

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. 9815-P-75

Brief Title

To rezone about 1.5 acres of land from District O-2 (Office (dash 2)) to District B3-2 (Community Business (dash 2)) to allow for a 1.5 acre tract of land to be used as parking.

Details

Location: At the southwest corner of N. Church Road and NE 81st Terrace.

Reason for Legislation: To rezone about 1.5 acres of land from District O-2 (Office (dash 2)) to District B3-2 (Community Business (dash 2)) to allow for a 1.5 acre tract of land to be used for a parking lot to serve an existing dealership.

EXISTING CONDITIONS:

The subject property is one lot, Lot 4 of the Barry Pointe Office Park 2nd Plat, located on the south side of NE 81st Terrace, east of N. Flintlock Road, near Liberty, Missouri. The site is vacant and undeveloped. The site is currently zoned B 3-2 and O-2, and is part of a 12-acre previously approved development plan that called for five medical office buildings surrounding five adjoining parking lots. The site of the rezoning called for a 3-story, 32,000 square foot medical office. The office and large majority of the development plan (approved in May of 2004) was never constructed. Development to the east consists of the Gary Crossley Ford automobile dealership, large surface parking and Interstate 35. To the south is the existing Wild Oaks apartment complex. To the west is the La Petite Academy, some undeveloped office-zoned land, and N. Flintlock Road. The north is undeveloped just north of NE 81st Terrace. Commercial development is abundant nearer Mo Highway 152.

ANALYSIS:

The property owner is petitioning the City Plan Commission and the City Council to approve a rezoning on the 1.5-acre site, from its current zoning of District O-2 to B3-2 (Community Business dash 2). The intent of the rezoning is to use the lot for parking to serve the Gary Crossley dealership.

The Shoal Creek Valley Land Use Plan recommends office uses for the subject property. Staff supports the rezoning due to both the predominance of property zoned B3-2 in the vicinity as well as the fact that the proposed zoning district (B3-2) will continue to allow office uses which the current zoning is intended to accommodate.

The particular area to be rezoned is within a previously-approved Chapter 80 preliminary development plan and must be removed from that plan (see companion Case No. 9815-P-76) and added to the previously-approved Chapter 80 preliminary development plan for Gary Crossley Ford (see companion Case No. 9815-P-77). Finally, approval of a final plan for the proposed parking lot is necessary. Companion Case No. 9815-P-78 accomplishes this.

RECOMMENDATION:

At its meeting on May 6, 2014, the City Plan Commission recommended approval subject to the following conditions:

1. That uses among the "adult business" use category be prohibited.

140714

Ordinance Number

Positions/Recommendations

Sponsors	Robert Langenkamp, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st District (Davis, Wagner)
Applicants / Proponents	Applicant John Davis Foresight Real Estate Services, LLC 105 N Stewart Ct, #225 Liberty, MO 64068 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 05-06-2014 By Archie, Baker-Hughes, Krum, Martin, May and Macy <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Policy or Program
Change

☐

Yes

☐

No

Operational
Impact
Assessment

Finances

Cost & Revenue
Projections –
Including Indirect
Costs

Financial Impact

Funding Source(s)
and
Appropriation
Account Codes

Fact Sheet Prepared By: **Date:** August 14, 2014

Joseph Rexwinkle, AICP
Staff Planner

Reviewed By: **Date:** August 14, 2014

Diane Binckley, AICP
Division Manager
Development Management

Initial Application Filed: March 21, 2014

City Plan Commission: May 6, 2014

Revised Plans Submitted: July 31, 2014

Reference Numbers:

Case No. 9815-P-75 (related to 9815-P-76, 9815-P-77, 9815-P-78)