

COMMUNITY PROJECT/REZONING

Ordinance Number 210965

Ordinance Fact Sheet

Case No. CD-CPC-2020-00137

Rezoning

The applicant is proposing to approve to rezone approximately 0.96 acre generally located at 506 E. 31st Street (northeast corner of E. 31st Street and Gillham Road) from District M1-5 (Manufacturing 1 dash 5) to District UR (Urban Redevelopment) and approve a development plan for a new structure with 163 multi-family units with amenity space. (CD-CPC-2020-00137)

Details

Location: generally located at northeast corner of E. 31st Street and Gillham Road
Reason for Legislation: Rezoning to UR require City Council approval.
<p>The Commission recommended that this application be approved with conditions:</p> <p>REVIEW CRITERIA</p> <p>88-515-08-A. conformance with adopted plans and planning policies; The plan, as proposed, complies with the applicable plans and policies including the Greater Downtown Area Plan.</p> <p>88-515-08-B. zoning and use of nearby property; Adjacent properties are zoned UR and M1-5 with a mixed use characteristic.</p> <p>88-515-08-C. physical character of the area in which the subject property is located; The site is about one acre and generally located at the northeast corner of E 31st Street and Gillham Road. The site contains two joined, vacant buildings, a hard surface drive on the east side of the buildings along E 31st Street and several open space lots with intermittent paving to the north of the site along Gillham Road. The primary building at the corner of E31st Street and Gillham Road and the vacant lots along Gillham Road are separated by a 14-foot wide E/W public alleyway. The addresses of the site are 500/506 East 31st Street, 3025 Gillham Road and 3021 Gillham Road. The site has about 130 feet of frontage on East 31st Street and about 340 feet of frontage along Gillham Road. The existing building is three stories and of brick construction with a primary entrance on E 31st Street. In staff’s opinion, the proposed building is designed with consideration of the change of topography and the historic</p>

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Shields, Bunch)
Applicants / Proponents	<p>Applicant Kurt Mitscher Taliaferro & Browne 1020 E. 8th St. KCMO 64106</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (5-0) 10-5-2021 By Allender, Baker, Beasley, Crawl, Enders)</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p>

architectural style.

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

Infrastructure and services are expected to be built to City standard in a manner which will be adequate for the development.

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

The subject property is suitable for mixed uses as proposed in the UR plan.

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

There is an existing building on site.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties

The plan is not expected to have a detrimental effect on nearby properties, in fact, the proposed development offers many positive factors. The development is a good continuation of new residential and commercial development in the area started by the Union Hill Redevelopment to the west, the Urban Coeur and Gillham Row Properties to the north and Crown Center also north. The proposed land use is in compliance with the land use recommendation of the area plan.

88-515-08-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.

No gain to the public health, safety, and welfare was determined by staff due to denial of the application.

See Staff Report for more information.

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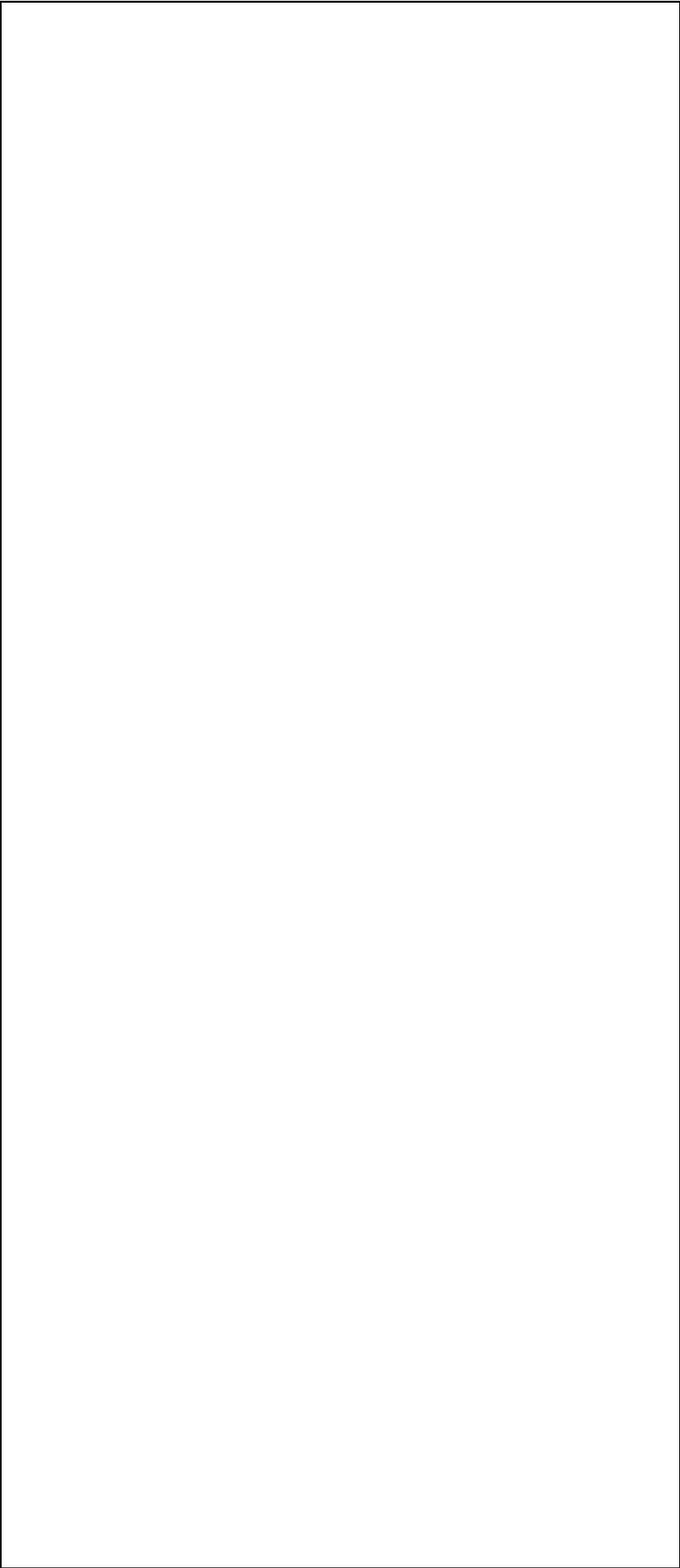
Do not pass

Policy or Program Change

Yes

No

Operational Impact Assessment



Finances

<p>Cost & Revenue Projections – Including Indirect Costs</p>	
<p>Financial Impact</p>	
<p>Funding Source(s) and Appropriation Account Codes</p>	

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Fact Sheet Prepared By: **Date:** 10/11/2021

Xue Wood
Staff Planner

Reviewed By: **Date:** 10/11/2021

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 8/20/2020

City Plan Commission: 10/5/2021

Revised Plans Filed: 9/9/2021

Reference Numbers:

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