

Docket #3.1 CD-CPC-2024-00014

Area Plan Amendment

Docket #3.2 CD-CPC-2024-00013

Rezoning

Docket #3.3 CD-SUP-2024-00009

Special Use Permit

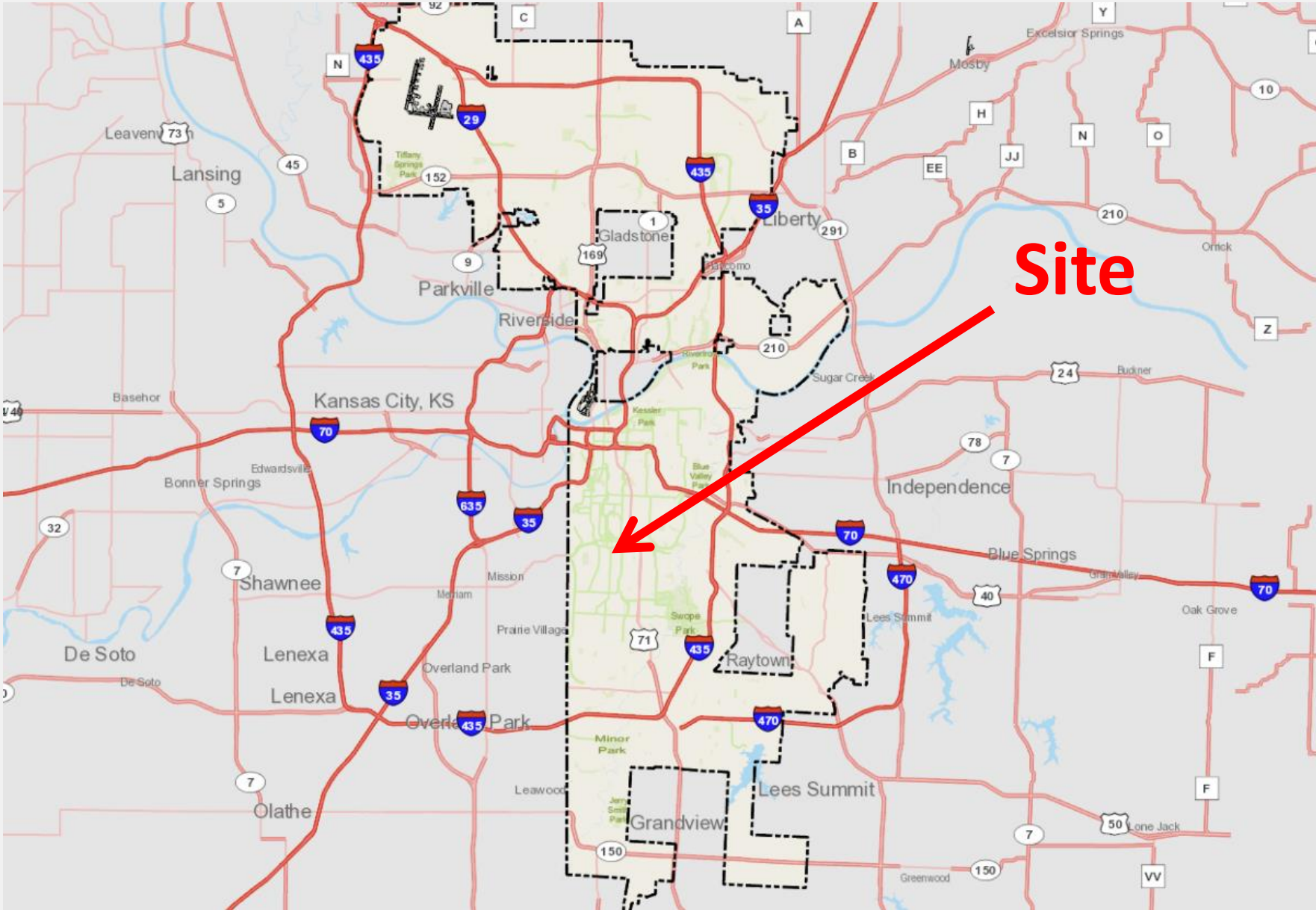
Raphael Hotel – 321-325 Ward Pkwy

March 19, 2024

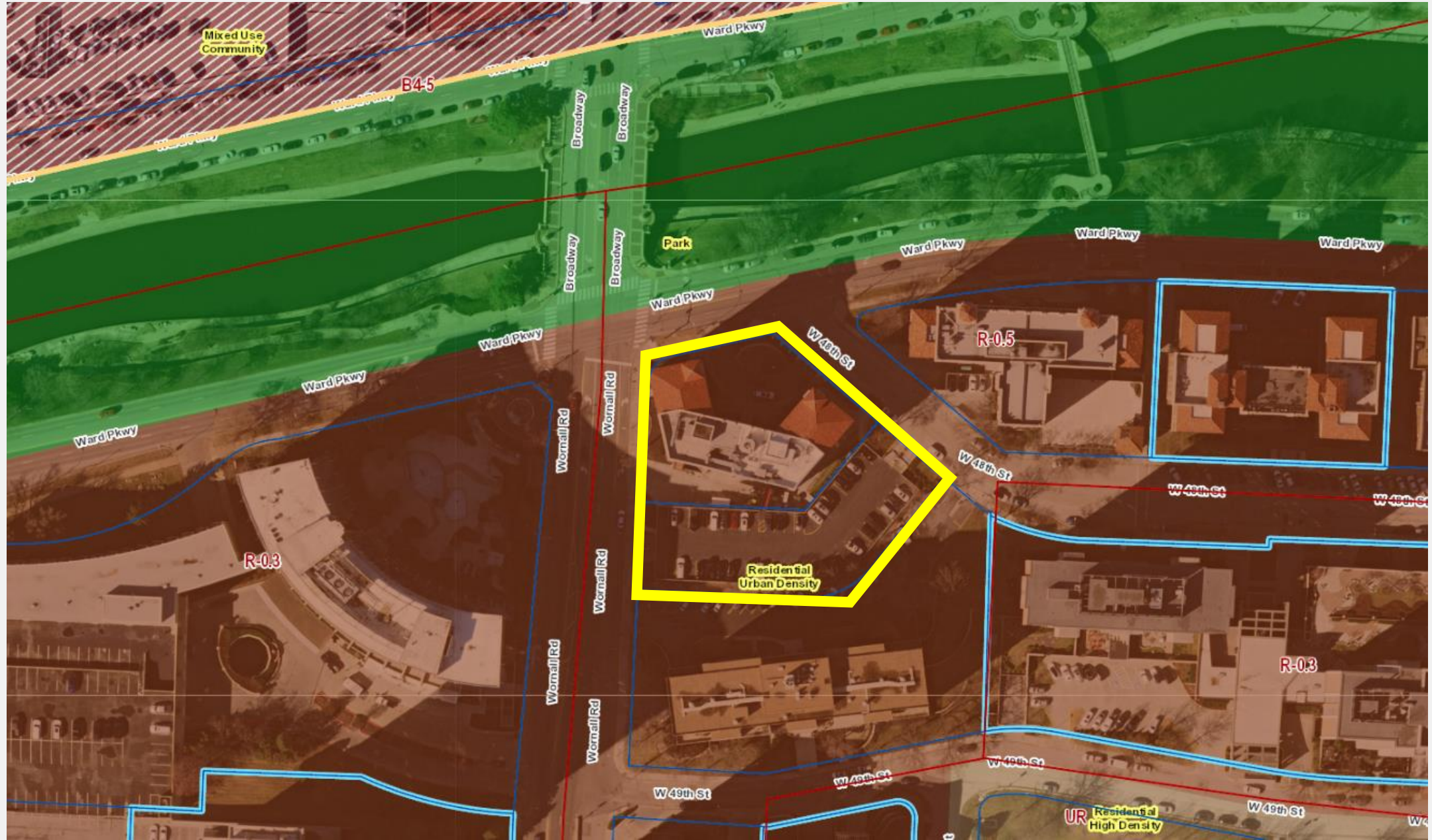
Prepared for

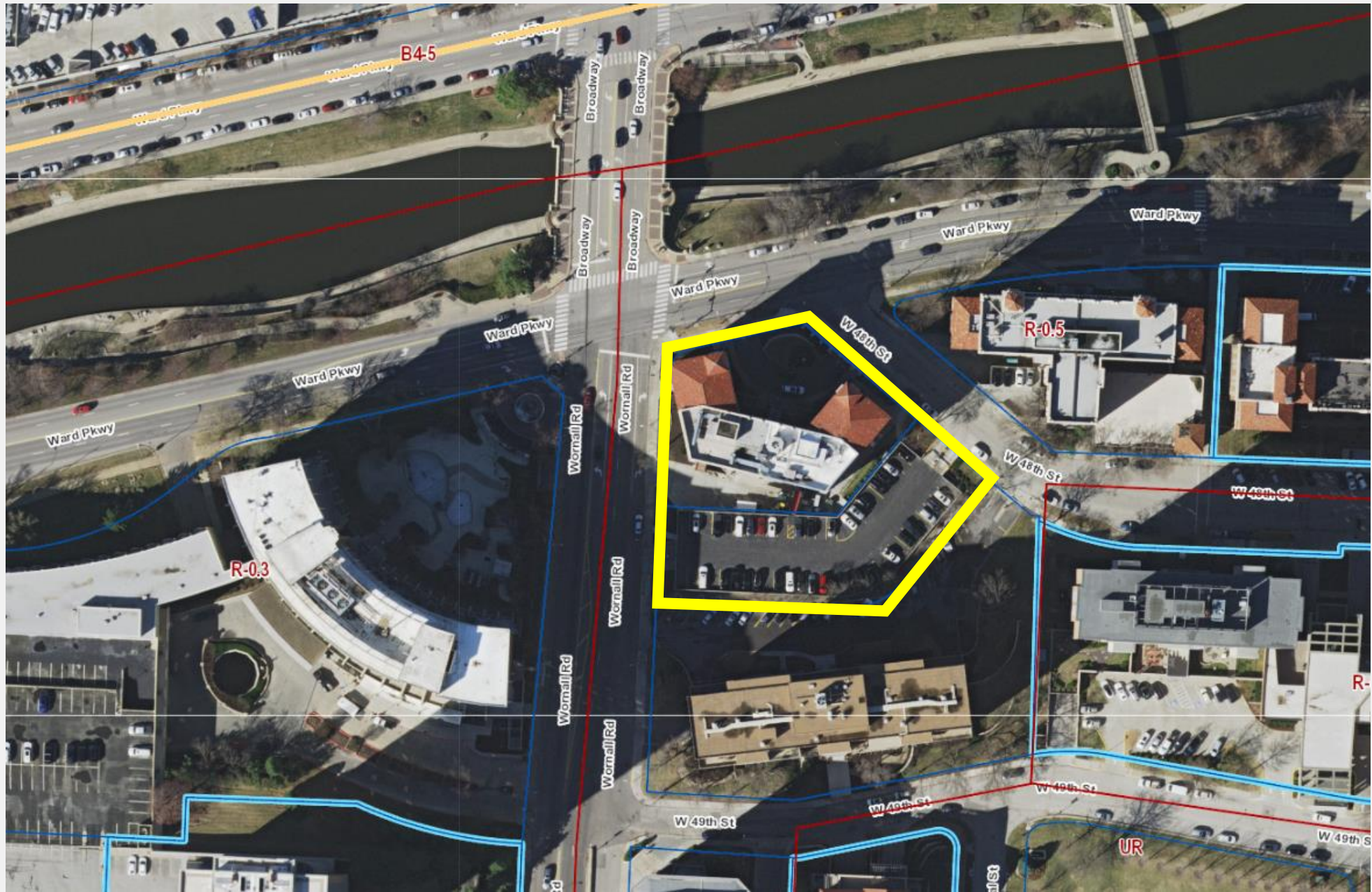
City Planning and Development











88-515-08 - REVIEW CRITERIA



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:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-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.

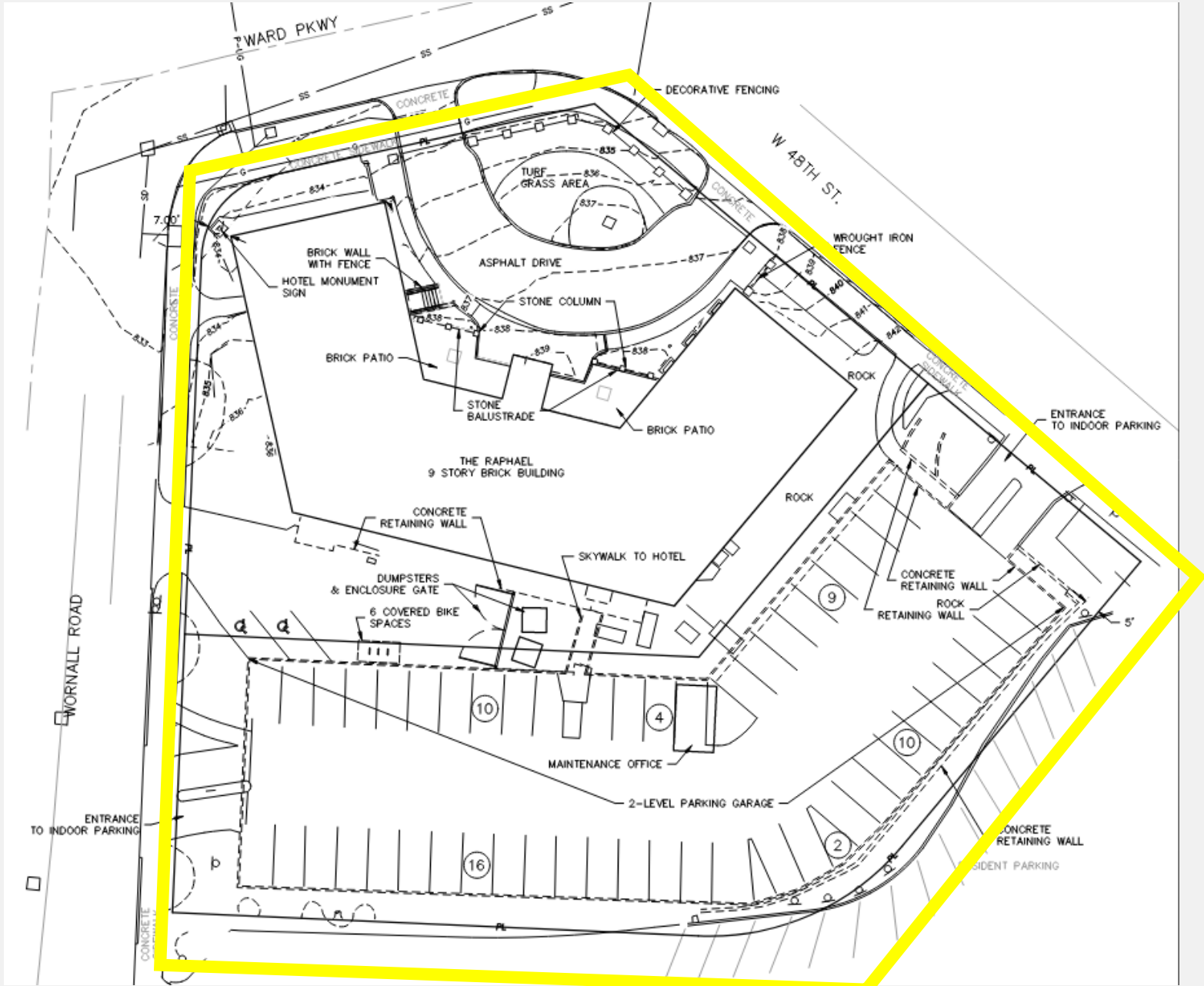
**Table 120-1
Office, Business, and Commercial Districts Use Table**

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
Use Category » specific use type						
Logging						
» Bed and Breakfast	-	P	P	P	P[5 for Ground Floor Uses]	88-320
» Hotel/motel	-	-	-	P[2]	P[2]	88-323
» Recreational vehicle park	-	-	-	S[1]	S[1][4]	

88-120-03-G. SPECIAL STANDARDS ADJACENT TO AND WITHIN 150 FEET OF PARKS, BOULEVARDS, AND PARKWAYS

Additional regulations and restrictions on uses adjacent to parks, boulevards and parkways are imposed in Table 120-1, as follows:

1. Uses identified with a bracketed numeral one "[1]" are prohibited adjacent to and within 150 feet of any park, boulevard, or parkway.
2. Uses identified with a bracketed numeral two "[2]" require special use permit approval if adjacent to and within 150 feet of any park, boulevard, or parkway. (Refer to special use permit procedures in [88-525](#)).



Site Plan



View towards subject site at the intersection of Ward Pkwy and W 48th St



View towards east side of subject site. Entrance to existing parking off W 48th St.



View towards west side of subject site. Entrance to existing parking off Wornall Rd

Staff Recommendation

Case No. CD-CPC-2023-00014 – Area Plan Amendment

Approval

Case No. CD-CPC-2023-00013 – Rezoning

Approval

Case No. CD-SUP-2023-00009 – Special Use Permit

Approval with Conditions