

# COMMUNITY PROJECT/ZONING

# 180491

## Ordinance Fact Sheet

Ordinance Number

Case No. 14009-P-1

### Brief Title

Rezone approximately 10.89 acres located at the southwest corner of N.W. Cookingham Drive and N. Congress Avenue from District AG-R (Agricultural-Residential) to District B4-5 (Heavy Business/Commercial, dash 5) and approving a development plan to allow construction of a self-storage facility

### Rezoning and Development Plan:

The applicant requests rezoning from District AG-R (Agricultural-Residential) to District B4-5 (Heavy Business/Commercial, dash 5) and approval of a development plan to allow construction of a self-storage facility.

Seven one story buildings, totaling 65,700 sq. ft. would provide a total of 207 storage units. The plan complies with requirements of 88-369 Self-Storage Warehouse. No doors are visible from public rights of way. A living area for the attendant is located at the front of the project, in building 1. As the development is expected to accommodate a large number of recreational vehicle owners, a dump station and wash rack are provided near the entry, although over 100 ft. from N.W. Cookingham Drive. This area will be screened.

Access to the site is via a 36 ft. wide drive from N.W. Cookingham Drive. This aligns with W. First Street in Ferrelview. No access from N. Congress is shown, nor would it be possible due to the grade. MoDOT has expressed concern regarding the location of the entrance to this site, stating that at some point a median may be installed N.W. Cookingham Drive. That would necessitate right-turn-in/right-turn-out of the site. While MoDOT has jurisdiction over adjacent Interstate 435, the location of the proposed driveway is within the purview of the City of Kansas City, Missouri. Public Works Streets and Traffic Division has stated acceptance of this driveway location.

Although no funding has been designated, improvements to N. Congress Avenue and N.W. Cookingham Drive have been designed and are to be built by the City. No date of construction for these roads has been set.

***See staff report for additional information***

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| <b>Sponsor</b>                            | Jeffrey Williams, Director, AICP<br>City Planning & Development  |
| <b>Area Affected</b>                      | <b>Council District</b><br>2 (Loar, Fowler)  |
| <b>Applicants / Proponents</b>            | <b>North Congress Storage</b><br><br><b>Applicant:</b><br>Phil Snowden, CE-SNO-JO, L.L.C.<br><br><b>Agent:</b><br>Dennis L. Rice, Sunrise Engineering, Inc.<br><a href="mailto:Dennis@dlrice.com">Dennis@dlrice.com</a>                                  |
| <b>Others Testifying</b>                  | <b>Groups or Individuals</b><br>None   |
| <b>Staff Recommendation</b>               | Approval, subject to conditions  |
| <b>Board or Commission Recommendation</b> | <b>City Plan Commission June 19, 2018</b><br>recommended approval subject to conditions by a vote of 7-0<br>Voting Aye: Burnette, Crowl, Baker-Hughes, Archie, May, Macy, and Henderson<br>Absent: Dameron   |
| <b>Council Committee Actions</b>          | <input type="checkbox"/> Do pass<br><input type="checkbox"/> Do pass (as amended)<br><input type="checkbox"/> Committee Sub.<br><input type="checkbox"/> Without Recommendation<br><input type="checkbox"/> Hold<br><input type="checkbox"/> Do not pass |

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**Policy/Program Impact**

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|--------------------------------------|---|
| <b>Policy or Program Change</b>      | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
| <b>Operational Impact Assessment</b> |   |

**Finances**

|   |  |
|---|--|
| <b>Cost &amp; Revenue Projections -- Including Indirect Costs</b> |  |
| <b>Financial Impact</b>   |  |
| <b>Fund Source (s) and Appropriation Account Codes</b>            |  |

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