



**City Planning & Development Department**

Development Management Division

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Kansas City, Missouri 64106-2795

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**STAFF REPORT**

**April 2, 2019**

**(5)**

**RE:** **Case No. CD-CPC-2018-00226**

**APPLICANT:** Ryan Dugdale  
Renaissance Infrastructure Consulting  
5015 NW Canal Street, Suite 100  
Riverside, MO 64150

**AGENT:** Steve Warger  
Renaissance Infrastructure Consulting  
5015 NW Canal Street, Suite 100  
Riverside, MO 64150

**LOCATION:** Generally located on the south side of NE 81<sup>st</sup> Terrace in between N Flintlock Road to the west and N Church Road to the east.

**REQUEST:** To rezone approximately 5.6 acres from District B3-2 and District O-2 to District B4-1

**AREA:** About 5.3 acres

**SURROUNDING LAND USE:**

<b>North</b>	Existing commercial building (zoned B3-2)
<b>South</b>	Multi-family residential (zoned R-2.5)
<b>West</b>	Existing office buildings and undeveloped area (zoned R-1.5 O-2)
<b>East</b>	Existing commercial/ auto sales (zoned O-2 and B3-2)

**LAND USE PLAN:** The Shoal Creek Valley Area Plan recommends Mixed Use Community land uses for this area.

**MAJOR STREET PLAN:** No immediately adjacent streets.

**ARTERIAL STREET IMPACT FEE:** Zone C  
*(Informational only)*

**RELEVANT CASE HISTORY:** **Case No. CD-CPC-2018-00235** - A request to approve a project plan in District B4-1 (Heavy Business/Commercial 4 dash 1) on about 5.3 acres generally located south of NE 81<sup>st</sup> Terrace in between N Flintlock Road to the west and N Church Road to the east, to allow for the construction of a building to be used for general automotive repair. **(Pending)**

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED:** No organization identified. a neighborhood meeting for local business and property owners was held on February 27, 2019.

**NEARBY PROJECTS:**

There are no recently approved and/or constructed projects in the nearby area.

**KEY POINTS:**

- Crossley Ford has expanded their facility to perform auto repairs and vehicle storage and did so without prior approval.
- The expansion occurred on land zoned O-2, which does not permit the use, which has resulted in the request for rezoning.
- A related project plan for the expansion area is also required but cannot be approved unless and until the rezoning is approved by the City Council.

**EXISTING CONDITIONS:**

The subject site is currently zoned O-2 (Office) and B3-2 (Community Business). The applicant has applied for a rezoning application in order to rezone the site to B-4. The majority of the site is currently undeveloped with existing commercial buildings to the west and east. A portion of the southeast corner of the site is currently being used for auto sales. The site is bordered to the north by NE 81<sup>st</sup> Terrace. There are existing multi-family residential buildings to the south.

**PLAN REVIEW:**

The rezoning application is to rezone approximately 5.6 acres from Districts B3-2 and O-2 to District B4-1. The majority of the site is currently zoned O-2 and the southwest 2 parcels of the site are zoned B3-2. This rezoning is necessary to allow for general automotive repair, as proposed in a future project plan application.

The applicant is proposing to construct a general automotive service facility which will include engine and body repair. The proposed building will be 20,000 square feet and will be associated with the Crossley Ford auto dealership to the immediate east. The plans propose a one-story building that will include office space, storage for auto parts, and areas for auto repair. The use is classified as general automotive repair which is a permitted use in the B4-1 zoning district.

**ANALYSIS:**

**88-515-08 - APPROVAL CRITERIA FOR REZONINGS**

In order to be approved, a development plan must comply with all of the following criteria:

**88-515-08-A. Conformance with adopted plans and planning policies.**

- The plan complies with the area plan and does not require an area plan amendment.

**88-515-08-B. The zoning and use of nearby property.**

- The adjacent zoning districts are R-1.5, O-2 and B3-2. There is an existing auto dealership to the east and one of the lots on the southeast corner of the subject site has been used for vehicle storage as well.

**88-515-08-C. The physical character of the area in which the subject property is located.**

- The auto dealership to the east is existing and there are office uses to the immediate east and west closer to NE 81<sup>st</sup> Terrace.

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

- The applicant will provide improvements and repairs to ensure adequate access and other services to the site.

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

- The subject site provides adequate space and sufficient setback distances. The proposed landscape plan will also provide sufficient buffering from nearby businesses and apartments.

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

- To the best of staff's knowledge, the majority of the subject site has always been vacant.

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

- The applicant has met with the neighborhood and has stated that no significant issues were expressed. The proposed uses are not anticipated to create any noxious odors, excessive noise, or other detriments. In addition, the proposed landscaping will provide a visual buffer from nearby properties.

**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.**

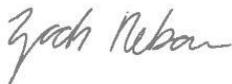
- Staff finds no gain to the public health, safety or welfare due to the denial of this application.

Subject to the recommended conditions, staff finds the proposed rezoning complies with the applicable requirements of the zoning and development code subject to the plan corrections noted below.

**RECOMMENDATION:**

City Planning and Development Staff recommends approval of Case No. CD-CPC-2018-00226 based on the application, plans, and documents provided for review without conditions.

Respectfully submitted,



Zach Nelson  
Planner