



Docket #4

CD-CPC-2022-00059

Location: 2620 - 2626 E 28th St

Existing Zoning: R-1.5

Summary: Satchel Paige House- A request to approve a rezoning from R-1.5 (Residential 1.5) to UR (Urban Redevelopment) District and a preliminary development plan, which also acts as a preliminary plat to allow for the rehabilitation of a former residence to be used as a museum/cultural exhibit and office space. The subject site is generally located between Prospect Ave and Benton Blvd, to the west and east respectively.

Public Engagement Meeting: The applicant hosted a public meeting on June 25, 2022.

Applicant and Owners

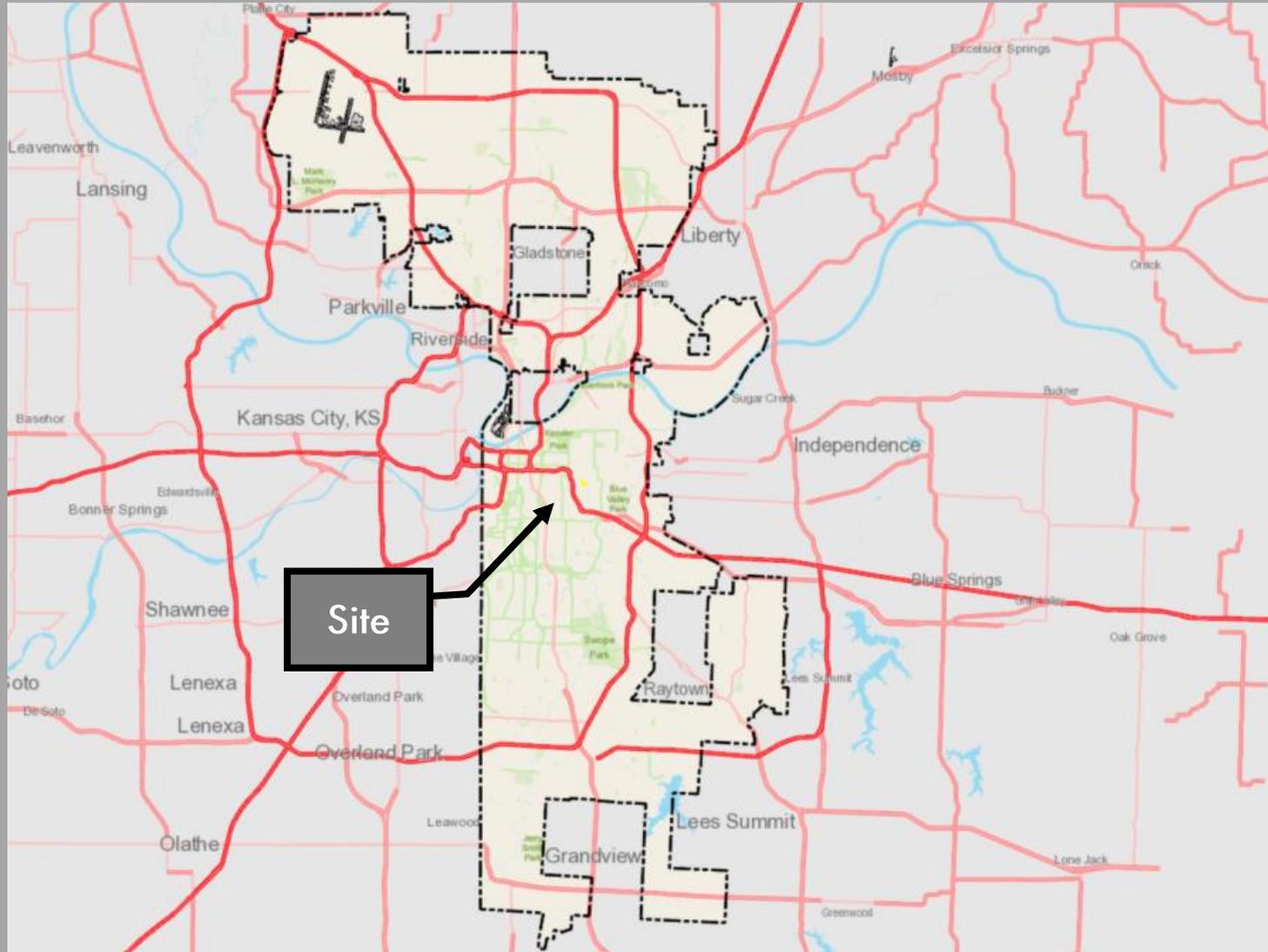
Tabitha Darko, Multistudio formerly Gould Evans

Kansas City Missouri Homesteading Authority





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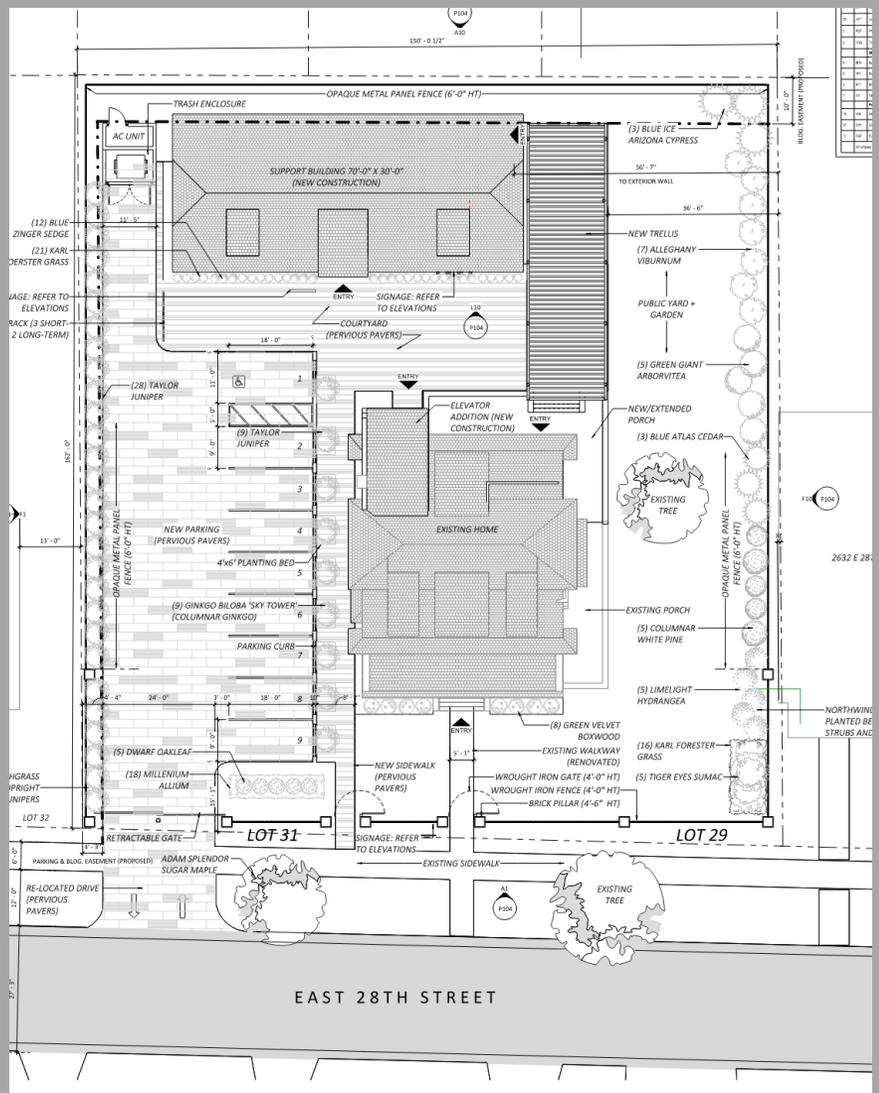
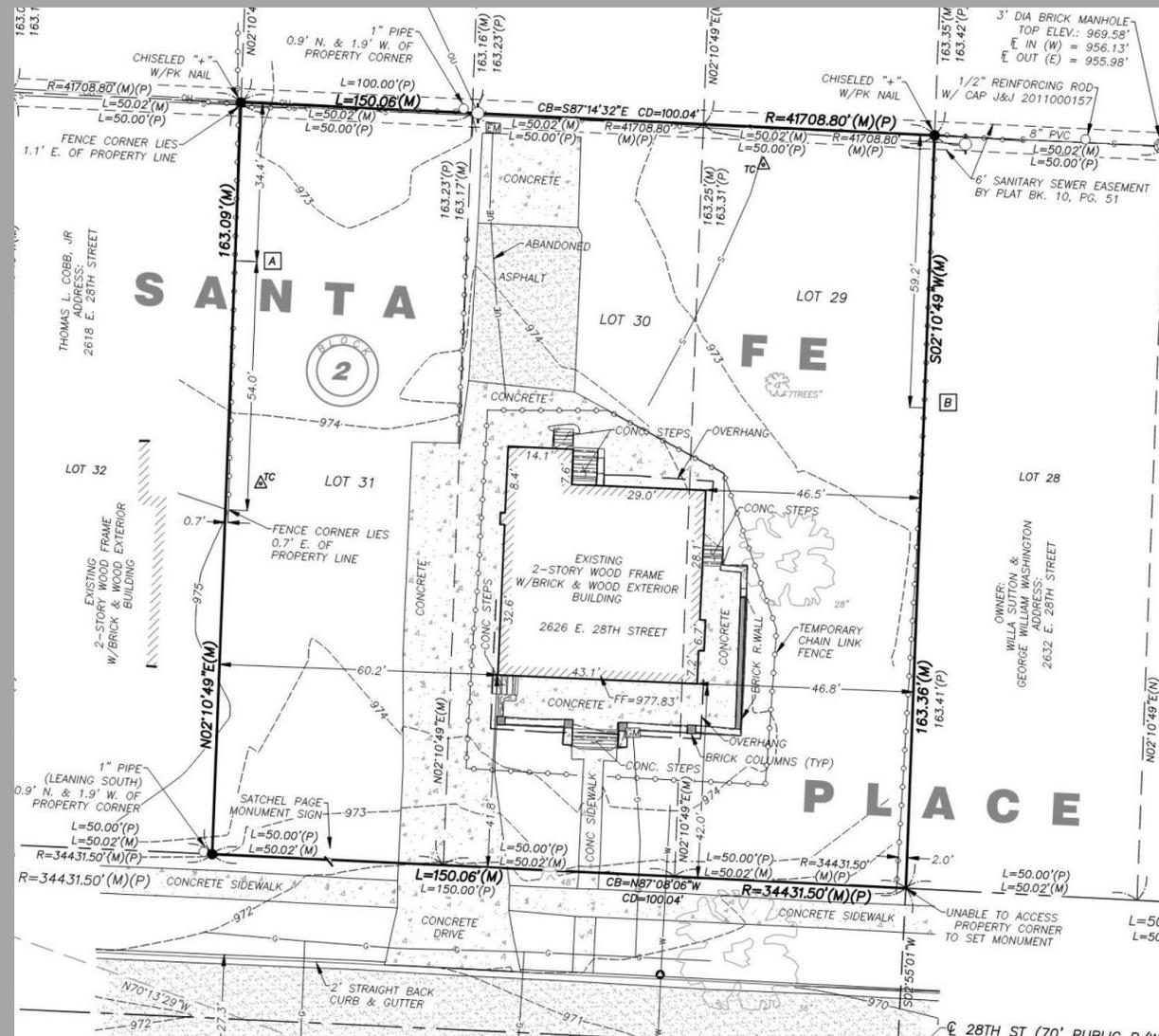
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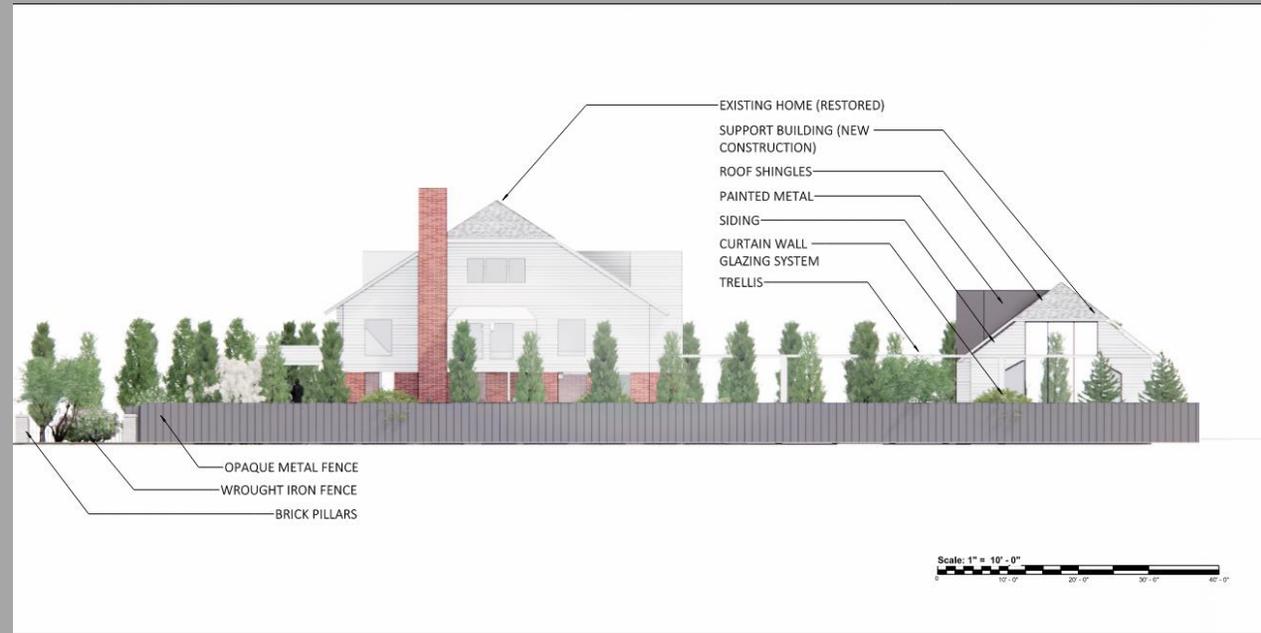
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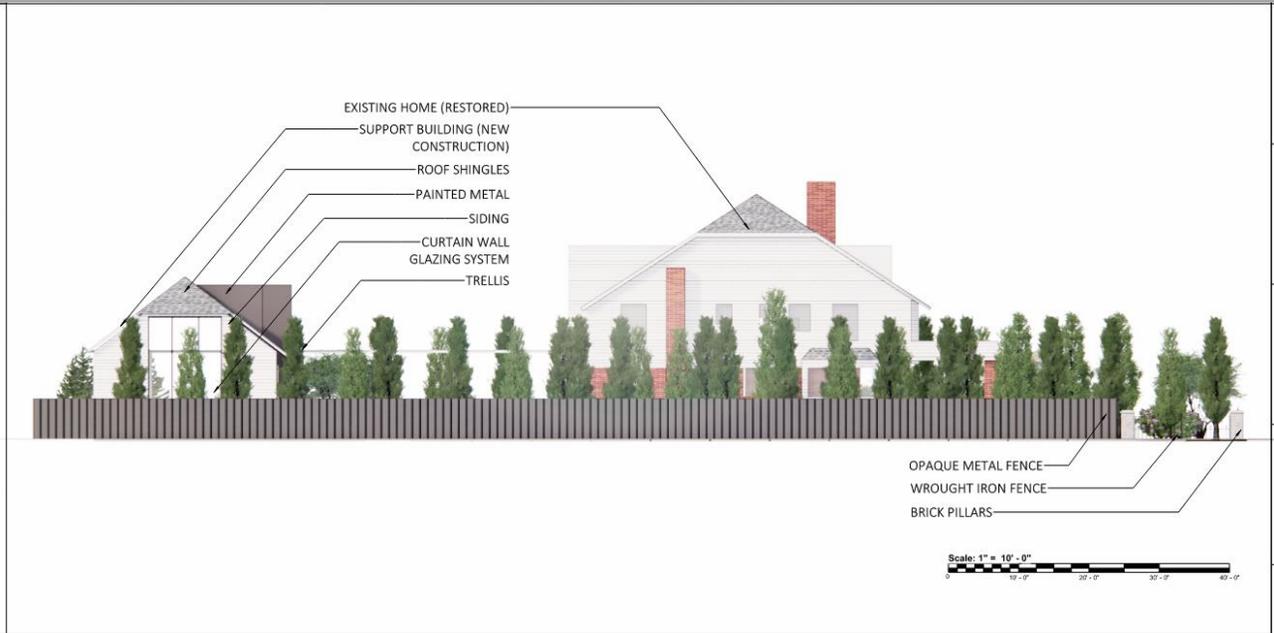
SOUTH ELEVATION_SUPPORT BLDG. L10
1" = 10'-0"



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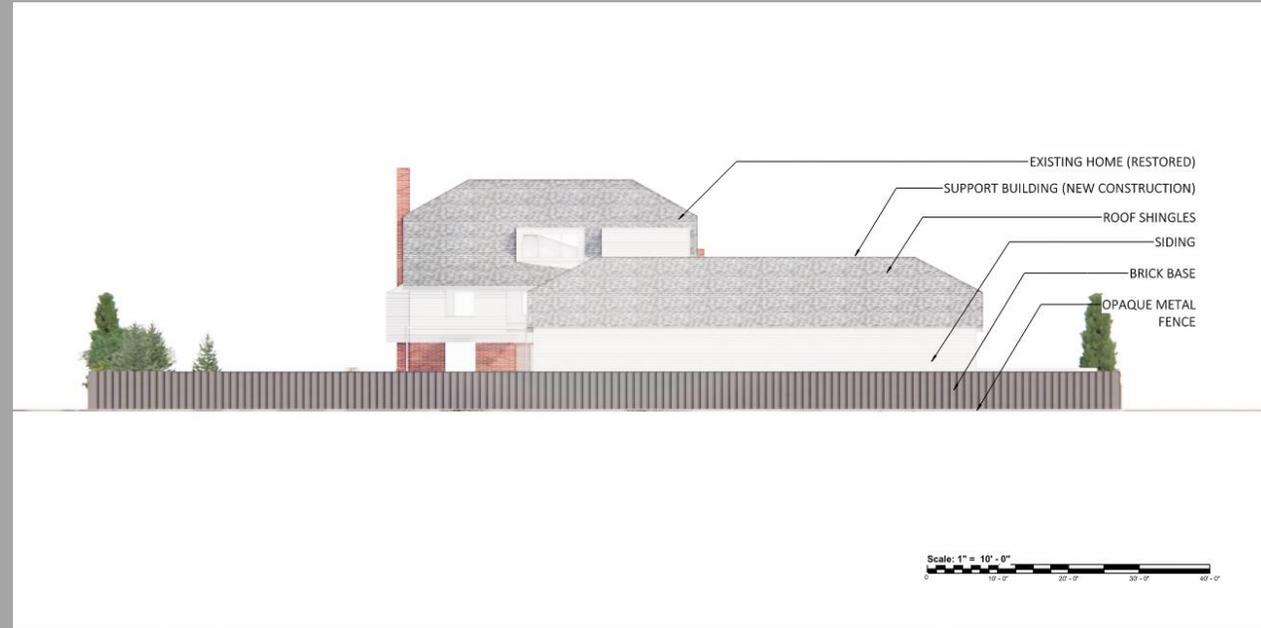
EAST ELEVATION F10
1" = 10'-0"



WEST ELEVATION F1
1" = 10'-0"



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NORTH ELEVATION A10
1" = 10'-0"



SOUTH ELEVATION A1
1" = 10'-0"



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88-516-05-A. The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies.

Rezoning to UR allows the developer to choose a mix of uses with their own unique lot and building standards and arrangement on the site. The rezoning to UR complies with what is required in the Code and allows for the corresponding development plan and the preliminary plat. Long Range Planning staff did not require an area plan amendment for the proposed rezoning at this location as it does not conflict with the future allowed uses for the area. *NM*

88-516-05-F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The primary structure's architectural features are being maintained and the additional buildings' features will be like the character of the primary structure and nearby residential buildings. Similar materials include brick and metal paneling.

NM

88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

There is a landscape buffer containing trees to buffer the residential areas, as well as maintained existing trees and other plantings internally around the site. *NM*

88-516-05-H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The proposed plans do not indicate how much of the site will be impervious surface. As the site will essentially convert one platted lot into a vehicular use area, the impervious surface will be increasing with the proposed development. Total building coverage is approximately 14 percent of the site. *NM*



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Santa Fe Neighborhood Council Urban Renewal Plan



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI

Ordinance 210379- Maintenance Reserve Fund for the Santa Fe Neighborhood

Ordinance 210936 - declared the Santa Fe Area Council neighborhood to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority Law; and approved the Urban Renewal Plan for the same, said plan to be known as the Santa Fe Area Council Urban Renewal Plan.

(CD-CPC-2021-00148)



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CPC Recommends

Approval, Subject to Conditions



Photo Courtesy Negro Leagues Baseball Museum

