



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 6, 2023

Project Name

Smith Hale Middle School Adaptive Reuse

Docket #4.1 & 4.2**Request**

CD-CPC-2023-00066 - Area Plan Amendment
CD-CPC-2023-00065 - Rezoning

Applicant

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes

Owner

Consolidated School District #1

Location 8625 Longview Road
Area About 29.6 acres
Zoning R-80
Council District 6th
County Jackson County
School District Hickman Mills 140

Surrounding Land Uses

North: Vacant, zoned R-80
South: Vacant, zoned R-80
East: Vacant, zoned R-80
West: Residential, zoned R-80

Major Street Plan

Longview Road is identified as an Established Arterial on the City's Major Street Plan.

Land Use Plan

The Hickman Mills Area Plan recommends Residential Low Density for this location.

APPROVAL PROCESS**PROJECT TIMELINE**

The application for the subject request was filed on 04/28/2023. No Scheduling deviations from 2023 Cycle K have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Belle Acres Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 05/17/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject property is currently home to the vacant Smith Hale Middle School which includes a parking lot and athletic field. The southern portion of the property is heavily wooded, the property is relatively flat.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from district R-80 (Residential 80) to district O-1 (Office) and an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Office.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
4.1 Approval
4.2 Approval

PLAN REVIEW

There was no plan reviewed with the rezoning and area plan amendment applications.

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The Hickman Mills Area Plan recommends Residential Low Density for the subject property. The applicant applied for an area plan amendment to change the designation to office for the future land use designation. The proposed area plan amendment would be consistent with the Zoning and Development Code.

B. Zoning and use of nearby property;

The immediately surrounding area is zoned R-80, however there is an O-2 district to the north and to the south, MPD to the west, and higher density residential districts to the west. The subject property is northeast of the corner of city limits for Grandview. There are residential uses to the west, undeveloped land to the north and south, and a park to the east of the site.

C. Physical character of the area in which the subject property is located;

The subject property contains; one building, surface parking, and football field. The lot is relatively flat, the southern portion of the lot slopes south. The southern portion of the property is completely wooded. The building has historically been used as a school.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

This site is served by existing utilities.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The site contains the old Smith Hale Middle School building, the building is currently vacant. There are no plans to use the school for the previously approved use. The applicant is planning to use the existing building for the proposed use.

F. Length of time the subject property has remained vacant as zoned;

The Smith Hale Middle school was closed in 2017 and has remained vacant since then.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed rezoning is not expected to adversely impact the surrounding properties, the applicant plans to use the building for one tenant and shall not increase the traffic flow throughout the area, shall have similar hours as the school, lower noise levels, and will use the existing building.

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.

The building on the property is currently vacant, the rezoning would allow for a new use to occupy the building while preserving the building. The rezoning to "O" will ensure that uses with a more significant impact on the area be reviewed by the City and complete the public engagement process. The O-1 designation also limits future buildings (if any) be limited to 35' (feet) in height and a floor area ratio (FAR) maximum of 1.4. There are higher density residential zoning districts in the vicinity as well as MPD, O, and B districts.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials
3. Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** as stated in the conditions report.

Respectfully Submitted,



Larisa Chambi, AICP
Lead Planner



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

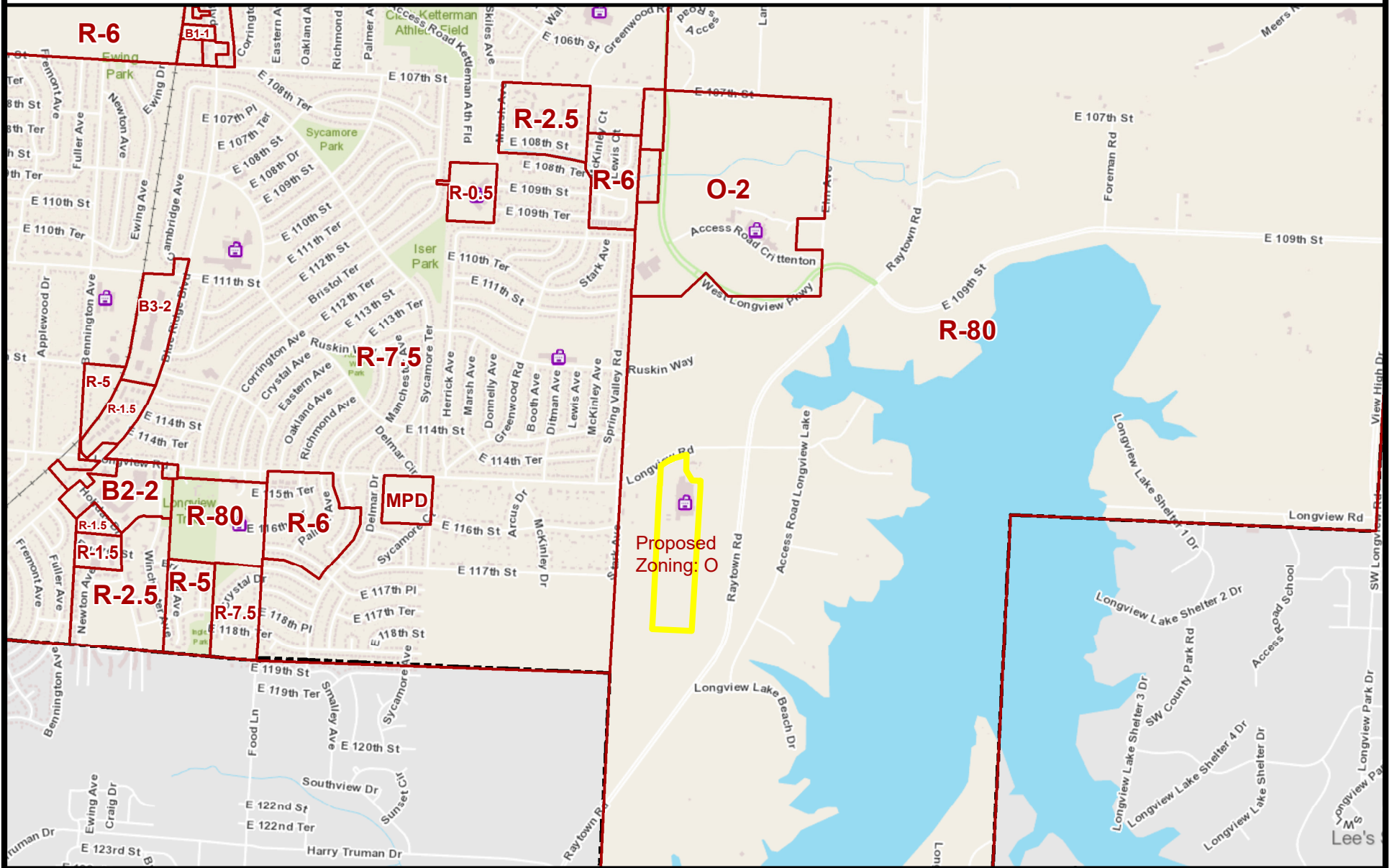
Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Zoning Map



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0 1,250 2,500 Feet

Printed Date: 5/3/2023



Hickman Mills / Smith Hale Middle School
NEIGHBORHOOD MEETING
May 17, 2023

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
LINDA HAAG	nuggett@sbcglobal.net
Margie Haugh	docbrh@gmail.com
Beth Boerger	bboerger@aol.com
Arnita Winders	" "
Nola Wood	Nola.Wood@sbcglobal.net
JERRY DARTZ	
Mari Carpenter	Mr. Mrs. Carpenter@gmail.com
Nick Carpenter	" "
John Sharp	jsharp122@hotmail.com

Hickman Mills / Smith Hale Middle School
NEIGHBORHOOD MEETING
May 17, 2023

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
1 DANIEL J. DOW	816-761-1011
Lesley Halsey	8168355843
Wendy Hamaker	903-517-1870
Bob Ludlow	bludlowusa@aim.net
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Samuel Estefanos	714-310-4342 Samuel@alkarmatr.com
Johnny Youssef	816.810.4780 Johnnysyoussef@gmail.com
Randy + Ragera Reed	816767-0768 loveaduck@duck.com
Shelby Woodroof	shelbyrwoodroof@gmail.com

Hickman Mills / Smith Hale Middle School.
NEIGHBORHOOD MEETING
May 17, 2023

SIGN-IN SHEET	
NAME	CONTACT INFORMATION
Gabriel Livingston	gabrieljlivingston@gmail.com hmnea.secretary@gmail.com
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MARY NESTEL	MARYNESTEL@gmail.com
Rachel Casey	rachelcasey@cackc.com
TERESA EDENS	teresaedens@hotmail.com

Chambi, Larisa

From: Mari Nick Carpenter <mr.mrs.carpenter@gmail.com>
Sent: Tuesday, May 30, 2023 1:33 PM
To: Chambi, Larisa
Subject: Re: Smith Hale Middle School

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Good morning Larsia, hope you had a great holiday weekend.

I know you said I could send you my statement to be submitted for the city council meeting. Also, want to confirm the date is still June 6th at 9:00 am?

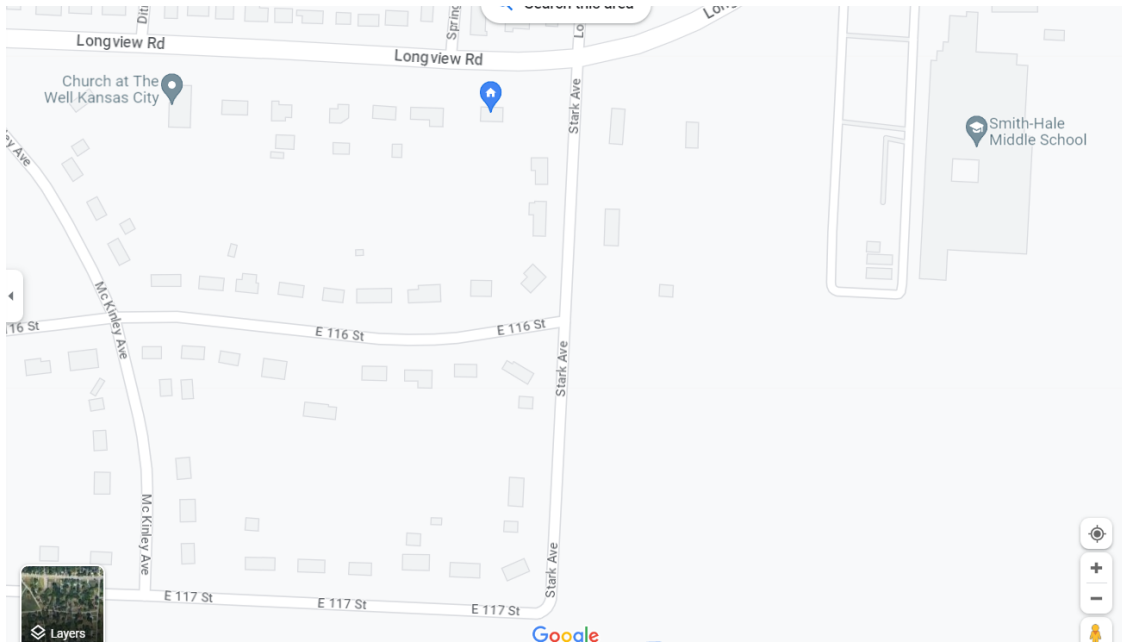
Mari Carpenters' statement of concerns.

Please see the news article linked below as my first submission.

<https://fox4kc.com/news/new-plan-for-old-smith-hale-middle-school-raises-concerns-for-neighbors/>

I would ask that the city council please consider the concerns brought up to Fox 4. Out of respect for your time I have chosen a bulleted format.

- The rezoning of this entire parcel is a unanimous issue for the neighbors/residents of the southern communities. Made very clear at the May 17th meeting for which I was present.
- This non-profit organization would not be paying taxes to our city meaning there is no benefit to the community.
- I live 2 houses from the middle school property and I was not given any notice of the intent. Which to me means little to no effort was made to truly contact the community/neighbors.
- Super intendant Yaw Obeng does not speak for me or my neighbors!
- When invited to the community meeting the builder himself did not face the audience when speaking. If he can't do that, what's to say we won't have another 'Mission Gateway' on our hands?
- (For ref) https://sports.yahoo.com/entirely-unacceptable-mission-gateway-developer-223113272.html?soc_src=social-sh&soc_trk=ma
- I purchased my home from my father-in-law and plan on passing it on to my daughter. Meaning my concerns are generational and long-term certainly not short-sighted.
- Please see the petition we have started and with more time I can go to every home in the area if needed. <https://chng.it/Rg2C6hQRtJ>
- (For ref) see the image below when referencing the petition. The Petition has 50ish signed and the area only has about 45 homes/Home Owners in Bell Acres



Appreciate your true consideration
Mari Carpenter
mr.mrs.carpenter@gmail.com

On Wed, May 17, 2023 at 11:06 AM Chambi, Larisa <Larisa.Chambi@kcmo.org> wrote:

Good morning,

Here is the link to the City Zoning and Development Code:

https://library.municode.com/mo/kansas_city/codes/zoning_and_development_code?nodeId=ZO_DECOKAMI_100_SERIESBAZODI_88-120OFBUCODI_88-120-03US

Here is the link to the Parcel Viewer: <https://gis.kcmogis.kc.lan/apps/parcelviewer/?eg=t>

- To find the application, place the address of the site (8625 Longview Road) in the search bar. A column to the left of the map should appear and have various links labelled; Code Cases, Permits, Plans, Holds, etc. Click on the plans link to view the submitted applications and see the timelines they are currently on.

Again, feel free to contact me with any additional questions or concerns.

Best,

We are no longer accepting or processing STR applications. If you have a pending application it will be voided – NO EXCEPTIONS. You will be refunded automatically and may reapply under the new rules on June 15, 2023. All inquiries regarding STR rules changes should be directed to Matthew Keeney at 816-513-3226.



Larisa Chambi, AICP

Lead Planner

Development Management Division

City Planning & Development Department

City of Kansas City, Mo.

City Hall, 414 E 12th St, 15th Floor

Kansas City, MO 64106

Email: larisa.chambi@kcmo.org

Phone: 816-513-8822

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[Petition details](#) [Comments](#) [Updates](#)

Oppose Rezoning of our Neighborhood (Smith-Hale Middle School)

55 have signed. Let's get to 100!



Mari Nick Carpenter signed this petition



Johnny young signed this petition



Steven Bennett signed this petition

Started

May 10, 2023

Why this petition matters



Started by [Mari Nick Carpenter](#)

Many have grown up in the Smith-Hale Middle School neighborhood, we have always felt safe and secure in our homes. My neighbors and I have built a community that we are proud to call our own. However, this sense of security is now being threatened by an amendment proposed to change the zoning of Smith-Hale Middle School.

Zoning laws are put in place to ensure that communities are developed in a way that benefits their residents. By changing the zoning of Smith-Hale Middle School, we risk losing the safety and security that we have worked so hard to build.

According to a study conducted by the National Association of Home Builders, rezoning can lead to increased traffic congestion, noise pollution, and decreased property values for nearby homes. These negative impacts will not only affect current residents but also future generations who will call this neighborhood their home.

[Sign this petition](#)

As concerned citizens of Kansas City, Missouri, we urge city officials to oppose any changes in zoning for Smith-Hale Middle School. We want to maintain our residential community's safety and security while ensuring future generations can enjoy the same benefits.

We implore city officials to consider alternative solutions that do not compromise our community's well-being. We ask them to prioritize the needs and concerns of current residents over potential business interests.

We urge all concerned citizens within Kansas City Missouri area who share these same concerns about maintaining a safe residential environment for their families should sign this petition before June 20th meeting when a decision regarding rezoning will be made.

Let us come together as a united front against any changes in zoning laws for Smith-Hale Middle School!

[Report a policy violation](#)

Updates

New plan for old Smith-Hale Middle School raises concerns for neighbors

Full Story here: <https://fox4kc.com/news/new-plan-for-old-smith-hale-middle-school-raises-concerns-for-neighbors/> Some highlights: The main issue for Carpenter and her neighbors isn't the new intended use, but instead, the zoning changes necessary to allow it to operate. "There's about 30 acres so they could do tons of other uses and other..."



Mari Nick Carpenter

1 day ago

[More updates](#)

Reasons for signing



Katherine Girosky · 3 weeks ago

We have ample business zoning. Retaining the residential zoning seems of greater benefit to our community.

♥ 1 · [Report](#)



Tina Post · 3 weeks ago

I am opposed to changing it. I grew up in the area all my life. Myself and my son's went to Smith hale. Leave it as it is.

♡ 1 · Report

[View all reasons for signing](#)

Petitions promoted by other Change.org users

Chambi, Larisa

From: bboerger@aol.com
Sent: Friday, May 12, 2023 7:44 AM
To: Chambi, Larisa
Subject: CD-CPC-2023-00066

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL: This email originated from outside the kcmo.org organization. Use caution and examine the sender address before replying or clicking links.

Please meet with the community before recommending the amendment to the Hickman Mills area plan. We are opposed to the zoning change that would lead to businesses on Longview Rd on a prime location for a residential development near Longview Lake. There are plenty of vacant office buildings in the city.

Beth Boerger
Community Engagement
Ruskin Heights Homes Association
816-510-4845
816-761-6050