

COMMUNITY PROJECT/ZONING

120401

Ordinance Fact Sheet

Case No. 14284-UR

Ordinance Number

Brief Title	Approval Deadline	Reason
Rezoning from District B4-5 (heavy business/commercial-5) to		District UR (urban redevelopment district)

Details

Specific Address

about 28.3 acres bounded by E 8th Street on the north, E 12th Street on the south, Charlotte Street on the east and Cherry Street on the west

Reason for Legislation

To approve a preliminary development plan for existing and proposed mixed uses.

Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references, and budget page numbers.)

The plan area consists of eight blocks, two blocks east to west between Cherry Street and Charlotte Street and four blocks north to south between 8th Street and 12th Street. All abutting and internal streets are fully constructed, with curb, gutter, sidewalks and streetlights. 8th, 10th and 12th Streets are one-way eastbound; 9th and 11th Streets are one-way westbound. Cherry Street is a two-way facility. Holmes Street operates as one-way northbound, terminating at the north plan boundary. Charlotte Street is currently a one-way southbound street, with the southbound I-70 off ramp intersecting at 11th Street.

The plan area is relatively flat, sloping gradually downward about 40 feet in elevation over a horizontal distance of about 1,700 feet from the northwest to the southeast corner.

The UR plan proposes a two-phase mixed use development. Phase 1 is comprised of the four blocks north of 10th Street, with an estimated commencement in May 2012 and completion by December 2016. Phase 2 includes the remaining four blocks south of 10th Street, commencing in May 2015 with completion by May 2020. The plan totals 965 residential units, about 946,000 square feet of commercial space, a hotel, bus terminal

Positions/Recommendations

Sponsor	Marcason, Glover 4th District
Programs, Departments, or Groups Affected	4th District (Glover, Marcason) Al Figuly Planned Industrial Expansion Authority 20 E 5 th Street Kansas City, Missouri 64106
Applicants / Proponents	Applicant City Department City Development Other
Opponents	Groups or Individuals none known Basis of opposition
Staff Recommendation	☒ For with conditions ☐ Against Reason Against
Board or Commission Recommendation	City Plan Commission ☐ (6-0) 5-15-12 By (Gutierrez Krum, Macy, Martin, May, Van Zandt) ☐ For ☐ Against ☐ No action taken ☒ For, with revisions or conditions (see details column for conditions)
Council Committee Actions	☐ Do pass ☐ Do pass (as amended) ☐ Committee Sub. ☐ Without Recommendation ☐ Hold ☐ Do not pass

(Continued on reverse side)

Details

and 3,856 parking spaces in structured parking. Existing and proposed uses by block are provided in the attached table. (Block numbers are those used by Land Clearance for Redevelopment Authority within the central business district.)

The proposed uses and site design of this plan are very conceptual at this time. No specific developer has been determined, and the projects will occur as market demand dictates. Consequently, some of the analysis typically done at the preliminary plan stage will occur as final plans are submitted for administrative approval.

All the proposed uses, heights and setbacks are allowed by right in the current B4-5 zoning (the maximum FAR (floor area ratio) of 6 is exceeded by Phase 1 (6.39) but is met by the overall plan (5.47)). The UR zoning is being requested because the predominant tax incentive plan, the East Downtown PIEA plan, requires rezoning to UR as a condition of receiving incentives.

No existing structures would be retained by this plan except those on Block 65. The plan area is currently under multiple ownerships, and the plan does not address how properties are to be assembled. Both the East Downtown PIEA plan and the East Village TIF plan authorize the use of eminent domain, however the right of eminent domain under the PIEA plan will terminate in 2014, and the TIF plan only listed selected properties in the acquisition category. The uses proposed by this plan are in general conformance with those stated in both the PIEA plan and the TIF plan.

Right of way will be dedicated in conformance with the Major Street Plan unless modified at the time of final plan approval. Some buildings may need variances to the Wheeler Airport height restrictions. A note on the plan clarifies the existing status of the Della Lamb charter school at 10th and Charlotte .

Policy/Program Impact

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	

Fact Sheet Prepared By:

Larry H. Stice
Planner

Date: 5-15-12**Reviewed by:**

Diane Binckley, Manager
Development Management

Date: 5-15-12**Reference Numbers**

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Application received 3-16-12
CPC approval 5-15-12

The procedure for processing rezonings has not changed under the new development code.

