



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development
Department www.kcmo.gov/cpc

July 19, 2022

Project Name

Unity Temple Rezoning

Docket 2 Request

CD-CPC-2022-00065
Rezoning without Plan

Applicant

Rebecca Martin
McDowell, Rice, Smith & Buchanan
605 W 47th St
Kansas City, MO 64112

Owner

Unity Temple On the Plaza
707 W 47th St
Kansas City, MO 64112

Location 707 W 47th St
Area About .6 acres
Existing Zoning R-0.5
Council District 4th
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Commercial uses (zoned UR)
East: Commercial uses (zoned B4-5)
West: Parking garage (zoned B4-5)
South: Commercial uses (zoned B4-5)
formally proposed Nordstroms

Major Street Plan

W 47th St (Madison Ave to Main St) is identified as an Established Arterial on the City's Major Street Plan.

Land Use Plan

The Midtown/Plaza Area Plan identifies the subject property as Mixed Use Community.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 04/21/2022. Scheduling deviations from 2022 Cycle K have occurred.

- The applicant requested more time to engage with surrounding neighborhood associations, special interest groups, and property owners.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered Neighborhood or Homes Associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The meeting occurred on July 6th, 2022. See documents attached to this staff report.

EXISTING CONDITIONS

The subject property is located near the intersection of W 47th St and Jefferson St. Unity Temple On The Plaza (religious assembly use) is on the subject site.

SUMMARY OF REQUEST

The applicant requests to rezone the property from R-0.5 to B2-2 to allow for the property to re-establish a restaurant and develop additional signage on the subject site.

CONTROLLING + RELEVANT CASES

None

KEY POINTS

- Rezoning from R-0.5 to B2-2 to re-establish a restaurant and develop additional signage on the subject site.

PROFESSIONAL STAFF RECOMMENDATION

Docket 2 Recommendation
Approval

PLAN REVIEW

The applicant is seeking to rezone the subject property from R-0.5 (Residential) to B2-2 (Neighborhood Business) to allow for a restaurant to be re-established on the subject site and for the property to site additional signage on the building. The restaurant, Edan Alley, formally operated on the property. However, City Staff or the applicant could not prove its legal establishment or non-conforming status in the R-0.5 zoning district. Eating and Drinking Establishments are not permitted in the R-0.5 zoning district. Eating and Drinking Establishments are permitted in the B2-2 zoning district.

Rezoning to a commercial district would allow for a restaurant to re-establish on the site and bring the property into a zoning district that is comparable with its surroundings.

Rezoning Analysis.

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;

The proposed rezoning does follow the Mixed-Use Community land use recommendation of the Midtown/Plaza Area Plan. Mixed-Use Community is primarily intended to accommodate and promote a variety of community-serving retail sales or service uses and corresponds with the B2- zoning district. And, the “-2” intensity designator is consistent with the building height recommended (45 feet) in the Plaza Bowl Overlay District. AN

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

More intensive commercial zoning designations are within 500 ft of the subject site. AN

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

The Country Club Plaza is an outdoor retail/dining center with personal service/medical uses. AN

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

N/A. AN

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

- Traditionally, churches and schools are designated with an R- designation due to their incorporation into residential neighborhoods. It is common for City staff to see conflicts arise between residential zoning standards and the modern use of churches and schools.*
- The Country Club Plaza is a unique area with a mix of uses. City staff believes that uses in the B2- zoning district correspond to uses appropriate for the Country Club Plaza. AN*

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

N/A. AN

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and City staff does not believe that the rezoning will detrimentally affect nearby properties. AN

88-515-08-H. The gain, if any, to the public health, safety, and welfare due to the denial of the application, as

compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

- *Public health, safety, and welfare are not anticipated to be jeopardized by this rezoning.*
- *Written opposition from the neighborhood association has not been received. A letter of support is attached to this staff report. AN*

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **APPROVAL**.

Respectfully submitted,

Ahnna Nanoski, AICP
Lead Planner

Public Meeting Notice

Please join Unity Temple on the Plaza
for a meeting about its rezoning application
case number CD-CPC-2022-00065

proposed for the following address: 707 W 47th Street

Kansas City, Missouri 64112-1803

Meeting Date: July 6, 2022

Meeting Time: 5:30 p.m.

Meeting Location: Kansas City Public Library, Plaza Branch
4801 Main St., Kansas City, Missouri 64112

Project Description:

Rezoning 707 W 47th Street, Kansas City, MO 64112-1803 from a residential district (R-0.5) to a commercial district (B2-2).

If you have any questions, please contact:

Name: **Rebecca D. Martin or Shoshana H. Margolies**

Phone: **(816) 753-5400**

Email: **rmartin@mcdowellrice.com or smargolies@mcdowellrice.com**

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



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. You may search by project type and address/case number to find project details.

Sincerely,

Shoshana H. Margolies

Additional Information for Public Meeting Notice

The Public Engagement Meeting will be used to discuss Unity Temple on the Plaza's ("Unity Temple") application to rezone its property from a residential district (R-0.5) to a commercial district (B2-2). Unity Temple intends to rezone to a commercial district for two main purposes. First, Unity Temple desires to attach signage to its tower so that it can be more easily located by those traveling to the church. Second, Unity Temple intends to re-establish the operation of a vegetarian oriented restaurant and/or culinary school on its lower level. In previous years, Eden Alley Café operated from this location. By attaching signage to its tower and operating a vegetarian oriented restaurant and/or culinary school, Unity Temple seeks to continue its mission to support mind, body and spirit, to ensure its ability to remain in its current location, and to better serve the Kansas City community. These goals require Unity Temple to rezone to a commercial district. The plans for the signage are attached.

The Public Engagement Meeting will have a video conference or teleconference option via Zoom for those unable to attend in person. Instructions for accessing the Public Engagement Meeting via Zoom are as follows:

Join Zoom Meeting

<https://us06web.zoom.us/j/87929217003?pwd=b2hVTmFKNFF2Z3lyMHN6R3J0Y2JUQT09>

Meeting ID: 879 2921 7003

Passcode: 888289

One tap mobile

+12532158782,,87929217003#,,,,*888289# US (Tacoma)

+13462487799,,87929217003#,,,,*888289# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 879 2921 7003

Passcode: 888289

Find your local number: <https://us06web.zoom.us/u/kdmg5nUkG2>

Meeting Sign-In Sheet

Project Name and Address

707 W 47th St Rezoning

707 W 47th Street, Kansas City, MO 64112-1803

Name	Address	Phone	Email
Colleen			lberne@lucan.com
VICKI NOEISE			vicki.noise@collinsnoeis.com
Amelia McIntyre	4545 Wornell Rd	KCMO 64111	mcintyre.amelia@gmail.com
Gayle Hattaway	4550 Warwick	KCMO 64111	ghattaway1@gmail.com
Pat Parton	4550 Warwick	KCMO 64111	pparton7377@gmail.com
DONNA KERR	210 W 51 TER	816 931 4824 KCMO 64112	dmkkr210@gmail.com
Attended virtually:			
Kate Marshall	221 W. 48th St., #1101, KCMO, 64112	913-508-7248	
Diane Power			
Roxsen Koch			



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00065

Meeting Date: July 6, 2022

Meeting Location: Kansas City Public Library, 4801 Main St., Kansas City, MO 64112

Meeting Time (include start and end time): 5:30-6:15 p.m.

Additional Comments (optional):

Meeting consisted of explanation of plans requiring rezoning, summary of the history of Unity Temple, and answering attendees questions regarding plans for the property.



July 12, 2022

**Re: Case No. CD-CPC-2022-00065
Unity Temple Rezoning**

To Members of the City Plan Commission:

Since its founding in 1974, Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

A core group of owners, residents and Historic Kansas City ("Task Force") have met and conferred with counsel and representatives of Unity Temple, located at 707 W. 47th St. ("Unity Temple") to consider their request to rezone that site from a residential district R-0.5, with a potential substantial height, to a commercial district B2-2 with a maximum height of 45 feet.

The Task Force, and others supported the adoption of the Midtown Plaza Area Plan ("MPAP") to preserve the character and integrity of the Plaza by maintaining the Plaza Bowl concept, to protect the property values and expectations of Plaza property owners, residents and visitors.

The Unity Temple's rezoning request would implement a maximum height of 45 feet, which is consistent with the Plaza Bowl concept of the MPAP. Unity Temple has been advised by City staff that the B2-2 zoning is needed to enable it to utilize the now unoccupied lower space of its existing facility that was a former restaurant space in that capacity and/or as a culinary school. Permitting Unity Temple to utilize that space will strengthen its ability to sustain itself and continue to serve our surrounding neighborhood and the broader metropolitan community.

Historic Kansas City has asked Unity Temple to consider applying to place this structure on the local register of historic places as a safeguard in the future if a subsequent owner desired to demolish the structure and redevelop the property for one of the broader uses permitted under B2-2 and representative of Unity Temple are willing to learn more about the possibility of applying for a listing on the local register of historic places, and possibly working with Historic Kansas City to apply.

Based on the observations of the Task Force, Historic Kansas City encourages City officials to approve the rezoning to B2-2 of the Unity Temple site which would have a maximum height that is consistent with the Midtown Plaza Area Plan.

Best regards,

Vicki Noteis
President

Lisa Lassman Briscoe,
Executive Director