

Docket #5

CD-CPC-2023-00133

Rezoning without Plan

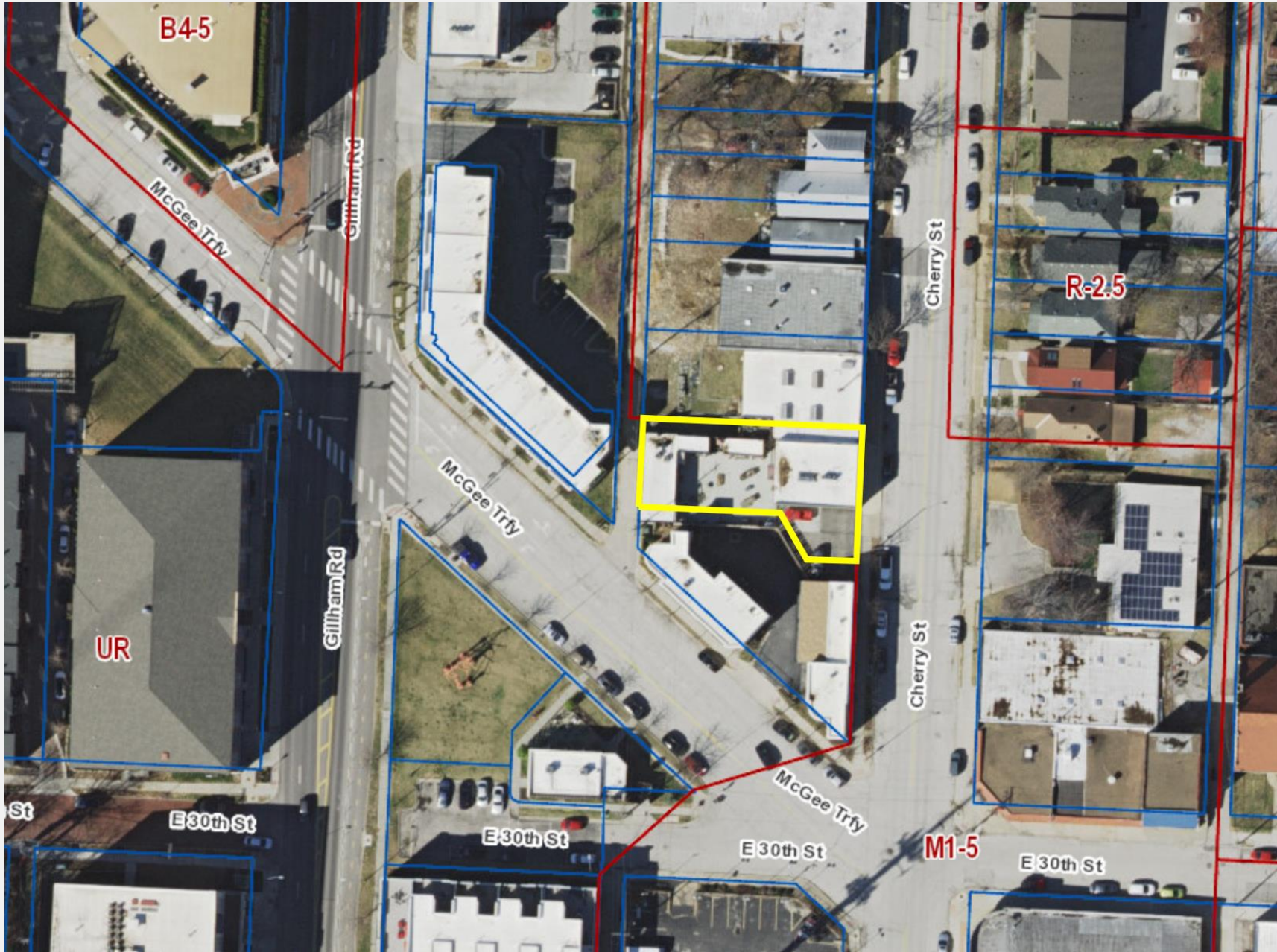
Cherry Street Rezoning— 2936 Cherry St

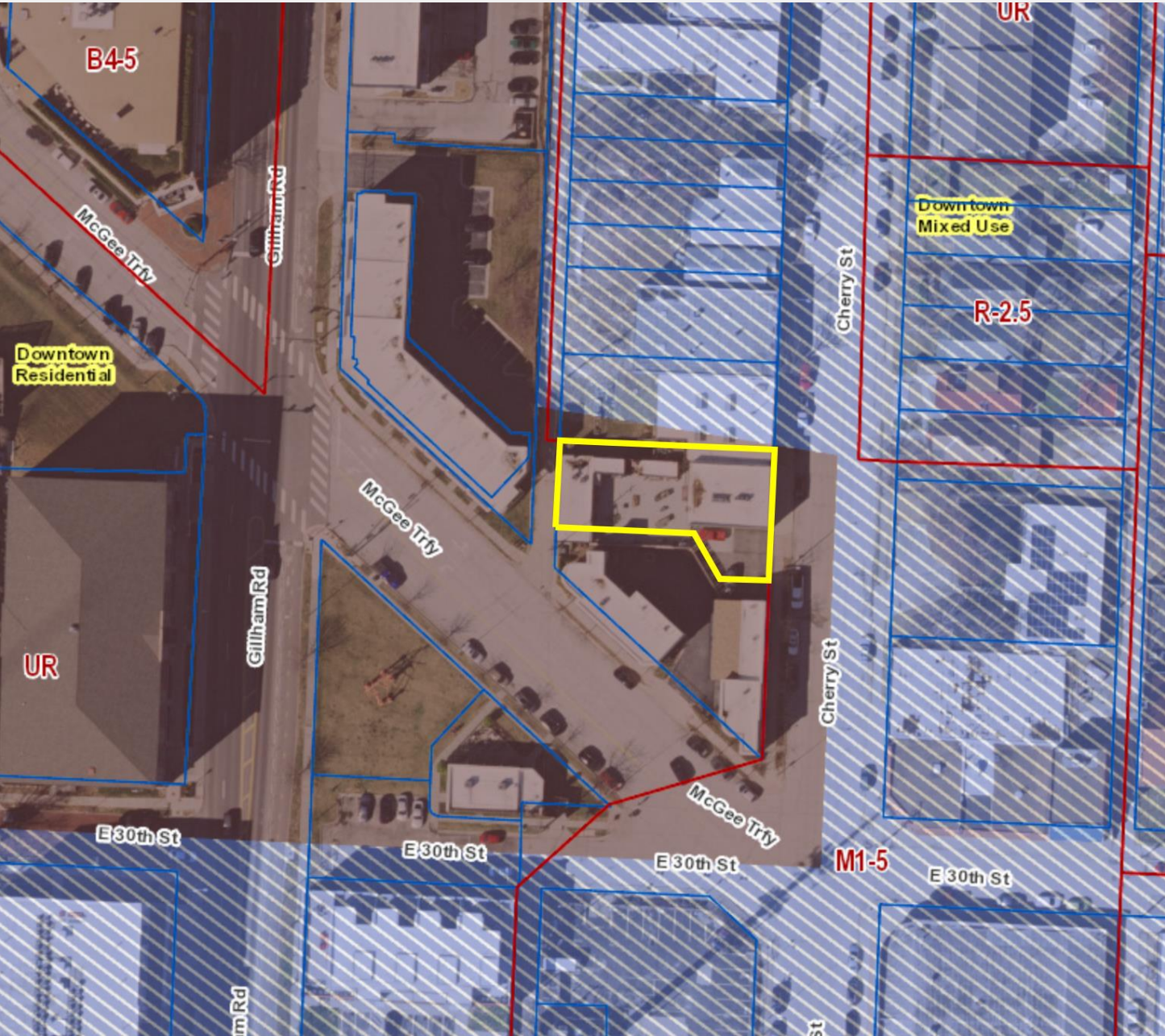
September 19, 2023

Prepared for

City Plan Commission







a. Conformance with The KC Spirit Playbook, and other relevant adopted policies;

Although the proposed rezoning to DX-2 does not directly align with the Downtown Residential designation, the proposed use for the site is a hotel, which will create suites inside the building under the current building permits submitted. Additionally, DX zoning allows residential, which aligns with the Downtown Residential future land use recommendation.

b. The zoning and use of nearby property;

Nearby uses include residential, commercial, and industrial.

c. The physical character of the area in which the subject property is located;

The physical character of the area is mostly developed with some vacant lots.

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

Existing public utilities are adequate to serve the site.

e. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The UR plan in which this site is located only permits office use, which is unnecessarily limiting to the site. As this property is located in a residential/commercial area, it could be better utilized if neighborhood commercial and residential uses were permitted, as they are in the DX zoning district.

f. The length of time the subject property has remained vacant as zoned;

The exact amount of time the building has remained vacant is unknown. There were zoning clearances for business license issued for office use in 2016.

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

The rezoning is not expected to have a detrimental affect on the nearby properties as there are a mixture of uses adjacent to the site.

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 health, safety, or welfare in the instance of denying this rezoning



View towards the site from Cherry St



View looking north on Cherry St. Subject site on left



View looking south on Cherry St. Subject site on right

Staff Recommendation

Case No. CD-CPC-2023-00133

Approval without Conditions