

Docket #5

CD-CPC-2023-00133

Rezoning without Plan

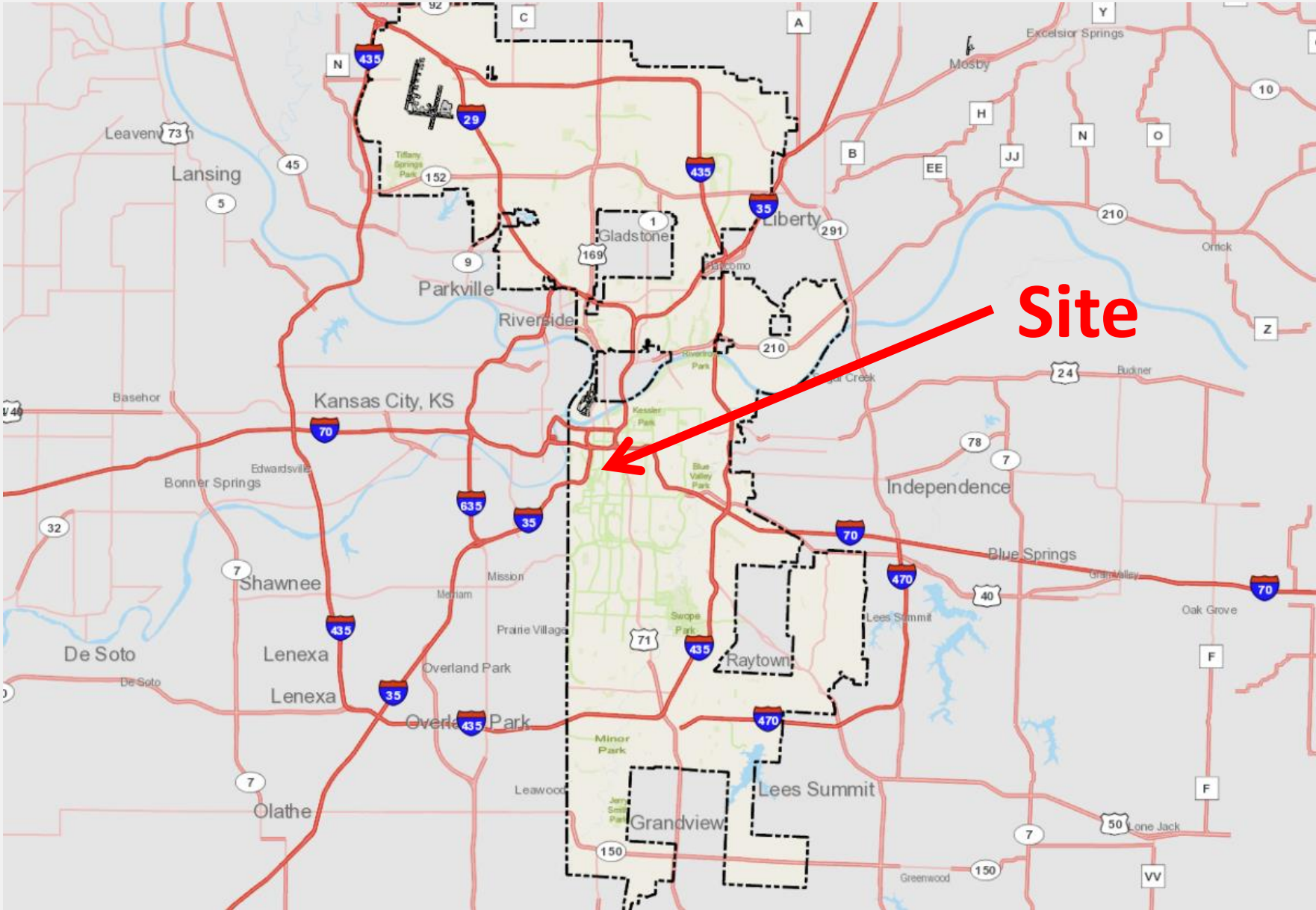
Cherry Street Rezoning— 2936 Cherry St

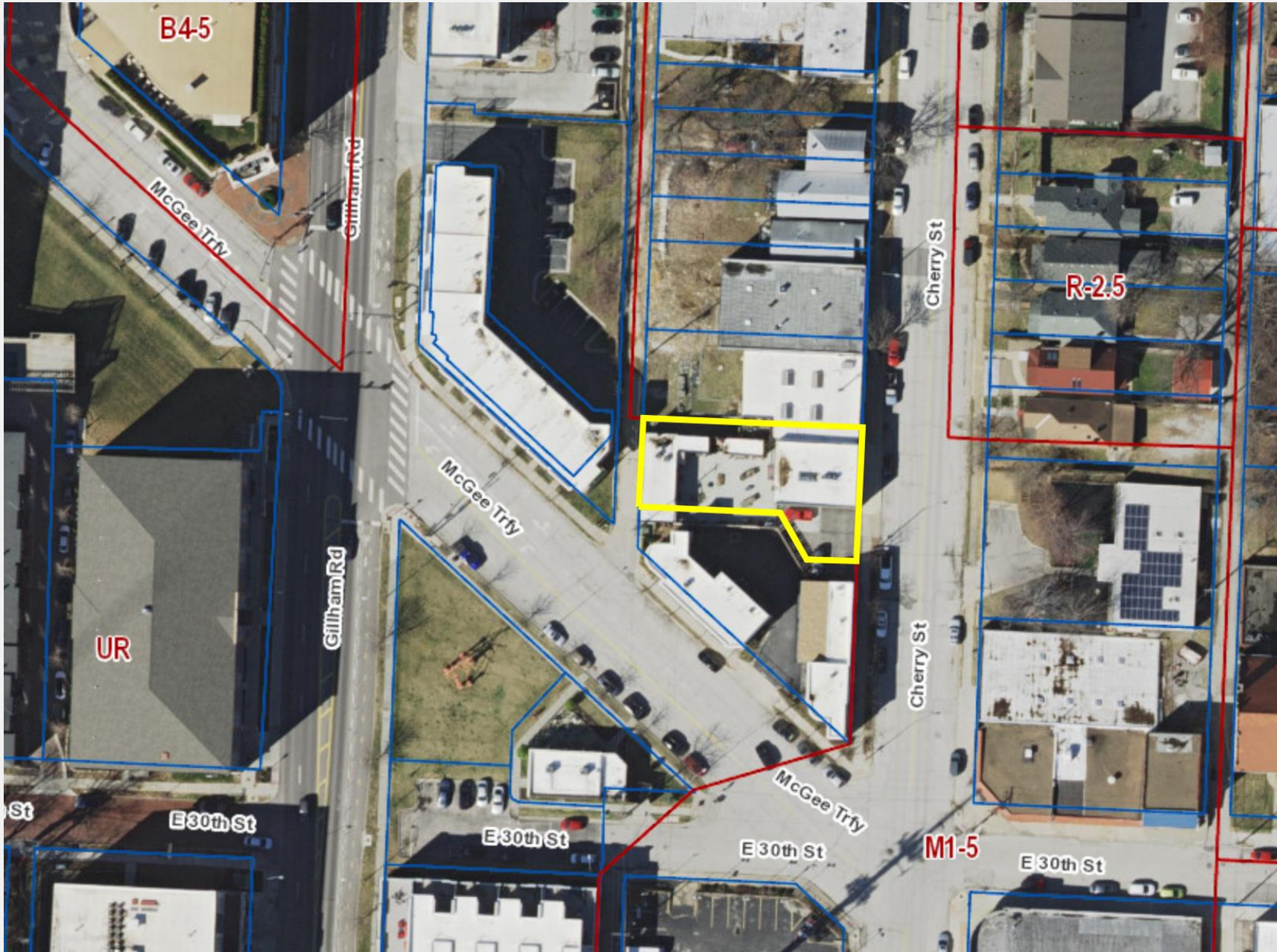
September 19, 2023

Prepared for

City Plan Commission

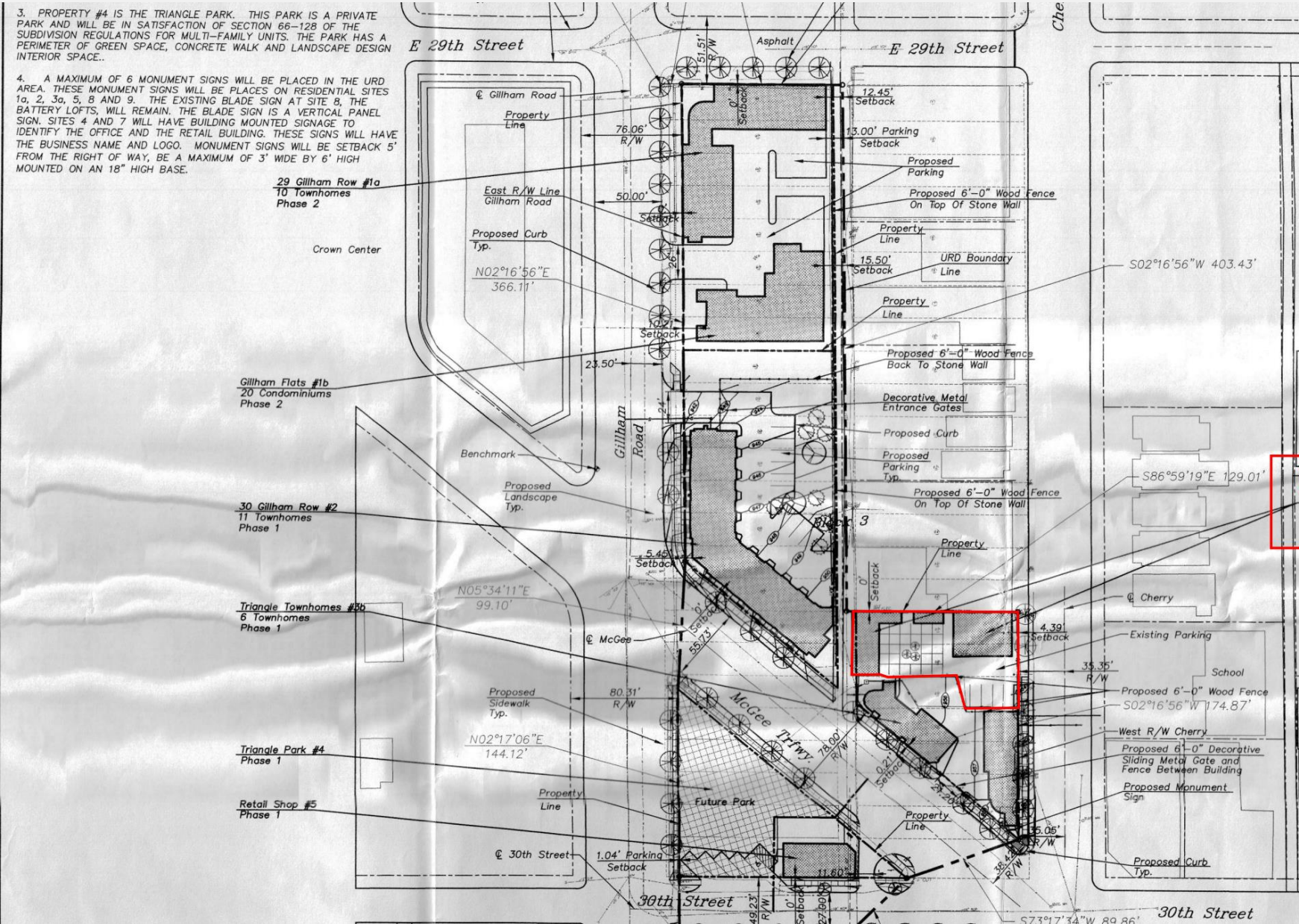






3. PROPERTY #4 IS THE TRIANGLE PARK. THIS PARK IS A PRIVATE PARK AND WILL BE IN SATISFACTION OF SECTION 66-128 OF THE SUBDIVISION REGULATIONS FOR MULTI-FAMILY UNITS. THE PARK HAS A PERIMETER OF GREEN SPACE, CONCRETE WALK AND LANDSCAPE DESIGN INTERIOR SPACE.

4. A MAXIMUM OF 6 MONUMENT SIGNS WILL BE PLACED IN THE URD AREA. THESE MONUMENT SIGNS WILL BE PLACES ON RESIDENTIAL SITES 1a, 2, 3a, 5, 8 AND 9. THE EXISTING BLADE SIGN AT SITE 8, THE BATTERY LOFTS, WILL REMAIN. THE BLADE SIGN IS A VERTICAL PANEL SIGN. SITES 4 AND 7 WILL HAVE BUILDING MOUNTED SIGNAGE TO IDENTIFY THE OFFICE AND THE RETAIL BUILDING. THESE SIGNS WILL HAVE THE BUSINESS NAME AND LOGO. MONUMENT SIGNS WILL BE SETBACK 5' FROM THE RIGHT OF WAY, BE A MAXIMUM OF 3' WIDE BY 6' HIGH MOUNTED ON AN 18" HIGH BASE.

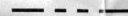







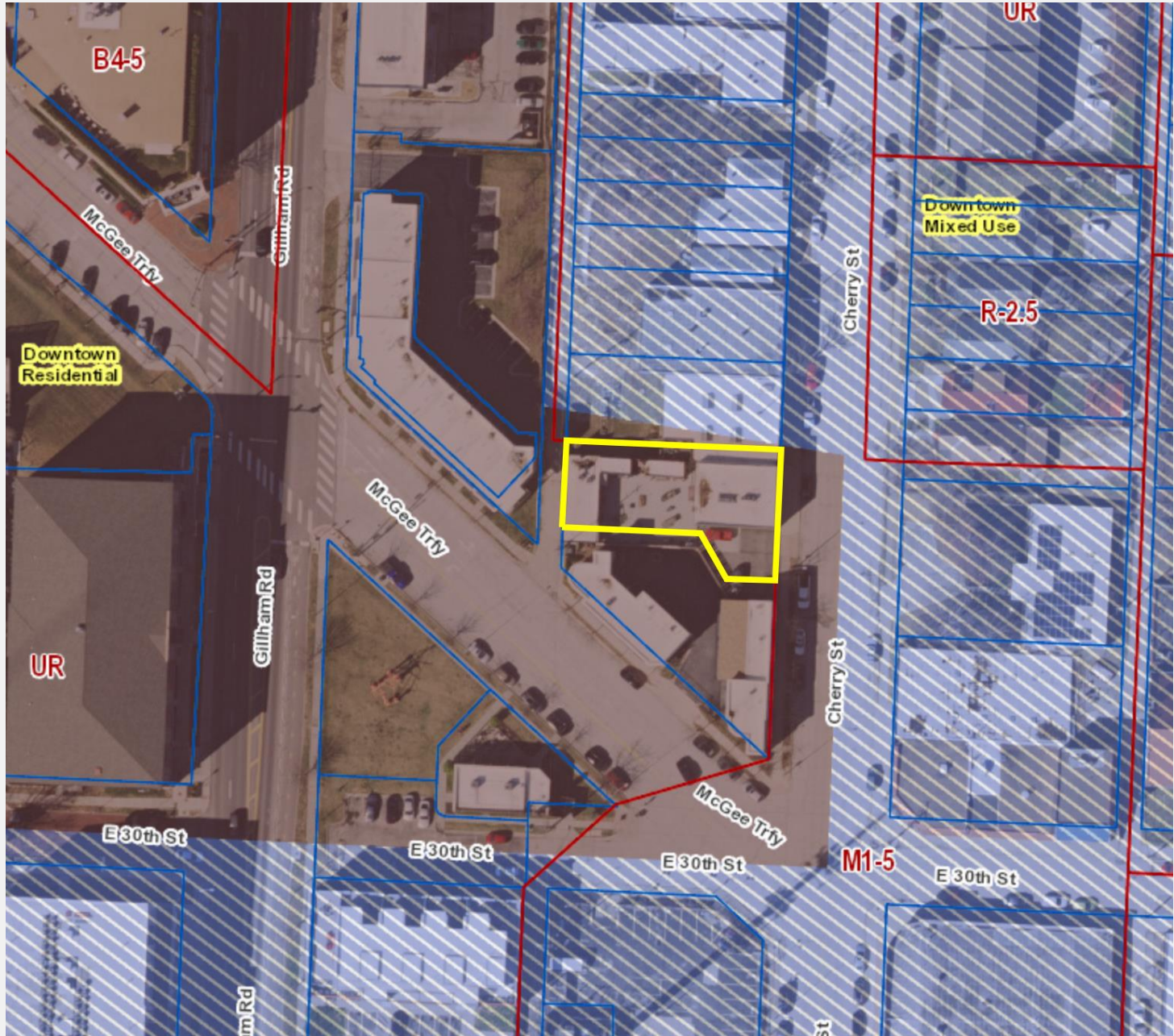
COMMENCING at Northwest corner of Lot 48, Block 3, Coler Kansas City, Jackson County, Missouri; thence South 86 degrees East along the North line of said Lot 48 a distance of 15. intersection of the South right of way line 29th Street and Gilliam Road, the POINT OF BEGINNING; thence continuing S seconds East along the South right of way line of 29th St Lot 48 a distance of 121.28 feet to the center of an exist 16 minutes 56 seconds West along the centerline of said a point on the Westerly prolongation of the North line of L thence South 86 degrees 59 minutes 19 seconds East along distance of 129.01 feet to a point on the West right of way South 2 degrees 16 minutes 56 seconds West along the W Street a distance of 174.87 feet to a point on the Northern Street; thence South 73 degrees 17 minutes 34 seconds W the point of intersection of the Southerly right of way line right of way line of 30th Street; thence South 48 degrees distance of 69.91 feet to a point on the South right of way we also being the Northeast corner of Lot 1, Bentley's Springfi Kansas City, Jackson County, Missouri; thence South 2 degrees along the East line of Lots 1 through 11 of said Bentley's 262.31 feet to the Southeast corner of the North half of s degrees 11 minutes 50 seconds West along the South line a distance of 120.93 feet to a point on the East right of North 2 degrees 17 minutes 19 seconds East along the Ea Road a distance of 311.53 to a point on the North right of North 2 degrees 17 minutes 06 seconds East along the Ea Road a distance of 144.12 feet to a point on the Southerl Street; thence North 5 degrees 34 minutes 11 seconds East Gillham Road a distance of 99.10 feet to a point on the N McGee Street; thence North 2 degrees 16 minutes 56 seconds way line of Gillham Road a distance of 366.11 feet to the

The above described Tract contains a total of 139,053 Square less, including 32,598 Square Feet or 0.748 Acres more or way.

Removed
Office Suites & Urban
Coer Offices #3a
Phase 1

LEGEND

-  URD Boundary Line
-  Property Line
-  Existing Contours
-  Construct Concrete Curb
-  Proposed Contours
-  Proposed Fence



a. Conformance with The KC Spirit Playbook, and other relevant adopted policies;

Although the proposed rezoning to DX-2 does not directly align with the Downtown Residential designation, the proposed use for the site is a hotel, which will create suites inside the building under the current building permits submitted. Additionally, DX zoning allows residential, which aligns with the Downtown Residential future land use recommendation.

b. The zoning and use of nearby property;

Nearby uses include residential, commercial, and industrial.

c. The physical character of the area in which the subject property is located;

The physical character of the area is mostly developed with some vacant lots.

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

Existing public utilities are adequate to serve the site.

e. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The UR plan in which this site is located only permits office use, which is unnecessarily limiting to the site. As this property is located in a residential/commercial area, it could be better utilized if neighborhood commercial and residential uses were permitted, as they are in the DX zoning district.

f. The length of time the subject property has remained vacant as zoned;

The exact amount of time the building has remained vacant is unknown. There were zoning clearances for business license issued for office use in 2016.

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

The rezoning is not expected to have a detrimental affect on the nearby properties as there are a mixture of uses adjacent to the site.

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.

There is no expected gain to health, safety, or welfare in the instance of denying this rezoning



View towards the site from Cherry St



View looking north on Cherry St. Subject site on left



View looking south on Cherry St. Subject site on right

Staff Recommendation

Case No. CD-CPC-2023-00133

Approval without Conditions