



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

July 3, 2024

**Project Name**

521 Campbell Mixed-Use

**Docket # 4.1, 4.2****Request**

CD-CPC-2024-00070  
Area Plan Amendment  
CD-CPC-2024-00069  
Rezoning without Plan

**Applicant**

Thong Thai  
B+A Architecture

**Owner**

Michael Tran

Location 521 Campbell St  
Area About 0.17 Acres  
Zoning R-1.5  
Council District 4<sup>th</sup>  
County Jackson  
School District Kansas City MO 110

**Surrounding Land Uses**

**North:** residential, commercial uses, zoned R-1.5, B4-5  
**South:** institutional uses, zoned R-1.5  
**East:** residential uses, zoned R-1.5  
**West:** residential, commercial uses, zoned R-1.5

**KC Spirit Playbook Alignment**

LRP determination: *Very likely*

**Land Use Plan**

The Greater Downtown Area Plan recommends Residential Medium Density for this location.

**Major Street Plan**

Campbell Street and E Missouri Avenue are not identified on the City's Major Street Plan.

**APPROVAL PROCESS****PROJECT TIMELINE**

The application for the subject request was filed on 5/23/2024. No scheduling deviations from 2024 Cycle 7.1 have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The subject site is located with the Columbus Park Community Council.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 6/19/24. A summary of the meeting is attached to the staff report, see Attachment #3.

**EXISTING CONDITIONS**

There is one building currently on the south portion of the subject site, which is expected to be renovated into a mixed-use building. The northern portion of the site contains an existing gravel area.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of and Area Plan amendment to the Greater Downtown Area Plan future land use recommendation from Residential Medium Density to Downtown Residential and rezoning without plan from district R-1.5 to district DR-3 on about 0.18 acres generally located at 521 Campbell Street.

**CONTROLLING + RELATED CASES**

None

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #4.1 Approval  
Docket #4.2 Approval

**PLAN REVIEW**

No plan submittal required for this application type.

**SPECIFIC REVIEW CRITERIA****Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

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:

**A. Conformance with adopted plans and planning policies;**

The proposed zoning district of DR-3 (Downtown Residential) does not align with the future land use recommendation of Residential Medium Density in the Greater Downtown Area Plan (GDAP); therefore, an Area Plan amendment was required. The applicant is amending the future land use recommendation in the GDAP from Residential Medium Density to Downtown Residential. Long Range Planning staff determined this proposal is very likely to achieve Greater Downtown Area Plan goals. It is an appropriate reuse of an older existing building. Additionally, the rezoning and area plan amendment to Downtown Residential matches both current a future land uses in Columbus Park.

**B. Zoning and use of nearby property;**

The majority of surrounding properties are zoned R-1.5 and are primarily residential or institutional. The properties to the north along E 5<sup>th</sup> Street are mostly zoned B3-2, UR, and B4-5.

**C. Physical character of the area in which the subject property is located;**

The physical character of the area is mostly developed with and identified as the Columbus Park neighborhood. The subject site and properties to the south are within the Holy Rosary National Historic District.

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

Public infrastructure is expected to be adequate to serve the site.

**E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;**

The site as it is currently zoned (R-1.5) is not suitable for the existing structure, which had been used in the past as mixed-use with residential units on the upper floors and commercial tenant on the ground floor. Prior to 2011 the site was zoned R-4, which allowed commercial uses as accessory to the primary residential use of the building. Because the building appears to have been vacant for at least 12 months, it lost its legal nonconforming use status.

**F. Length of time the subject property has remained vacant as zoned;**

The site appears to have been vacant since about 2016.

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

The rezoning to DR-3 is not expected to detrimentally affect nearby properties. There are many limitations on the uses permitted in DR-3 to allow mostly residential uses by-right, and other non-residential uses by special use permit.

**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 public health, safety, and welfare in the event of denying this rezoning request. Because the building is nonconforming, the only way to reuse it in the R-1.5 zoning district is to convert entirely into residential units.

**ATTACHMENTS**

1. Applicants Submittal
2. Public Engagement Materials

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval** of the Area Plan amendment and **Approval** of the rezoning.

Respectfully Submitted,



Genevieve Kohn, AICP  
Planner



# **+ 521 CAMPBELL MIXED-USE FEASIBILITY STUDY & RENOVATION DESIGN**

**521 CAMPBELL STREET, KANSAS CITY, MO 64106**

Presented to  
**Columbus Park Community Council**

Presenter  
**B+A Architecture**

**Date:** 05/08/2024  
**Website:** [www.baarchitecture.com](http://www.baarchitecture.com)

# + Existing Conditions

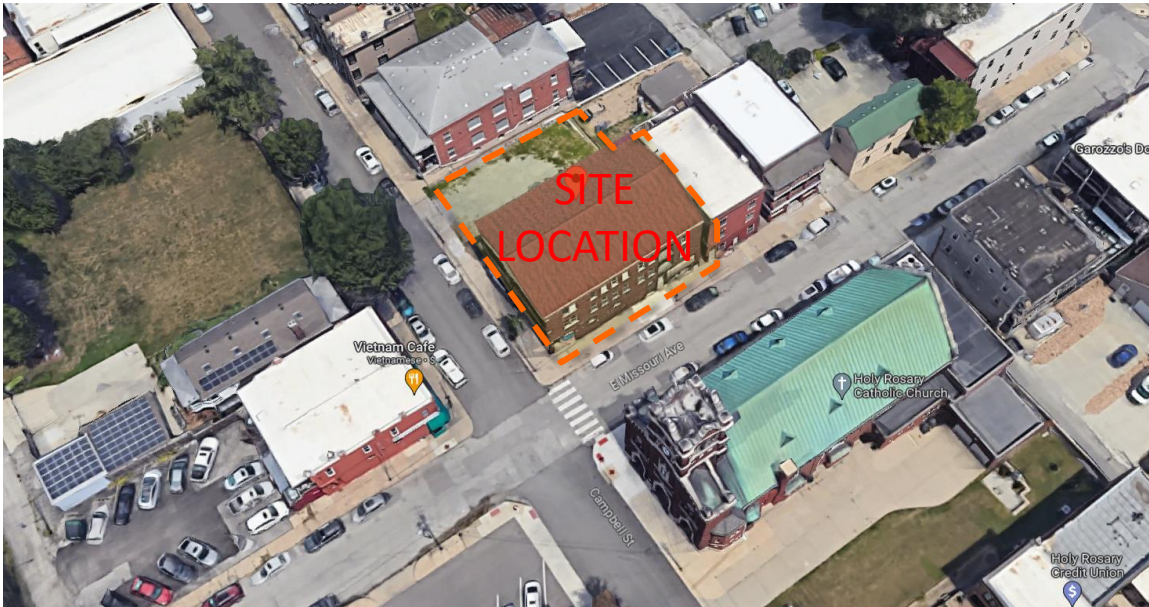


- ◀ The building have been restoring to maintain the safety of the building exterior.
- ◀ In the last five years, the owner have been investing to improve the building shell, including:
  - Installed new roof
  - Restored brick walls, stucco sidings, and replaced gable roof siding.
  - Replaced windows
  - Repaired the main building frame to enhance and remain the structure integrity.
- ◀ The owner is deciding to fully recover the building to the original functions as a mixed-use building comprising apartments and retail/ eating & drink establishments/ professional offices on the ground floor.





# Location & Current Zone



- ◀ ADDRESS: 521 CAMPBELL STREET., KANSAS CITY, MISSOURI 64106
- ◀ LAND USE: Mixed-Use
- ◀ AREA: **7,694.123 SF** (0.177 ACRES)
- ◀ CURRENT ZONING: **R.1.5**
- ◀ CURRENT ZONE ALLOWED:
  - Multi-Family
  - Mixed Use
  - Day Care
  - Bed and Breakfast
  - Neighborhood-serving retail
  - Office, Administrative, Professional or General



# Current Zoning- Uses & Standards



- ◀ ZONING DISTRICT USE:
  - MIXED USE: **PERMITTED**
- ◀ R1.5 ZONE - LOT & BUILDING STANDARDS:
  - MINIMUM LOT AREA PER UNIT:
    - 1500 SQ.FT
  - MAXIMUM NUMBER OF UNITS PER CURENT ZONE R 1.5:
    - $7,694 / 1500 =$  **5 UNITS MAX.**
  - EXISTING BUILDING NUMBER OF UNITS: **7 UNITS**

- ◀ PER PRE-APPLICATION MEETING ON 05/05/2023, TO ACCOMMODATE THE EXITING 7 UNIT APARMENTS, THE CITY STAFFS RECOMMENDED TO REZONE THE PROPERTY TO DISTRICT **DR (DOWNTOWN RESIDENTIAL)**



# DR (Downtown Residential) - Uses & Standards

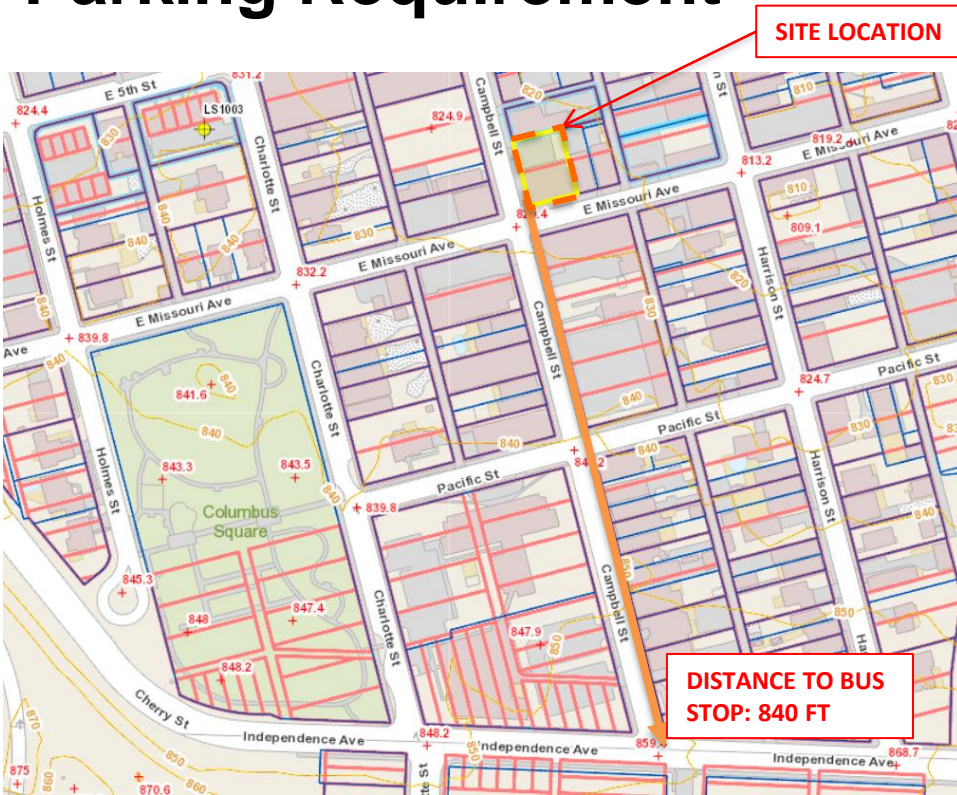


- ◀ DOWNTOWN DISTRICT USE:
  - MIXED USE: **PERMITTED**
  
- ◀ LOT & BUILDING STANDARDS:
  - MINIMUM LOT AREA PER UNIT ABOVE GROUND FLOOR IN MIXED USE BUILDING: **NONE**
  - FLOOR AREA RATIO:
    - DR-1: 1.4
    - **DR-2: 2.2**
  - SET BACK:
    - FRONT: EXISTING
    - REAR/SIDE: EXISTING





# Parking Requirement



- ◀ DISTANCE TO BUS STOP:
  - **840 FT < 1000 FT**
- ◀ MEET REQUIREMENTS OF **RAPID TRANSIT STOPS**
- ◀ RESTAURANT: NO OFF-STREET PARKING FOR THE FIRST 2,000 SQUARE FEET OF GROSS FLOOR AREA

PARKING CALCULATION	
PROVIDED CAR PARKING	9
APARTMENTS (1 SPACE/UNIT)	7
RETAIL (No parking required for first 4,000 SQ.FT)	0

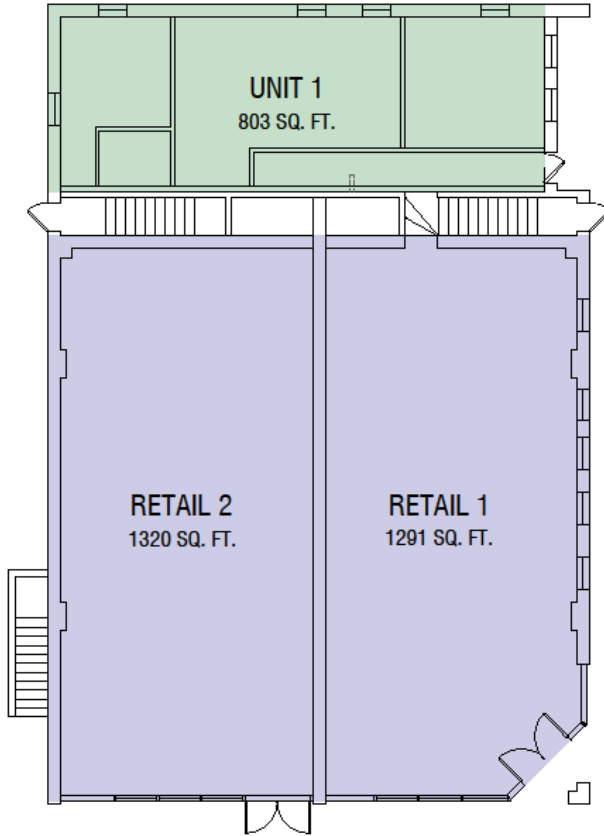
## 88-420-04-J. RAPID TRANSIT STOPS

Special parking regulations apply to uses on lots located within 1,000 feet of a rapid transit stop, as follows.

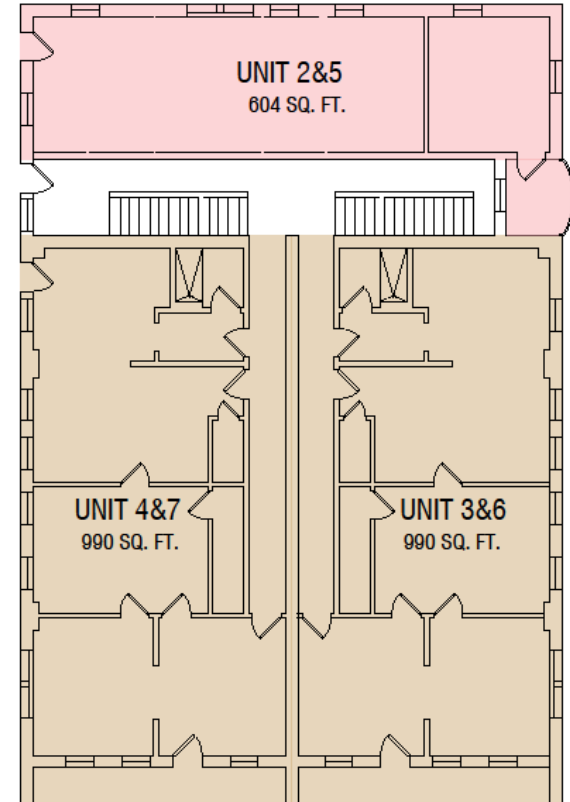
1. Office and manufacturing uses are not required to provide off-street parking spaces for the first 10,000 square feet of gross floor area.
2. The following uses are not required to provide off-street parking for **the first 4,000 square feet** of gross floor area: artist work or sales space, **food and beverage retail sales, personal improvement service, and retail sales**. Uses may not exceed otherwise applicable minimum off-street parking requirements by more than 3 spaces or 33%, whichever is greater, unless such "extra" spaces are provided in a parking garage.
3. **Restaurants are not required to provide off-street parking for the first 2,000 square feet of gross floor area per building.**
4. The above exemptions may be used in combination with any other exemption, reduction, or special area standards.



# Existing Floor Plan

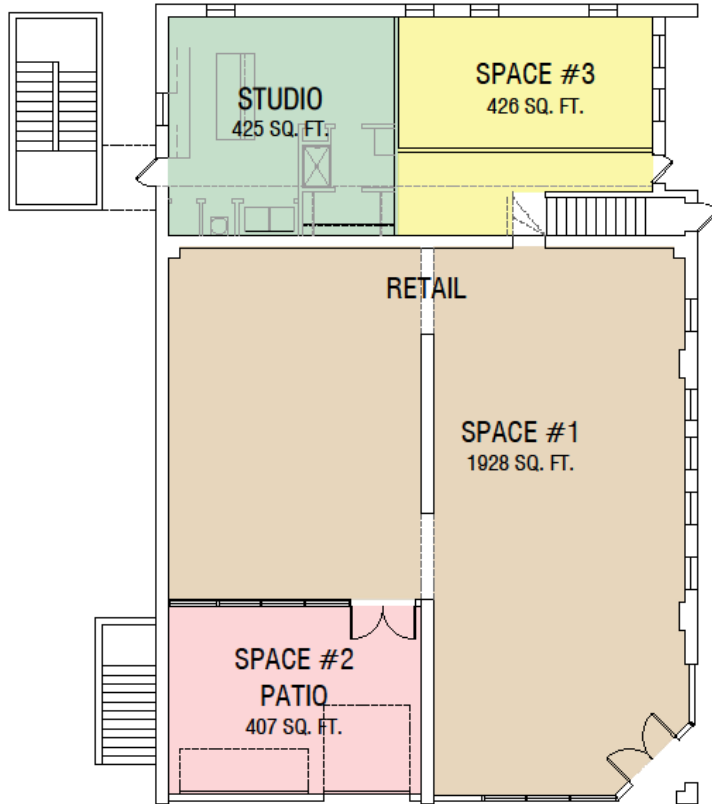


**1ST FLOOR**

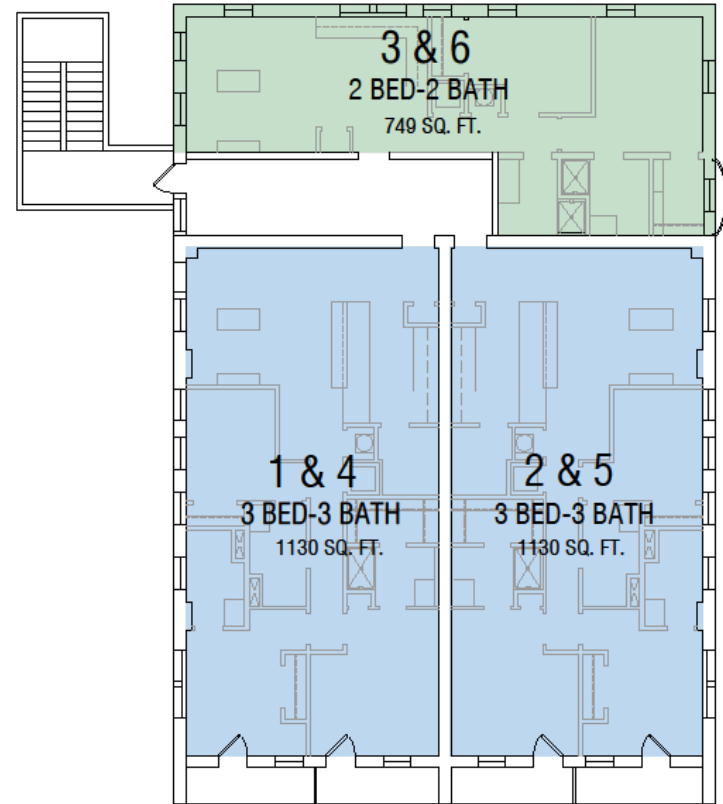


**2<sup>ND</sup>/3<sup>RD</sup> FLOOR**

# + Proposed Floor Plan



1ST FLOOR



2<sup>ND</sup>/3<sup>RD</sup> FLOOR

# Existing vs Proposed

	EXISTING	PROPOSED	DIFFERENCE
NO. OF APT. UNIT	7	7	-
SQUARE FOOTAGE	5,971 SF	6,443 SF	+ 472 SF
NO. OF RETAILS	2	3	+ 1
SQUARE FOOTAGE	2,611 SF	2,761 SF	+ 150 SF

- ◀ NUMBER OF APARTMENT UNITS REMAIN THE SAME AS THE EXISTING, AND THE SQUARE FOOTAGE **INCREASES 472 SQ.FT.**
- ◀ THE SQUARE FOOTAGE OF THE RETAILS **INCREASES 150 SQ.FT.**



# + Proposed Rendering



- 1 EXISTING BUILDING
- 2 ENTRANCE TO RETAILS
- 3 STAIR TO BASEMENT
- 4 PARKING LOT
  - 9 PARKING LOTS (INCLUDING 1 ADA PARKING)
- 5 ADA PARKING
- 6 NEW STAIR TOWER TO APARTMENT UNITS

# + Proposed Rendering



- 1 RETAIL ENTRANCE #1
- 2 RETAIL ENTRANCE #2
- 3 KITCHEN ENTERANCE

# + Proposed Rendering



- 1 ENTRANCES TO RETAIL
- 2 STAIRCASE TO BASEMENT
- 3 NEW STAIR TOWER TO APARTMENT UNITS
- 4 PARKING LOT
- 5 TRASH ENCLOSURE



# + Contact

## LOCATION

B+A Architecture, LLC  
600 Broadway Blvd, Suite 290  
Kansas City, MO 64105

## EMAIL

[info@baarchitecture.com](mailto:info@baarchitecture.com)

## OUR WEBSITE

[www.baarchitecture.com](http://www.baarchitecture.com)





# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement)



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

## Meeting Sign-In Sheet

### Project Name and Address

521 Campbell St Mixed Use - Renovation

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521 Campbell St Mixed Use - Renovation

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Name	Address	Phone	Email
Kate Bassotti	5164 Gillis KC Mo 64106	816-863- 8327	
Kortney Clark Lorchtinsky	509 Harrison St KC MO 64106	913-944- 2797	
Bill Loretinsky	↑ ↑	816-210 5397	
Jon: Cate Schneider	563 Campbell	816-518-4217	
R. E. BLAISDELL	5164 GILLIS KC MO 64106	913-767-7970	
Zach & Liz McLoughlin	701 5th St.	913 568 3446	
Vincent Marozzi			
Margie Gallardo			
Kathryn Maggio	538 Holmes KC MO 64106	316-849-9728	
Maria Valenti	565 Campbell Apt 2 N Kansas City, MO 64106	816-769-1770	
Mary FASONE	542 Campbell St 1101 Pacific	816 210 4751	



# CITY PLANNING & DEVELOPMENT

## Public Meeting Summary Form

Project Case # CD-CPC-2024-00069

Meeting Date: June 19, 2024

Meeting Location: Don Bosco Senior Center, 580 Campbell St, KCMO

Meeting Time (include start and end time): 6:30pm -7:30pm

### Additional Comments (optional):

B+A Architecture presented a slide show indicating the need to rezone the property from R 1.5 (current zoning) to DR zoning in order to have 7 apartment units and make the renovation project financially viable.

While there was some lively discussion concerning the past performance of the landlord, very few took exception to the actual re-zoning proposition.