



Legislation Details (With Text)

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**File created:** 4/23/2021      **In control:** Council

**On agenda:** 4/29/2021      **Final action:**

**Title:** Amending the Heart of the City Area Plan, approved by Resolution No. 110159 on April 21, 2011, by changing the land use recommendation on a total of 2.5 acres generally located on the south side of E. 38th Street, on the west side of Montgall Avenue and the east side of Prospect Avenue, from residential urban low density to residential medium high density land use designation. (CD-CPC-2020-00116).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Fact Sheet, 2. Staff Report

Date	Ver.	Action By	Action	Result
4/28/2021	1	Neighborhood Planning and Development Committee	Immediate Adoption	

ORDINANCE NO. 210336

Amending the Heart of the City Area Plan, approved by Resolution No. 110159 on April 21, 2011, by changing the land use recommendation on a total of 2.5 acres generally located on the south side of E. 38th Street, on the west side of Montgall Avenue and the east side of Prospect Avenue, from residential urban low density to residential medium high density land use designation. (CD-CPC-2020-00116).

WHEREAS, an application was submitted by Roasemann & Associates, PC, to amend the Future Land Use Map of the Heart of the City Area Plan as it affects 2.5 acres generally located on the south side of E. 38 th Street, on the west side of Montgall Avenue and the east side of Prospect Avenue, from residential urban low density to residential medium high density land use designation; and

WHEREAS, the Council adopted the Heart of the City Area Plan through Resolution No. 110159, as amended on April 21, 2011, which Plan established guidelines and standards for future development and redevelopment of the plan area; and

WHEREAS, because of planning and other considerations, it has become necessary and desirable to make certain modifications to the land uses, guidelines and standards set forth in the Heart of the City Area Plan, specifically relating to 2.5 acres generally located on the south side of E. 38 th Street, on the west side of Montgall Avenue and the east side of Prospect Avenue, from residential urban low density to residential medium high Density land use designation; and

WHEREAS, a legal notice of this matter was published on November 2, 2020, as required by law, and a public hearing was held by the City Plan Commission on November 17, 2020, via Zoom virtual conferencing

due to the COVID-19 pandemic; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Heart of the City Area Plan is hereby amended for about 2.5 acres generally located on the south side of E. 38th Street, on the west side of Montgall Avenue and the east side of Prospect Avenue, from residential urban low density to residential medium high density land use designation.

Section B. This amendment to the Heart of the City Area Plan is consistent and complies with the FOCUS Kansas City Plan, adopted on October 30, 1997, by Committee Substitute for Resolution No. 971268, and is adopted as a supplement to the FOCUS Kansas City Plan.

Section C. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices have been given and hearings required by the Zoning and Development Code.

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