



# Rezoning, 2 SUPs, and Street ROW Closing Wilson Avenue Development

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1. To rezone +/- 3.8 acres from R-2 to R-8C and to rezone +/- 1.44 acres from R-2 and M-1 to R-5C.
2. A SUP per Section 10-3-55.4 (1) to allow more than 12 multi-family dwelling units within buildings.
3. A SUP per Section 10-3-59.4 (1) to allow townhomes in the R-8 district.
4. To close a +/- 5,529 square foot portion of Wilson Avenue public street ROW.

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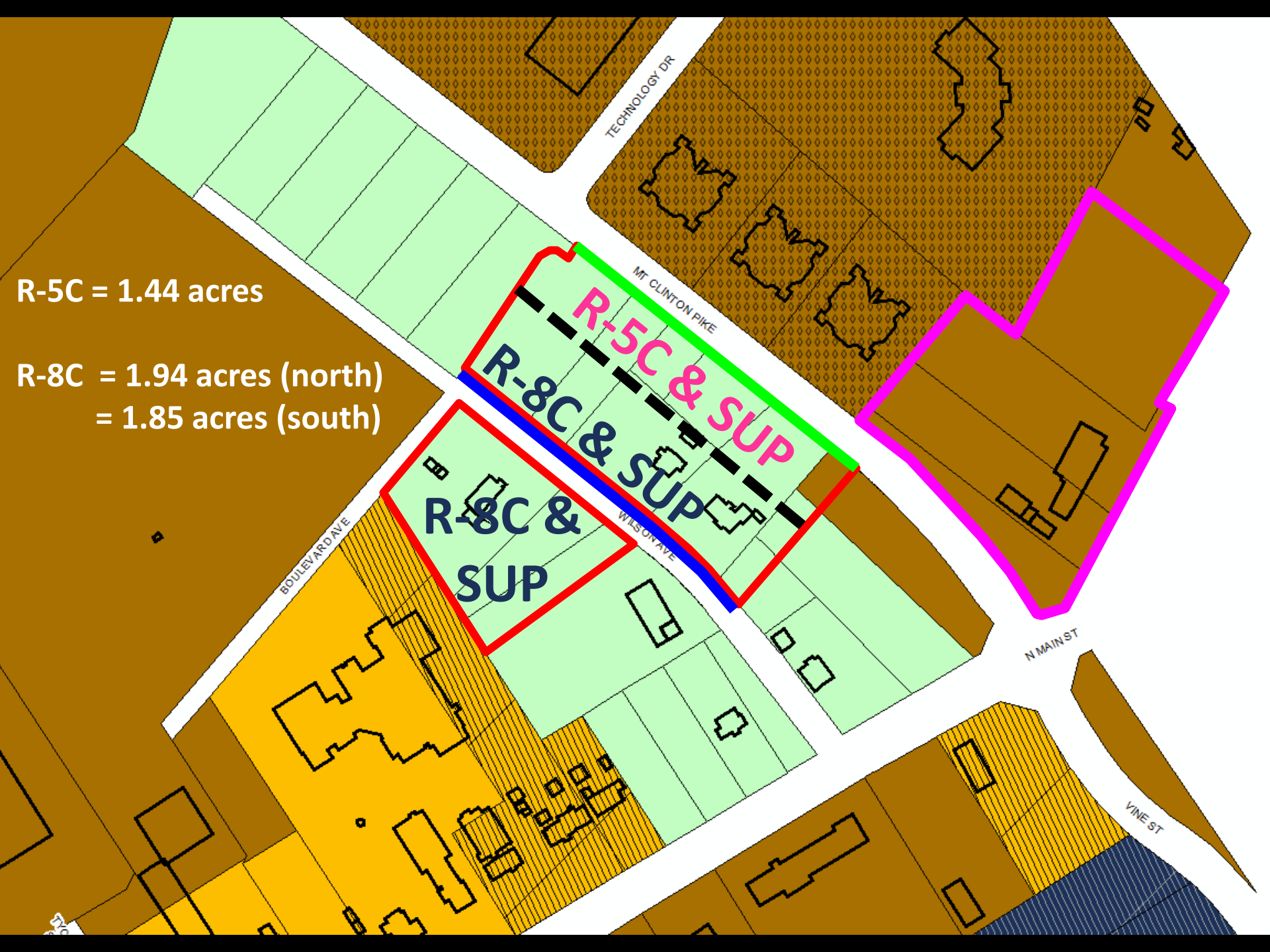
# Rezoning, 2 SUPs, and Street ROW Closing Wilson Avenue Development





R-5C = 1.44 acres

R-8C = 1.94 acres (north)  
= 1.85 acres (south)



R-5C & SUP  
R-8C & SUP  
R-8C & SUP



TAX MAP# 44-(B)-3  
OWNER: VIRGINIA TECHNOLOGY INCUBATOR, LLC  
ZONING: M-1 TECHNOLOGY  
EXISTING LAND USE: VACANT  
AREA: 1.14 ACRES

TAX MAP# 44-(B)-7  
OWNER: NEW VENTURE PARTNERS, LLC  
ZONING: M-1 TECHNOLOGY  
EXISTING LAND USE: COMMERCIAL-PRIVE  
AREA: 7.55 ACRES

TAX MAP# 44-(B)-3  
OWNER: S&B LAND HOLDINGS, LLC  
ZONING: M-1  
EXISTING LAND USE: INDUSTRIAL  
AREA: 0.85 ACRES

TAX MAP# 44-(B)-10  
OWNER: S&B LAND HOLDINGS, LLC  
ZONING: M-1  
EXISTING LAND USE: INDUSTRIAL  
AREA: 0.85 ACRES

TAX MAP# 42-(D)-14  
OWNER: NORTHEAST, LLC  
EXISTING ZONING: M-1  
PROPOSED ZONING: B-2C  
EXISTING LAND USE: INDUSTRIAL  
AREA: 0.01 ACRES

TAX MAP# 44-(B)-7  
OWNER: NORTHEAST, LLC  
EXISTING ZONING: M-1  
PROPOSED ZONING: B-2C  
EXISTING LAND USE: INDUSTRIAL  
AREA: 1.51 ACRES

TAX MAP# 42-(D)-13  
OWNER: NORTHEAST, LLC  
EXISTING ZONING: M-1  
PROPOSED ZONING: B-2C  
EXISTING LAND USE: INDUSTRIAL  
AREA: 0.01 ACRES

TAX MAP# 42-(D)-11  
OWNER: NORTHEAST, LLC  
ZONING: M-1  
EXISTING LAND USE: VACANT  
AREA: PORTION OF 3.43 ACRES

TAX MAP# 64-(A)-139  
OWNER: ROCKHURST COUNTY VIRGINIA  
ZONING: I-1  
EXISTING LAND USE: VACANT  
AREA: 4.1 ACRES

TAX MAP# 42-(D)-12  
OWNER: NORTHEAST, LLC  
EXISTING ZONING: M-1  
PROPOSED ZONING: B-2C  
EXISTING LAND USE: INDUSTRIAL  
AREA: PORTION OF 1.50 ACRES

TAX MAP# 44-(A)-138  
OWNER: NORTHEAST, LLC  
EXISTING ZONING: M-1  
PROPOSED ZONING: B-1C  
EXISTING LAND USE: INDUSTRIAL  
AREA: 0.88 ACRES

TAX MAP# 42-(D)-18  
OWNER: AHMED JAWADARY  
ZONING: B-2C  
EXISTING LAND USE: COMMERCIAL-RETAIL SERVICE  
AREA: 1.03 ACRES

TAX MAP# 64-(A)-12  
OWNER: RAY-REED, LLC  
ZONING: A-2  
EXISTING LAND USE: VACANT  
AREA: 15.194 ACRES

TAX MAP# 42-(E)-1  
OWNER: UNLISTED  
ZONING: M-1  
EXISTING LAND USE: VACANT  
AREA: UNLISTED

TAX MAP# 64-(A)-134  
OWNER: MARY S. BOLT & STEVEN M. BLATT  
ZONING: A-2  
EXISTING LAND USE: CROPLAND  
AREA: 17.63 ACRES



FUTURE INTER-PARCEL  
CONNECTIVE

PAINTED RUN ARROW

MT. CANTON PIKE

N. VALLEY PIKE

CITY OF ROCKHURST  
ROCKHURST COUNTY



**R-5C &  
SUP**

**R-8C &  
SUP**

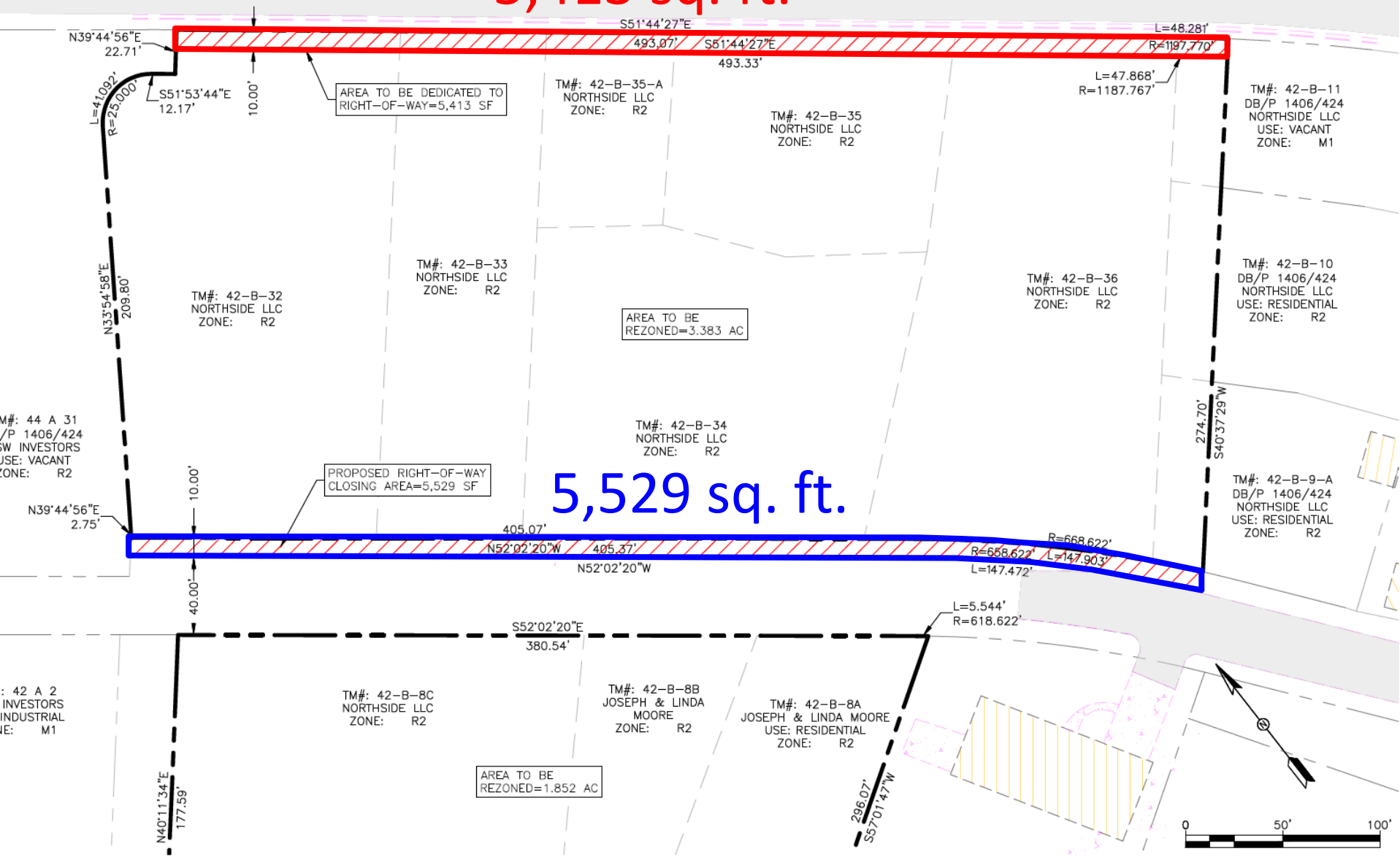
**R-8C &  
SUP**



WILSON AVE STREET SECTION

5,413 sq. ft.

5,529 sq. ft.













































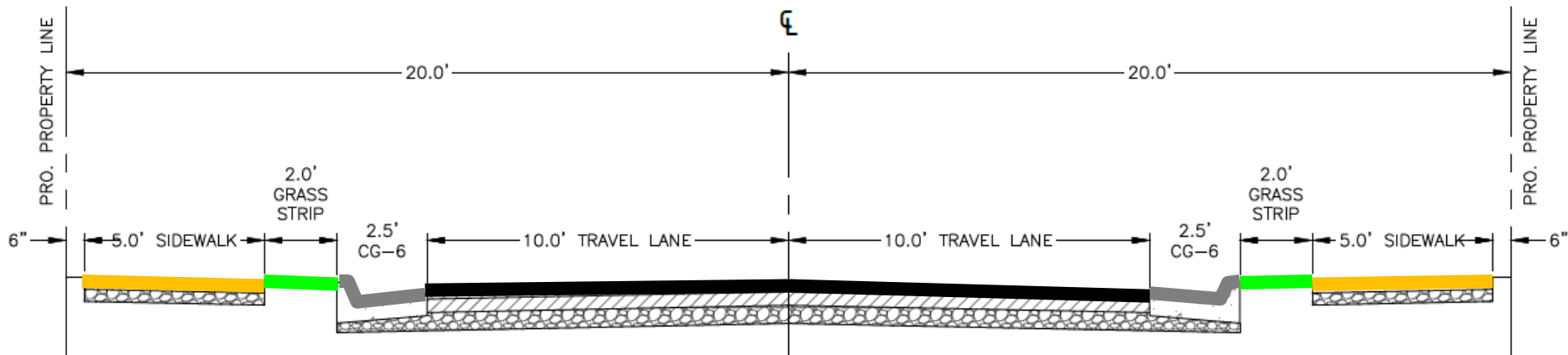




# Submitted Proffers (Paraphrased Below):

1. Dedicate ROW along Mt. Clinton Pike in exchange for ROW closure along portion of Wilson Avenue.
2. If portion of Wilson Avenue is closed, applicant will construct a 10-foot-wide shared use path along Mt. Clinton Pike.
3. Construct street improvements along Wilson Avenue.
4. Construct walkways to connect the shared use path to Wilson Avenue.
5. No vehicular entrances to Mt. Clinton Pike.
6. Construct an open/recreational area of at least 2,000 sq. ft.
7. Multi-family units in R-5 shall be a single family or not more than 3 individuals.
8. Off-street parking for multi-family units in R-5 shall be 1 space per 1-bedroom units and 1.5 spaces for two and more bedroom units.



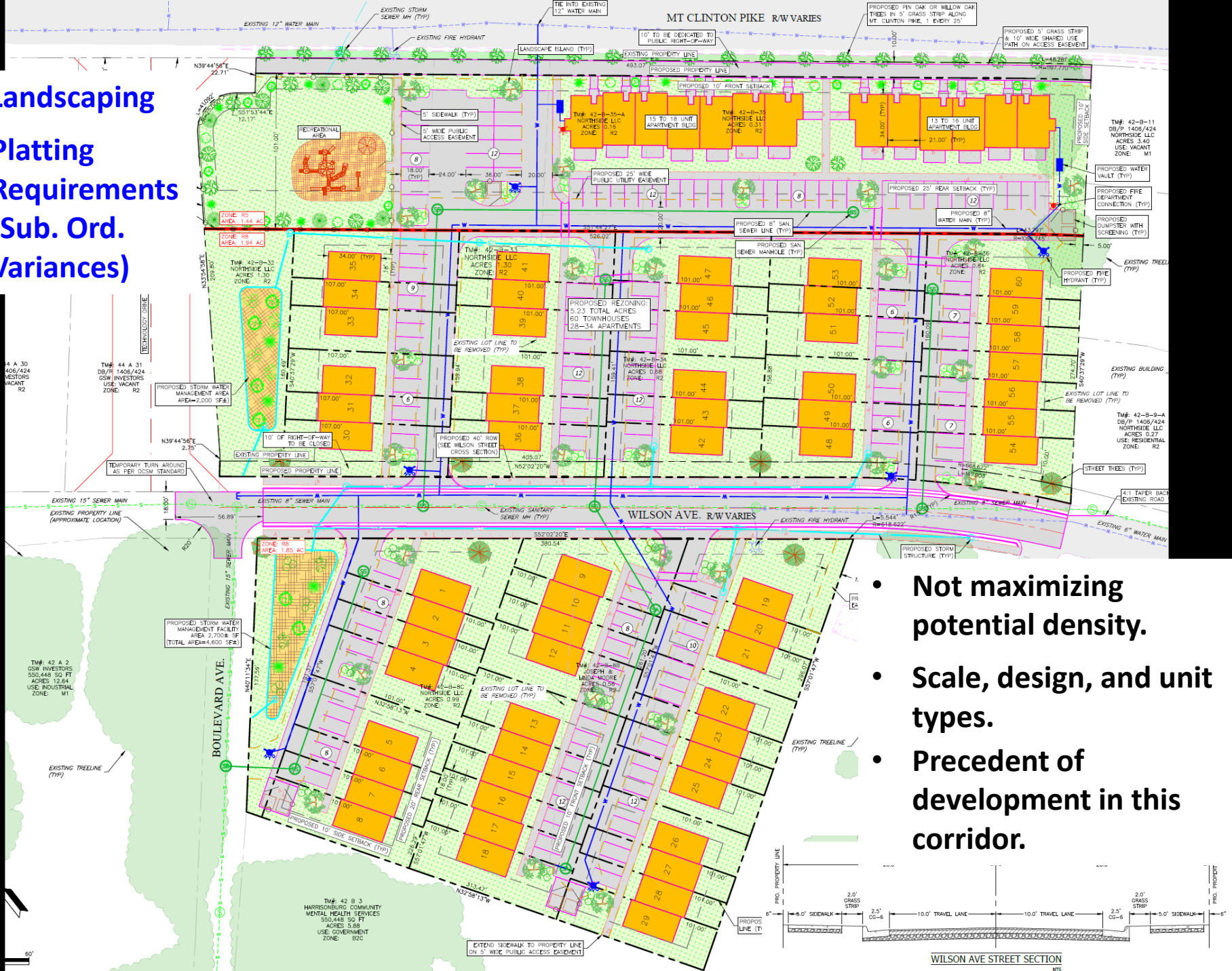


WILSON AVE STREET SECTION

NTS



- Landscaping
- Platting Requirements (Sub. Ord. Variances)

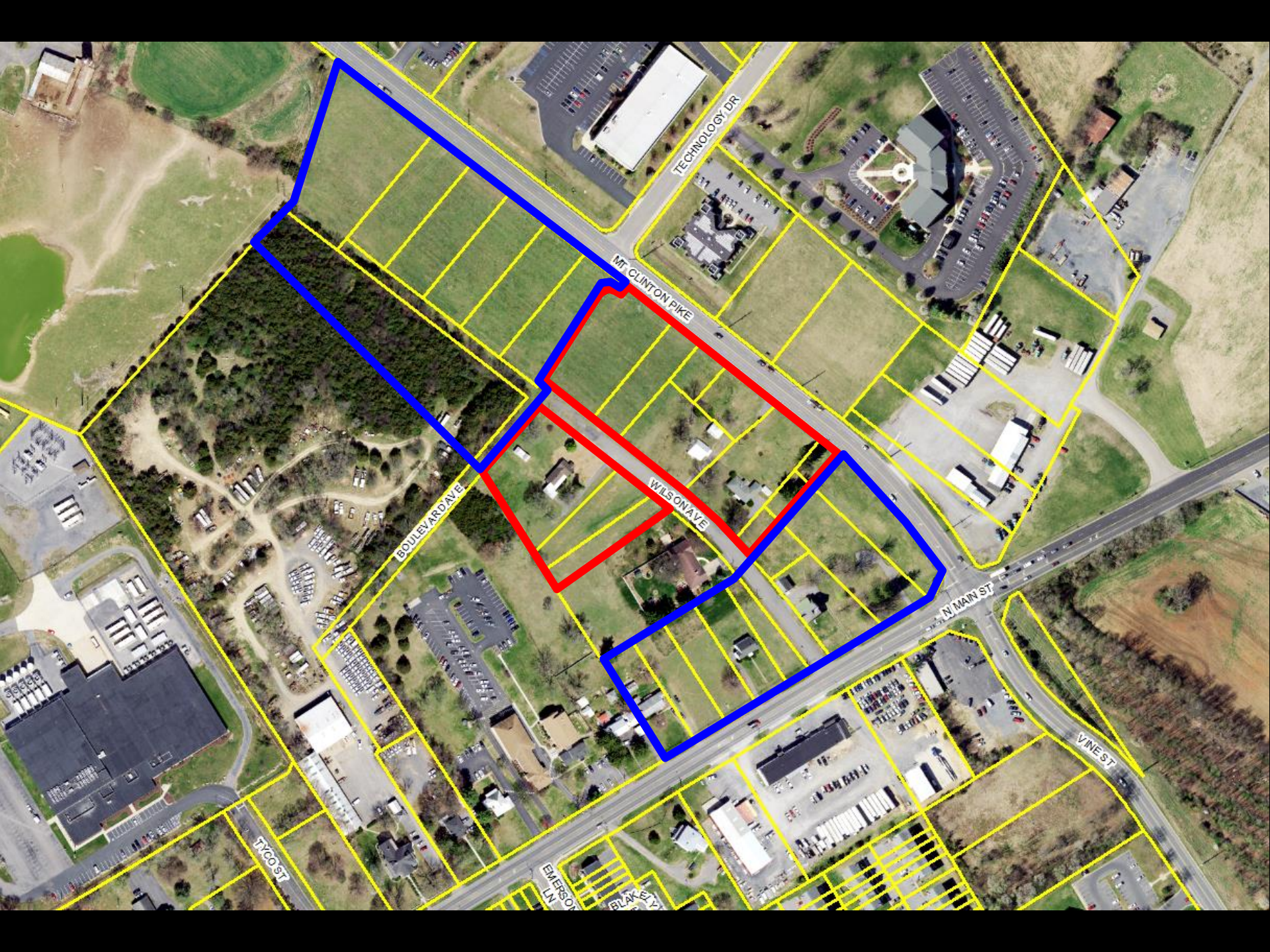


- Not maximizing potential density.
- Scale, design, and unit types.
- Precedent of development in this corridor.

WILSON AVE STREET SECTION







TECHNOLOGY DR

MT. CLINTON PIKE

BOULEVARD AVE

WILSON AVE

N MAIN ST

VINE ST

EMERSON LN

BLAKEY LN





**Table 1: Post-Housing Study Planned Residential Developments Presented to City Council  
(Excludes Developments that Plan to Specifically Cater to College Students)**

<b>Development Name</b>	<b>Street Location</b>	<b>Type of Development</b>	<b>Number of Units Proposed</b>	<b>Stage of Development (As of 11-04-22)</b>
Simms Point	Lucy Drive	Multi-family	80	Approved by City Council
Regal Apartments (Armada Hoffler)	Evelyn Byrd	Multi-family	270	Fire Review <sup>1</sup>
The Edge	East Market Street	Multi-family	156	Approved by City Council
Two41 Central	Country Club Road	Multi-family	142	Fire Review
Vine Street Townhomes	Vine Street	Townhomes	29	Approved for Construction <sup>2</sup>
Pleasant Hill Townhomes	Pleasant Hill Road	Townhomes	16	ECSP <sup>3</sup> Review
Cobbler's Valley	Pear Street	Townhomes	35	ECSP Review
Suter Street	Suter Street	Duplexes and Townhomes	21	Approved for Construction
Foley Road	Foley Road	Multi-family	11	ECSP Review
Park Apartments	Rocco Drive	Multi-family	60	Approved for Construction
907 North Main Street	North Main Street	Multi-Family/Mixed Use	9	Approved by City Council
Chicago Avenue Apartments	Chicago Avenue	Multi-family	48	Approved by City Council
<b>Total</b>			<b>877</b>	



# Recommendation

Staff recommends denial of the project.

Planning Commission voted 3-3 on motions to approve the rezoning, the SUPs, and the street closing.