

An ordinance request to a rezoning from District UR to District UR for the propose of amending the previously approved UR plan in order to accommodate the use of group (Case No. CD-CPC-2019-00187) located living on about 9 acres at 7801 Holmes and more specifically described as follows:

TRACT 2: ALL THAT PART OF LOT J, GARDEN PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTAICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 48, RANGE 33 IN SAID CITY, COUNTY AND STATE; THENCE SOUTH 0 DEGREES 40 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER-WARTER SECTION, A DISTANCE OF 671.1 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 31 SECONDS EAST, 40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HO LMES ROAD, AS NOW ESTABLISHED AND THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 31 SECONDS EAST, 12.5 FEET DISTANT SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT J, A DISTANCE OF 619.06 FEET TO A JOG IN THE WEST RIGHT-OF-WAY LINE OF CAMPBELL STREET, AS NOW ESTABLISHED; THENCE SOUTH 0 DEGREES 40 MINUTES 14 SECONDS EAST ALONG SAID JOG, A DISTANCE OF 12.5 FEET TO THE NORTHWEST CORNER OF LOT 38, TOWER PARK, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, ACCORDING TO THE RECORDED PLAT THEREOF, BEING ALSO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 78<sup>TH</sup> STREET; THENCE SOUTH 0 DEGREES 40 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF SAID TOWER PARK, A DISTANCE OF 609.04 FEET TO POINT 25 FEET NORTH OF THE SOUTH LINE OF SAID LOT J, A DISTANCE OF 618.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HOLMES ROAD; THENCE NORTH 0 DEGREES 40 MINUTES 57 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 40 FEET DISTANT EAST OF AND PARALLEL WITH THE WEST LINE OF SAID QUARTER-QUARTER SECTION LINE, A DISTANCE OF 622.09 FEET TO THE POINT OF BEGINNING, KNOWN AS LOT J-1 BY THE CERTIFICATE OF SURVEY FILED MAY 2, 2000 AS DOCUMENT 2000K0024024.

A legal notice of this matter was published on November 4, 2019, as required by law, and a public hearing was held by the City Plan Commission on November 19, 2019, in the Council Chambers on the 26th Floor of City Hall. The Commission recommended that this application be approved with the following conditions:

1. That plans, revised as noted below, are submitted at time of Final Development Plan:
  - a. That the applicant shall revise plans showing the parking lot re-striped in compliance with 88-420. If lot is currently in compliance, proof shall be provided to staff.
  - b. That the applicant shall revise plans showing striping of pedestrian walkways from parking lot and public right-of-way to be included in parking lot improvements, in compliance with 88-420. If lot is currently in compliance, proof shall be provided to staff.
  - c. That the applicant shall provide revised plans showing dedicated, secure outdoor recreation space.

- d. That the applicant eliminate the current daycare access on E. 78th Street and Campbell Street and a new access established from Holmes Road as a condition of expanding to a Daycare Center (21+ children).
- e. That the applicant shall submit a final MPD Development Plan to the Director of City Planning and Development for approval by the Development Review Committee prior to issuance of a building permit. The final MPD Development Plan shall meet the development standards of Chapter 88-400 including; plan information; property uses; setback distances; lighting (with a photometric study); landscaping, including information on (i) species, planting size, and spacing of all trees and shrubbery; (ii) buildings and dumpster elevation drawings; (iii) fencing, if utilized, identifying material, color, height, setback and type, with an elevation drawing of a section; streetscaping; signage (including elevations); and architectural characteristics.

The staff recommended approval subject to conditions.

The application was made by Rachelle Biondo, Rouse Frets White Goss Gentile Rhodes, PC; 4510 Belleview Kansas City, Mo 64111.