



CITY PLAN COMMISSION STAFF REPORT

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

March 21, 2023

Project Name
2111 Brooklyn Avenue Rezoning

Docket # 4

Request
CD-CPC-2023-00021
Rezoning without Plan

Applicant
Reginald Wilmore

Owner
Marilyn Penn

Location 2111 Brooklyn Avenue
Area About .14 acres
Zoning M1-5
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Residential, zoned M1-5
South: Residential, zoned M1-5
East: Residential, zoned R-1.5
West: Residential, zoned UR

Major Street Plan

Brooklyn Avenue is not identified on the City's Major Street Plan.

Land Use Plan

The Heart of the City Area Plan recommends Residential Low Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 2/6/2023. No scheduling deviations from 2023 Cycle F have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on March 3rd, 2023. A summary of the meeting is attached to the staff report, see Attachment #2.

EXISTING CONDITIONS

The site is rectangular in shape, generally flat and currently undeveloped. There is an alley adjacent to the rear yard of this property.

SUMMARY OF REQUEST + KEY POINTS

A request to rezone an area of about .14 acres from M1-5 (Manufacturing) to R-1.5 (Residential) at 2111 Brooklyn Avenue.

CONTROLLING + RELATED CASES

There are no controlling or related cases.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

4 APPROVAL

PLAN REVIEW

The proposed rezoning from M1-5 (Manufacturing) to R-1.5 (Residential) complies with the Heart of the City Area Plan and calls for "Residential Low Density" and is supported by City staff. The rezoning is required as the current zoning district M1-5, does not permit the construction of detached home (also known as a single-family home). Staff believes that the original M1-5 zoning is a holdover from the 1951 Zoning Code when at the time it was thought that Brooklyn Avenue would serve as a higher intensity commercial corridor, as directly across Brooklyn from the subject property is where Municipal Stadium once stood.

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 rezoning to R-1.5 complies with the Heart of the City Area Plan.

B. Zoning and use of nearby property;

The surrounding area is predominantly detached homes and zoned either UR (Urban Redevelopment) or residential.

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

The proposed rezoning complements the physical character of predominantly low density residential uses.

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

The proposed property will be adequately served by existing City services.

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

The existing zoning requires a special use permit (SUP) for detached homes.

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

The subject property has been vacant for over twenty years.

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

The rezoning will not detrimentally affect nearby properties as the area plan calls for residential low density.

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.

A denial of this application would prohibit this property from being used for residential purposes without applying for a special use permit (SUP). The proposed rezoning to R-1.5 complies with the Heart of the City Area Plan.

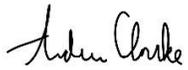
ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

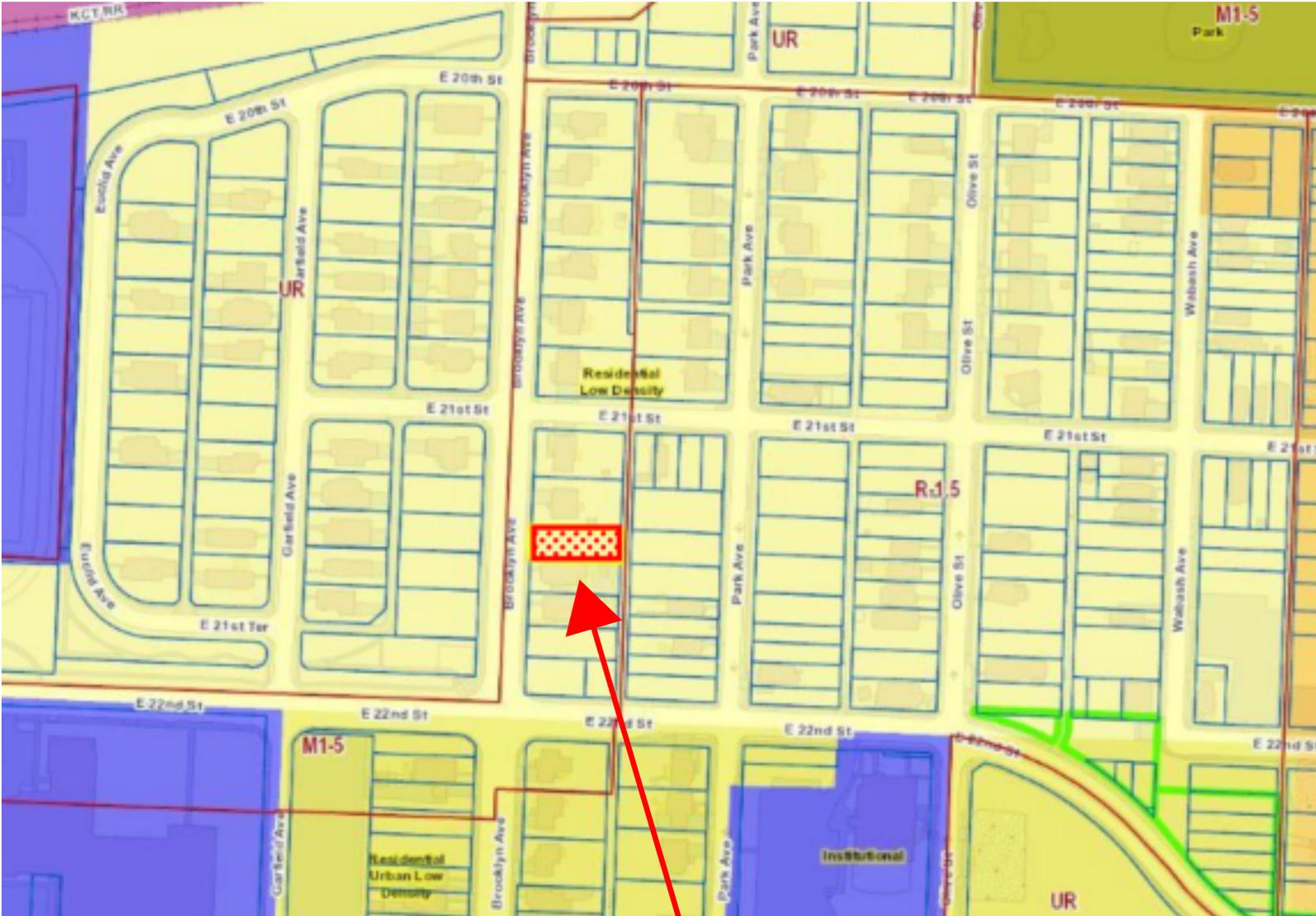
PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL**.

Respectfully Submitted,



Andrew Clarke, AICP
Planner



**SUBJECT
PROPERTY**

CASE NUMBER

CD-CPC-2023-00021

ADDRESS OR LOCATION

2111 Brooklyn, Kansas City MO
64127

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri

COUNTY OF JACKSON

I, Reginald Wilmore being duly sworn upon my oath and being of sound mind and legal age state:

That I am the Agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Reginald Wilmore
(Print Name)

[Signature]
(Signature)

Subscribed and sworn to before me this 6th day of March, 2023.

[Signature]
Notary Public

My Commission Expires 05-15-2026

DAILYN DAVIS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: 5-15-2026
Commission # 22813419

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.

Public Meeting Notice

Reginald Wilmore

Please join _____

Rezoning of 2111 Brooklyn Ave.

for a meeting about _____

CD-CPC-2023-00021

case number _____

proposed for the following address: 2111 Brooklyn Ave, Kansas City, MO 64127

Meeting Date: March 3rd

Meeting Time: 6:00 pm

Meeting Location: Zoom meeting #801-318-0602 Passcode dP4Mk2

Project Description:

Construction of a 3br/ 3ba single family home.

If you have any questions, please contact:

Name: Reginald Wilmore

Phone: 816-916-6418

Email: Reggie@wchomeskc.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,



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2023-00021

Meeting Date: March 3rd, 2023

Meeting Location: virtual / zoom

Meeting Time (include start and end time): 6:00 pm to 6:45 pm

Additional Comments (optional):