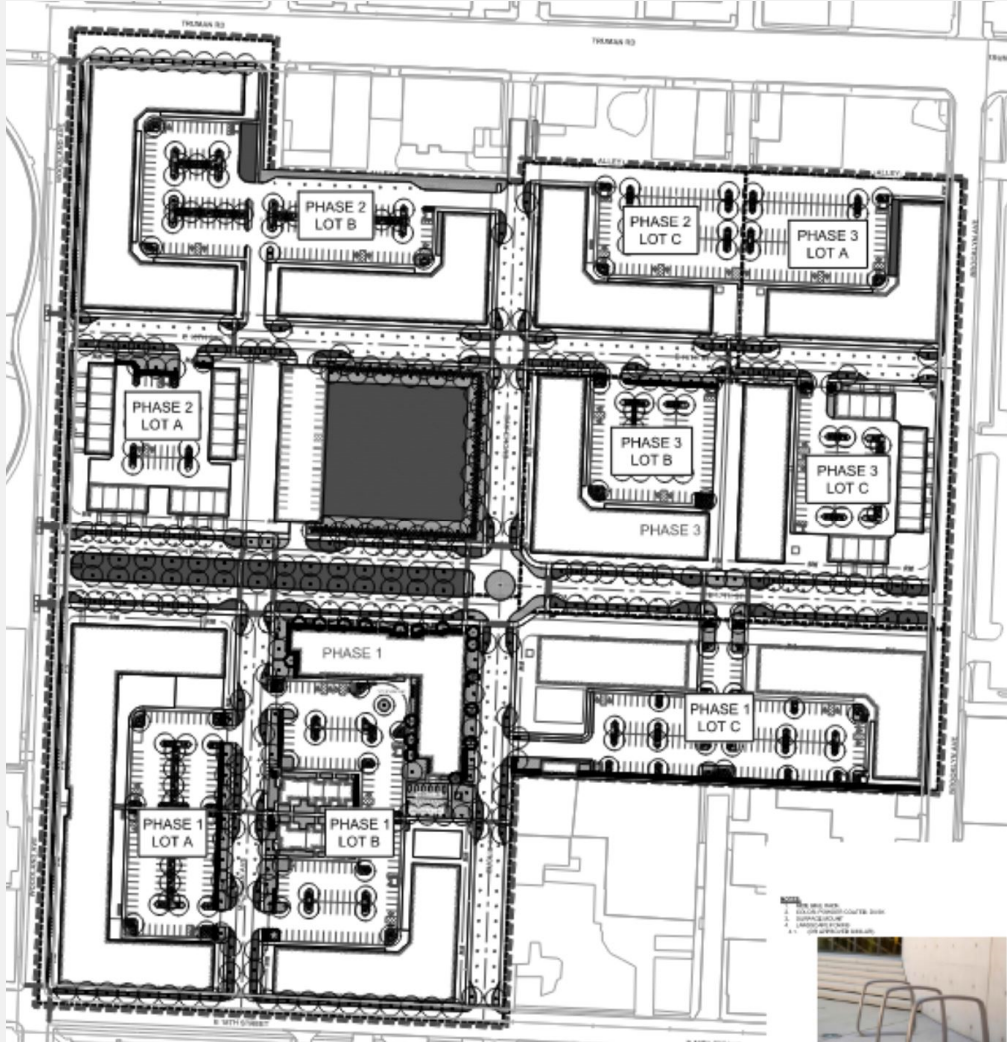








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## 88-280-01-B. SPECIFIC OBJECTIVES

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 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.

## Conditions to Revise:

5. A detailed landscaping plan will be required with the MPD Final Plan of each phase. The final selection of landscaping species shall be of native variety and compliant with the landscaping requirements of the Zoning and Development code. The location/species of the landscaping will not block the proposed lights.

## Conditions to Revise:

8. The applicant shall submit plans with the following corrections prior to ordinance request:

- ~~• The Developer's Statement of Intent will be revised per 88-280-03.~~
- ~~• Shall add a note to MP001 that all buildings shall use the same design guidelines and level of architectural detail for mixed use and residential buildings of all affordability levels.~~
- ~~• Shall adjust the labels for the buildings on all plan sheets and architectural drawings.~~
- Shall revise the elevations for the affordable building (building 5) to show accurate scale for the grade change, labelled building heights, and the same architectural articulation as shown on the other buildings added.
- ~~• Shall provide elevations showing the entrances to the buildings.~~
- ~~• Shall update the data tables for each phase to show the number of short term parking spaces.~~
- Shall update the design guidelines to include proposed lighting fixtures, entrances, a distinction between what the façade materials are for, signage materials.
- Please include a plan sheet which shows street to be vacated by a separate application.
- Please gain approval of a Street Name Plan and update the plans prior to final approval of this MPD Plan. Coordinate with Justin Smith at [Justin.Smith@kcmo.org](mailto:Justin.Smith@kcmo.org) after submitting an application through CompassKC. In your submittal to CompassKC please upload a site plan which shows proposed Right of Way.
- Make some of the mid-block crosswalks along 17th St and Euclid to be raised crosswalks.

## Conditions to Add:

47. That a deviation be granted from 88-430-05-C, to allow more than 1.0 foot-candle onto public rights-of-way.

## Conditions to Remove:

9. The applicant shall show the crosswalks for all the parking areas at the time of MPD Final Plan for each phase.

## Staff Recommendations:

CPC-2024-00097 – Area Plan Amendment:  
Approval

CPC-2024-00096 – Rezoning to MPD:  
Approval with Conditions