

Ordinance No. 240528

Rezoning without Plan

Avila University Student Housing
12100 Wornall Road

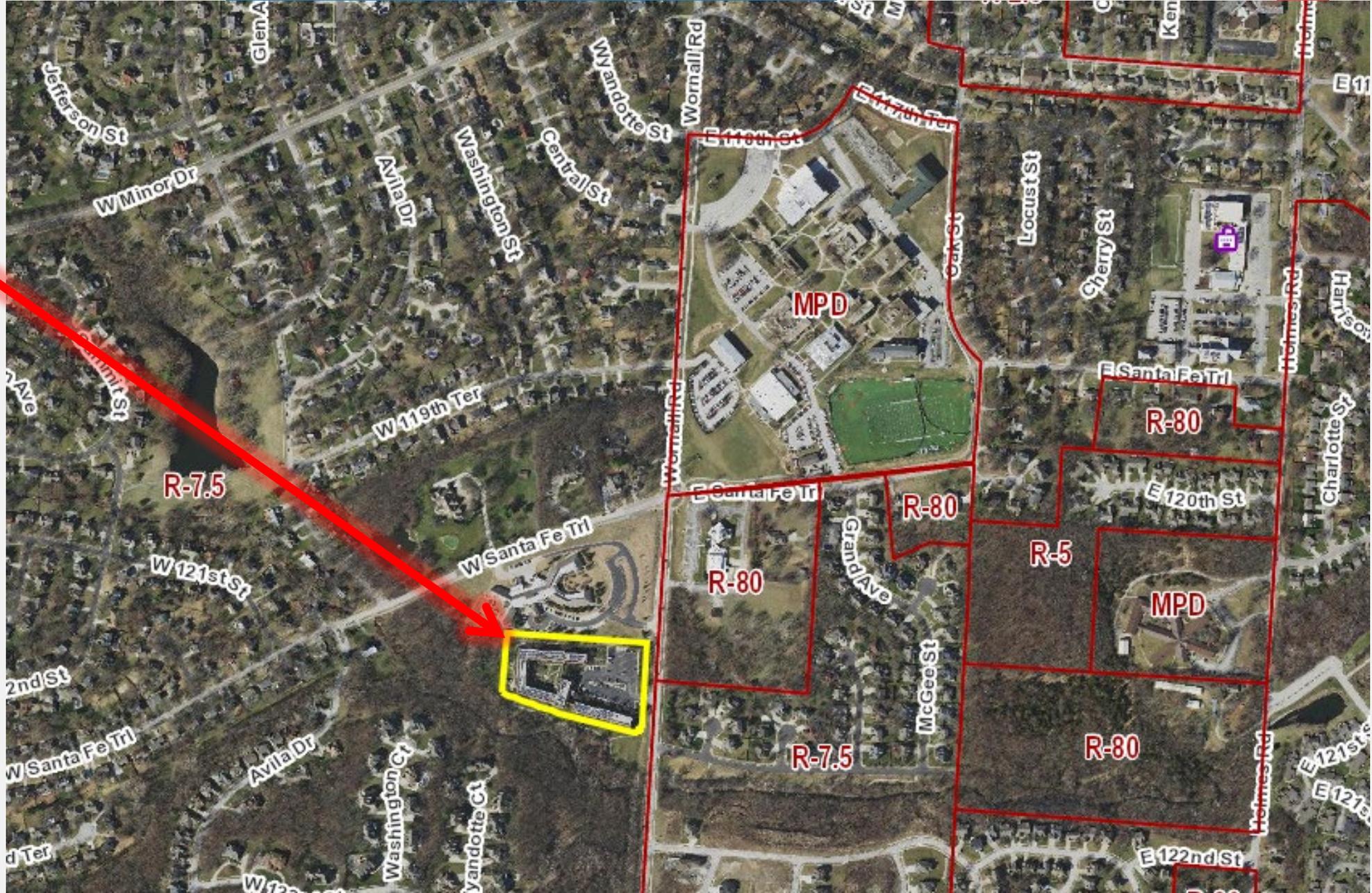
6-25-2024

Neighborhood Planning and Development



Site

- ~ 4.7 acres
- R-7.5 zoning
- Proposed R-1.5
- Vacant since beginning of 2024





View looking south on Wornall Road



View looking west on Wornall Road

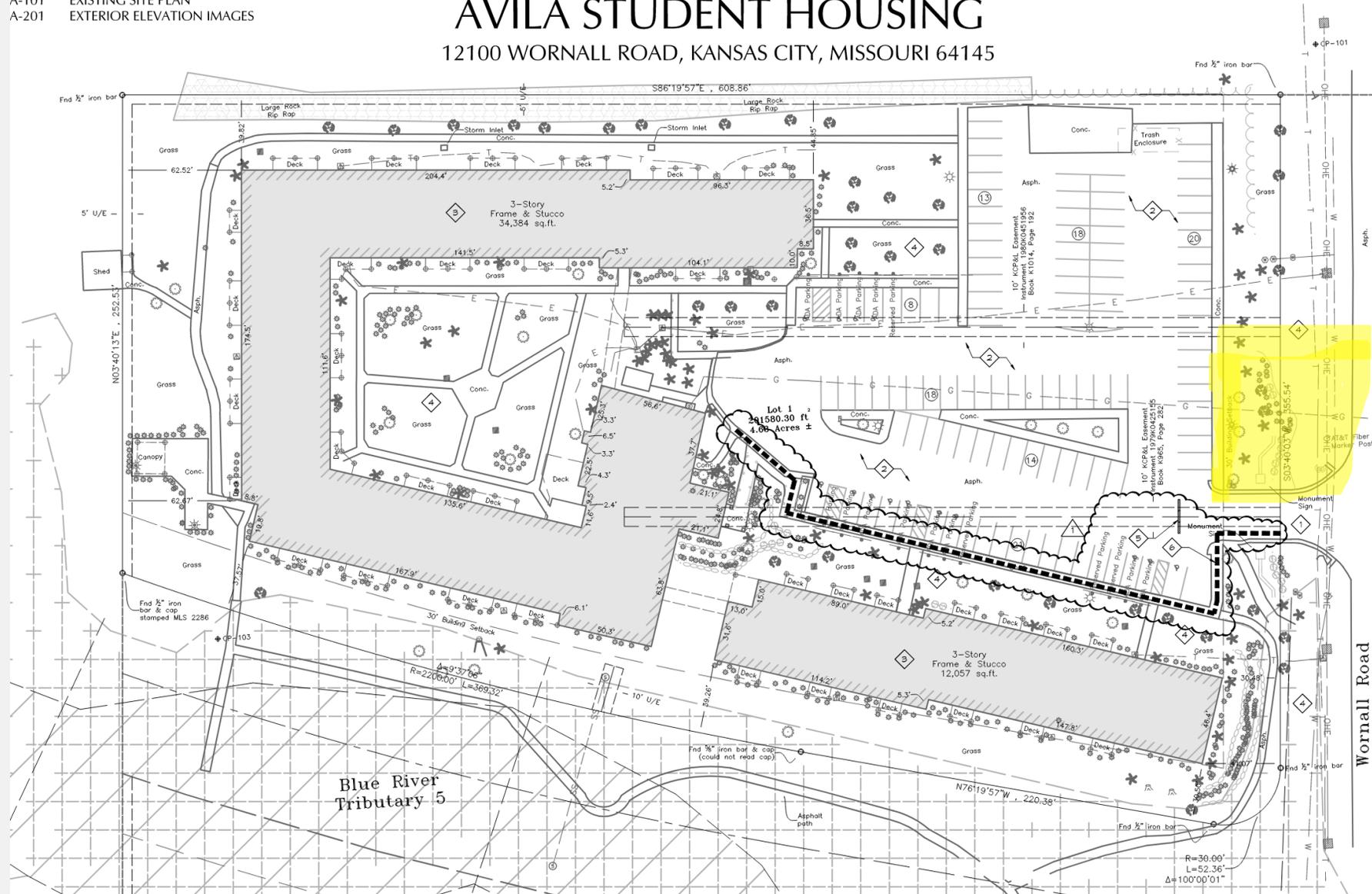


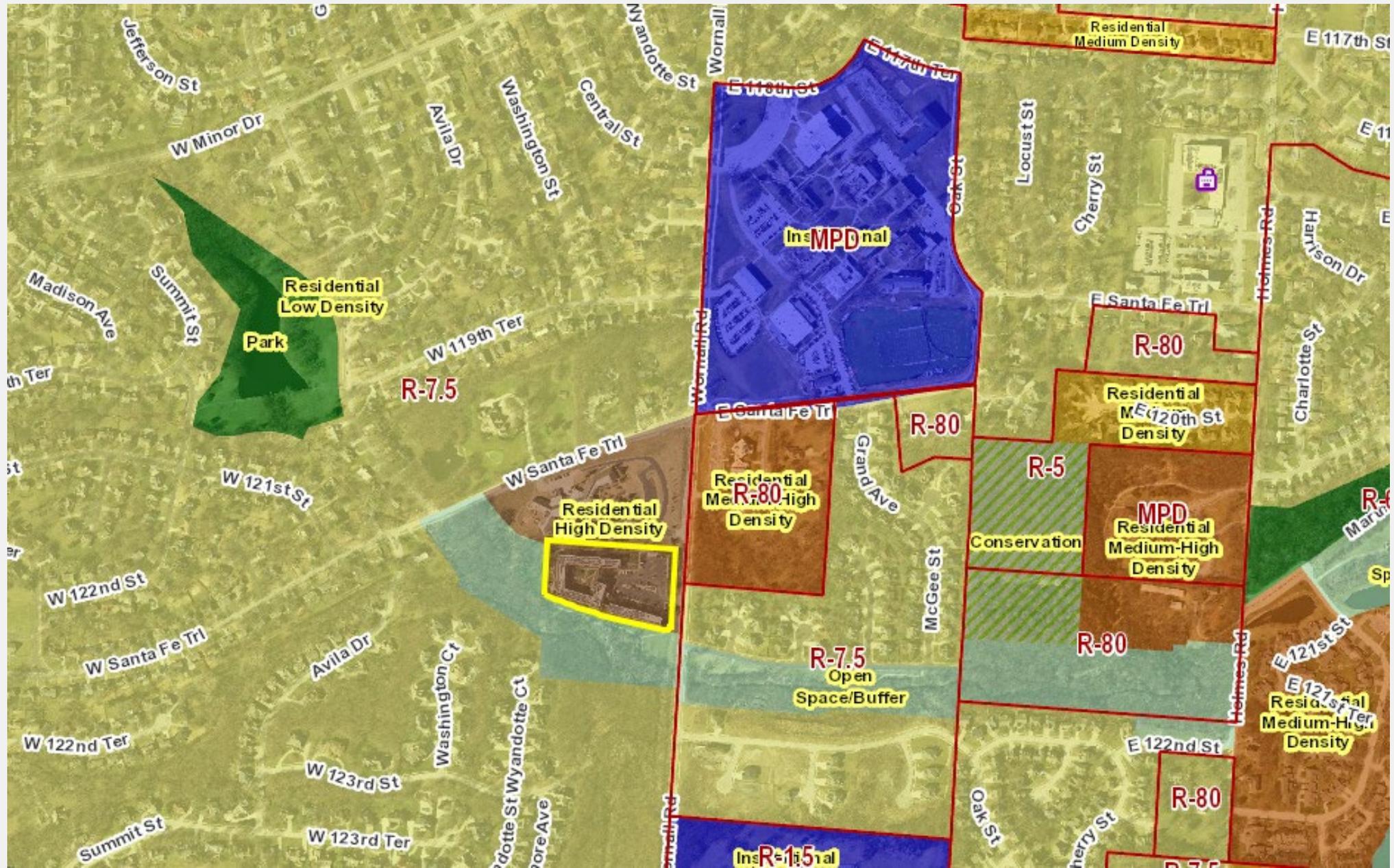
SHEET INDEX:

- A-101 EXISTING SITE PLAN
- A-201 EXTERIOR ELEVATION IMAGES

SPECIAL USE PERMIT PLAN AVILA STUDENT HOUSING

12100 WORNALL ROAD, KANSAS CITY, MISSOURI 64145





USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT										Use Standards
	R-80	R-10	R-7.5	R-6	R-5	R-2.5	R-1.5	R-0.75	R-0.5	R-0.3	
RESIDENTIAL											
Household Living	P	P	P	P	P	P	P	P	P	P	88-110-06-C & 88-323
Group Living (except as noted below)	-	-	-	-	-	-	S	S	S	S	88-350
» Group homes	-	-	-	-	-	-	P	P	P	P	88-350
» Nursing home	S	S	S	S	S	S	P	P	P	P	88-350

88-805-02-B. GROUP LIVING

Residential occupancy of a structure by other than a "household," typically providing communal kitchen/dining facilities. Examples of group living uses include but are not limited to fraternities, sororities, convents, monasteries, nursing homes and the following specific use types:

Rezoning from R-7.5 – R-1.5

88-350-01 - APPLICABILITY AND STANDARDS



Group living uses in R districts are subject to the following standards:

88-350-01-A. Group living uses are allowed only in the types of residential buildings allowed in the subject zoning district, as identified in 88-110-0400.

88-350-01-B. Lots to be occupied by group living uses must have at least 500 square feet of lot area per resident or patient, based on the maximum resident/patient capacity.

$4.7 \text{ acres} \times 43,560 \text{ sq. ft.} = 204,732 \text{ sq. ft.} \div 500 \text{ sq. ft. p/ person} = \mathbf{409 \text{ max. residents}}$

88-350 Group Living

Staff Recommendation

- **Approval without Conditions**

CPC Recommendation

- **Approval without Conditions**