

# COMMUNITY PROJECT/REZONING

## Ordinance Fact Sheet

**Case No.** CD-CPC-2019-00080

**Ordinance Number**

### Brief Title

Approving a MPD Rezoning (Master Plan Development) and preliminary development plan from Districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing 1 – 5) to District MPD (Master Plan Development) on an approximately 7.02 acre tract of land generally located at the northeast corner of Tracy Avenue and E 22nd Street (addressed as 2119 Tracy Avenue) for the redevelopment of the for the redevelopment of the “Western Bible College” historic building in to a mixed use development called “District Row”.

### Details

**Location:** generally located at the northeast corner of Tracy Avenue and E 22nd Street (addressed as 2119 Tracy Avenue)

**Reason for Legislation:** MPD Rezoning and Preliminary Development Plan applications require City Council approval.

At its September 17, 2019 meeting, the City Plan Commission recommended approval with conditions for CD-CPC-2019-00080.

#### EXISTING CONDITIONS:

The project site is comprised of 3 parcels. The southernmost parcel is home to the Western Baptist Bible College building, which has been at this location since the 1930s. The Administration building on the site was formerly the Gillis Orphans Home. This building remains on the property. The building which formerly houses the Armour Home for Aged Couples and then Young People’s Department, was demolished in 2018. The administration building was built in 1899-1900 in the Georgian Revival style of architecture. The northern two parcels were previously designated as Tracy Park, and have since been transferred to the District Row applicant for redevelopment. All previously existing Parks and Recreation Department structures were removed in 2018.

#### PLAN REVIEW/ ANALYSIS:

##### SUMMARY:

The applicant is proposing a Rezoning with Preliminary Development Plan for a Master Planned Development area (MPD). The project would rezone the property Districts R-1.5 (Residential 1.5) and M1-5 (Manufacturing 1-5) to District MPD (Master Planned Development). The intent of the MPD district is to:

88-280-01 – PURPOSE [MASTER PLANNED DEVELOPMENT DISTRICT]

88-280-01-A. GENERAL

The MPD, Master Planned Development district is

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	3 <sup>rd</sup> District (Ellington, Robinson)
<b>Applicants / Proponents</b>	<b>Applicant</b> Karen Curls  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b> <b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (4-0) 09-17-19 By Archie, Baker-Hughes, Crowl, Macy <input type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b> <input checked="" type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b> <input type="checkbox"/> <b>Do Pass (as amended)</b> <input type="checkbox"/> <b>Committee Sub.</b>

intended to accommodate development that may be difficult if not impossible to carry out under otherwise applicable zoning district standards. Examples of the types of development that may benefit from the MPD zoning tool include the following:

- **ENHANCED PROTECTION OF NATURAL RESOURCE AREAS** - Developments that offer enhanced protection of natural resources and sensitive environmental features, including streams, water bodies, floodplains, wetlands, steep slopes, woodlands, wildlife habitats, and native plant communities.
- **TRADITIONAL URBAN DEVELOPMENT** - Developments characterized by lot configurations, street patterns, streetscapes, and neighborhood amenities commonly found in urban neighborhoods platted or otherwise created before the 1950s.
- **MIXED-USE DEVELOPMENT - Developments that contains a complementary mix of residential and nonresidential uses.**
- **MIXED HOUSING DEVELOPMENT** - Residential developments containing a mix of housing types such as detached house, attached house, multi-unit house, etc., such as those formerly approved with a community unit project application.

The proposed development meets the intent of sub-point #3 for Mixed-Use with the redevelopment of the “Western Bible College” building for educational and office uses, and the construction of 35 townhome dwelling units in blocks of 5 attached units which generally surround the “Western Bible College” building on the north, west/front, and south sides of the property.

#### AREA PLAN ANALYSIS:

The Greater Downtown Area Plan was adopted by City Council with Resolution No. 100049 on March 11, 2010. The future land use recommended for the property is Downtown Residential land use. The type of land use is

	<input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass
<b>Policy or Program Change</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Operational Impact Assessment</b>	n/a

#### Finances

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	n/a
<b>Financial Impact</b>	n/a
<b>Funding Source(s) and</b>	n/a

<p>primarily intended to accommodate residential development. This land use classification corresponds with DR zoning district. The college redevelopment and residential land uses request complies with the land use recommendations from the Greater Downtown area plan. An area plan amendment is not required for this development.</p> <p>TOWNHOME ARCHITECTURE: Staff recommends wrapping the sides and rear elevations of the proposed townhomes in varying materials, colors, and roof pitch changes similar to the proposed front elevations. This is particularly important for the units that back on to E 22nd St. Architectural materials should complement the character of the existing building remaining on the property through use of high quality, durable materials. Refer to the KC Landmarks guidelines for a list of recommended materials.</p> <p>BOULEVARD AND PARKWAY DESIGN STANDARDS: The development backs up to Dr. Martin Luther King Blvd (formerly Paseo) which is designated as an “Established Boulevard”. Therefore, the project is subject to Boulevard and Parkway Standards of Section 88-323 of the Zoning &amp; Development Code. Section 88-323-03-B.6 Vehicular Use Areas along a Boulevard</p> <ul style="list-style-type: none"><li>• Code: Section 88-323-03-B.6 states “No vehicular use areas may be located between the structure and the boulevard or parkway. Parking shall be located on the side or rear of the structure and set back a minimum of 10 feet from the front building line.”</li><li>• Proposed: Currently the plan shows a vehicular use area to the east of the northern townhome area and east of the existing Western Bible College building.</li><li>• Staff Recommendation: Staff understands the need for the vehicular drive lines per fire code access to the structures and general traffic flow to the site. However, staff does not support the location of the parallel parking east of the townhomes or the angled parking east/behind the Western Bible College building. These should be relocated elsewhere on site and meet the intent of the Boulevard and Parkway Standards. <b>Update since CPC: the developer shall obtain a Variance from the BZA in order to allow any part of the vehicular use area adjacent to The Paseo.</b></li></ul> <p>PARKLAND DEDICATION: Section 88-408 of the Zoning and Development Code dictates all new residential developments a required to either dedicate public park space, private open space</p>	<p><b>Appropriation Account Codes</b></p>
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with amenities, or pay a fee in lieu of such dedications. The submitted plan does not demonstrate which options or combination of options will be used for the development. Based on the additional 35 townhome dwelling units at total of 0.42 acres dedicated (35 d/u x 2 people per unit x 0.006 multiplier = 0.42 acres).

**ROAD CONNECTIVITY:**

The site currently only has one vehicular access point on to Tracy Ave. This is the historic drive for the Western Bible College. However, given the proposed uses, the number of new dwelling units added, and the overall one-way traffic flow of the site; staff recommends adding an additional drive connection to Tracy Ave generally from the northern edge of the property. **(A road connection has been added in the revised plans.)**

**PEDESTRIAN CONNECTIVITY:**

The development proposes a quality pedestrian access path and sidewalk to Dr. Martin Luther King Blvd (formerly Paseo). However, per section 88-450 of the City's Zoning and Development Code an additional pedestrian connection is required to connect the development to the existing public sidewalk along Tracy Ave. A connection to E 22nd St is neither required nor feasible due to the extensive retaining walls and grade changes from the site to the E 22nd St right-of-way.

**SIGNAGE:**

No specialized singe has been proposed with this Master Development Plan application. Therefore, the signage regulations of the City's Zoning & Development Code shall be used to evaluate future sign permits.

**RECOMMENDATION:**

The City Planning and Development Department staff recommends **approval with conditions** of Case No. CD-CPC-2019-00080 based on the application, plans, and documents.

**See City Plan Commission Staff report for more information and additional detailed analysis.**

**Fact Sheet Prepared By:**      **Date:** 02/24/2020

Christopher Hughey, AICP  
Staff Planner

**Initial Application Filed:** May 15, 2019

**Reviewed By:**      **Date:** 02/24/2020

Joseph Rexwinkle, AICP  
Division Manager  
Development Management

**City Plan Commission:** September 17, 2019

**Revised Plans Filed:** January 28, 2020

**Reference Numbers:**

Case No. CD-CPC-2019-00080