



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

August 7, 2024

## APPROVAL PROCESS



**Project Name**  
47<sup>th</sup> and Holy Rezoning

**Docket #1**

**Request**  
CD-CPC-2024-00085  
Rezoning

**Applicant**  
Nick Ewing  
Sullivan Palmer Architects

**Location** 1121 W 47th St  
**Area** About 0.2 acres  
**Zoning** R-2.5 & B1-1  
**Council District** 1<sup>st</sup>  
**County** Jackson  
**School District** Kansas City 110

### Surrounding Land Uses

**North:** Multifamily, Zoned R-2.5  
**South:** Residential, Zoned R-2.5  
**East:** Residential, Zoned R-1.5  
**West:** Commercial, Zoned B1-1

### KC Spirit Playbook Alignment

Case Number [include companion cases]  
LRP determination: Very unlikely/unlikely/likely/very likely

### Land Use Plan

The Midtown Plaza Area Plan recommends Mixed Use Community uses for the subject property.

### Major Street Plan

The City's Major Street Plan does not identify any streets at this location

## PROJECT TIMELINE

The application for the subject request was filed on June 14, 2024. Scheduling deviations from 2024 Cycle 7.2 have occurred.

- The applicant needed additional time to work with the neighborhood association to meet.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The West Plaza Neighborhood Association is tied to the subject site.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on July 25, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The subject site is currently developed with a restaurant and parking lot. To the north, east, and west are residential uses. To the west are several existing restaurants. There is no associated regulated stream with the subject site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Rezoning from District R-2.5 (Residential) to B1-1 (Commercial) on about 0.2 acres generally located at the southwest corner of West 47th Street and Holly Street.

## CONTROLLING CASE

There is no controlling case for the site.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #1 Recommendation: **Approval**

**REZONING REVIEW**

The applicant seeks to rezone 0.2 acres from Districts R-2.5 and B1-1 to solely District B1-1. This rezoning is necessary for the existing site to comply with the Zoning and Development Code, which requires parking lots to be on the same parcel and zoned under an equivalent or more intense zoning district. The proposed rezoning to the B1 Zoning District aligns with the Mixed-Use Community recommendation from the area plan. No accompanying plan or area plan amendment is required.

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, REZONINGS (88-515-08)**

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:

**A. Conformance with adopted plans and planning policies;**

The Midtown/Plaza Area Plan recommends Mixed Use Community land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

**B. Zoning and use of nearby property;**

Nearby properties are zoned B1-1 and residential. The B1 zoning district is classified as Neighborhood Serving Retail.

**C. Physical character of the area in which the subject property is located;**

Adjacent properties consist mainly of commercial structures/restaurants and residential properties. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The current zoning designation is R-2.5. The proposed rezoning will change the zoning to B1-1, rezoning will permit the existing bar to come into conformance with parking standards

**F. Length of time the subject property has remained vacant as zoned;**

The property has been occupied by a commercial structure for a considerable time.

**G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The rezoning is not expected to detrimentally affect nearby properties.

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

A denial of the application will not provide any gain to the public health, safety, and welfare.

**ATTACHMENTS**

1. Exhibit of Rezoning Area
2. Public Engagement Materials

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval**.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes", with a large, stylized flourish at the end.

Matthew Barnes  
Lead Planner

# Exhibit of Rezoning to B1-1



## Meeting Sign-In Sheet

Project Name and Address

CD - CPC - 2024 - 00085

1121 N. 47TH STREET, KC, MO 64112

Name	Address	Phone	Email
Melissa Dusenberry	2600 W 47th Ave KC, KS	816-351-8279	melissa_dusenberry@yahoo.com
Elaine McDermett	1107 W 47th	816-561-4483	e.walderwalle@global.com
Christi and Ron Deaver	4831 Liberty St. 64112	925-628-1006	r.deaver@yahoo.com
TOM GASPER	4715 MERCIER	949-6839397	
Jackie Wing Tyler Wolff	4348 Bell St	913-626-0243	j386w802@gmail.com → j386w802
Ashley Minton	1105 W 47th Apt A Kansas City MO	913-909-5954	ash.minton@gmail.com

Floor Plan

WPNA will supply member list of attendees  
I'll email list Julie Jennings  
to Amy

First Names	Last Name	Second Person	House # Street	City	State	Zip Phone	Email	2nd Email/alt address
Zech & Eva	Daehwiler		4316 Genessee St.	Kansas City MO	MO	64111 316-992-5643	zdaehwiler@gmail.com	steinman19@gmail.com
Julie & Parker	Jennings		4520 Bell St.	Kansas City MO	MO	64111 816-215-1388	julie@jlfc.net	
Ken	Johnson		4812 Holly	Kansas City MO	MO	64112 816-304-6344	kwj3@sbcglobal.net	
Sophia	Jones	JD Dandridge	4818 Mercier	Kansas City MO	MO	64112 913-940-9927	sophia.jones305@gmail.com	
Greg & Michelle	Madden		4323 Bell Street	Kansas City MO	MO	64111 913-526-6956	gpmadden@yahoo.com	
Heldi	Markle		4615 Terrace	Kansas City mo	mo	64112 816-335-5672	heldidownerkc@yahoo.com	greg.madden@druryhotels.com
Elaine	McDermott	Joe	1107B West 47 Street	Kansas City MO	MO	64112 913-461-6970		
John & Marlene	Toms		4528 Mercier	Kansas City MO	MO	64111 816-531-8251	marlenetoms@gmail.com	john.toms@gmail.com
Cheryl & Steve	Tulipana		4737 Holly	Kansas City MO	MO	64112 816-808-0793	C.JSTULIPAN@gmail.com	steve.tulipana@gmail.com
Sean & Ruth	Tumanut		4415 Genessee	Kansas City MO	MO	64111 816-561-7751	KU_dooda@yahoo.com	
Sharon & Ben	Tumanut		1101A West 47th Street	Kansas City MO	MO	64112 816-891-0604	sktumanut@yahoo.com	
Patricia	Walters		4733 Holly	Kansas City MO	MO	64112 816-756-1422	info@bangskc.com	
Cacie	Accidino		4716 Terrace St.	Kansas City MO	MO	64112 913-424-6822	caciearcdino@gmail.com	

# Public Meeting Notice

Please join Holly 47, LLC

for a meeting about A request to approve a rezoning

case number CD-CPC-2024-00085

proposed for the following address: 1121 W. 47th Street

Kansas City, MO 64112

**Meeting Date:** July 25, 2024

**Meeting Time:** 6:00 PM - 7:00 PM

**Meeting Location:** 1121 W. 47th Street  
Kansas City, MO 64112

Project Description:

Rezoning approx .08 acres from R-2.5 to B1-1.

If you have any questions, please contact:

Name: Eric Gonsher

Phone: 816-665-8888

Email: [egonsher@rhjohnson.com](mailto:egonsher@rhjohnson.com)

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Gonsher", with a long horizontal stroke extending to the right.

Eric Gonsher

CITY OF KANSAS CITY MISSOURI  
CITY PLAN COMMISSION  
NOTICE OF HEARING

Re: CD-CPC-2024-00085: A request to approve a Rezoning from District R-2.5 (Residential) to B1-1 (Commercial) on about 0.2 acres generally located at the southwest corner of West 47th Street and Holly Street.

Applicant: Sullivan Palmer Architects, Nick Ewing

This notice is to inform you that a public hearing to consider the above noted request has been scheduled before the City Plan Commission on the following date and time.

**August 7, 2024 9:00 am**

The hearing will be hybrid; both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details can be found at <https://kcmo.gov/cpc>

You may want to contact the staff planner the Friday or Monday prior to the public hearing to determine if there are any known requests that the case be continued to another date. The staff planner assigned to this case is Matthew Barnes who may be reached at [matthew.barnes@kcmo.org](mailto:matthew.barnes@kcmo.org) or (816) 513-8817.

Plans, drawings and reports submitted by the applicant (if any) are available for inspection online at <https://compasskc.kcmo.org>. The staff report will be posted to the same address online the Friday prior to the hearing date.

Following action by the Commission, this case will be placed on a future City Council Docket for final decision. This information can be found at [www.kcmo.org](http://www.kcmo.org) / clerk or at the link provided above.

The Commission desires that all persons interested in the matter be informed of the public hearing. It would be appreciated if you would contact your neighbors in the event they did not receive a notice. Even if you do not wish to testify on this matter, you and your neighbors are invited to attend.

Sincerely,  
CITY PLAN COMMISSION



Diane Binckley  
Assistant Secretary



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at [actioncenter@kcmo.org](mailto:actioncenter@kcmo.org).





CITY OF  
KANSAS CITY,  
MISSOURI

# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case # *CD - CPC - 2024 - 00085*

Meeting Date: *7/25/24*

Meeting Location: *1121 W. 47th STREET, KC, MO*

Meeting Time (include start and end time):

*6:00 - 7:00 p.m*

*6412*

Additional Comments (optional):