



CITY PLAN COMMISSION STAFF REPORT

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

April 18, 2023

Project Name
Ambassador Logistic Center

Docket #3

Request
CD-CPC-2023-00034
Rezoning Without Plan

Applicant
Ashley McAlmond
Polsinelli
900 W 48th Pl, Kansas City, MO 64114

Owner
Larco Developers Inc
900 W Georgia St, Vancouver, BC

Location 11750 N Ambassador Dr
Area About 128 acres
Zoning B3-3, M2-3
Council District 2nd
County Platte
School District Platte County R-III

Surrounding Land Uses
North: Commercial, industrial uses, zoned B3-3, AG-R
South: Industrial uses, zoned M2-3
East: undeveloped uses, zoned M2-3
West: commercial, industrial uses, zoned B3-3

Major Street Plan
North Ambassador Drive and NW Cookingham Drive are identified on the City's Major Street Plan as Thoroughfares.

Land Use Plan
The KCIA Area Plan recommends Commercial/Industrial for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 3/10/2023. No scheduling deviations from 2023 Cycle H have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located with a registered neighborhood or homes associations.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 4/10/2023. A summary of the meeting is attached to the staff report, see Attachment #3.")

EXISTING CONDITIONS

The subject site contains four parcels. The area to be rezoned is largely undeveloped and appears to have been used for agriculture. There is a regulated stream crossing the site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from district B3-3 to district M2-3 on about 128 acres generally located at 11750 N Ambassador Drive.

CONTROLLING + RELATED CASES

CD-CPC-2023-00035 – Proposed development plan for an industrial complex. **This applicant has not passed quality controlled and is not yet under review by the Development Review Committee.**

PROFESSIONAL STAFF RECOMMENDATION

Docket #3 Approval without conditions

PLAN REVIEW

No plan was reviewed with this application.

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 proposed rezoning is in conformance with the Area Plan recommendation.

B. Zoning and use of nearby property;

Nearby zoning districts include M2-3, B3-3, and AG-R. Uses are mainly industrial, commercial, and agricultural.

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

The physical character of the subject property generally slopes towards the stream that crosses the southeast portion of the site. The site is undeveloped and contains some forested areas around the stream and edges of the property.

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

The details of availability and service level of utilities adjacent to the site will be reviewed separately with the development plan case. There are public sewer and water mains close enough to serve the site.

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

The entire proposed development site has split zoning. The west side of the site is already zoned M2-3, and the east side of the site is zoned B3-3. The applicant is looking to have the entire proposed development area zoned M2-3 to allow for industrial development and uses. The parcels that are currently zoned M2-3 are largely land-locked, and the B3-3 areas are more accessible from N Ambassador. It is necessary to cross property currently zoned B3-3 to access the portions of the site that are zoned M2-3, which can have complicated zoning implications.

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

Aerial images show the site has not been developed since at least prior to 2005. The site appears to have been used mainly for agriculture.

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

The proposed rezoning is not expected to detrimentally affect nearby properties as the zoning will allow many of the same uses on the surrounding properties.

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.

There is no expected gain in denying this request for rezoning. Although the subject site contains multiple parcels with multiple zonings, the proposed rezoning to M2-3 is consistent with the zoning on the rest of the subject site.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials
3. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval without conditions.**

Respectfully Submitted,



Genevieve Kohn
Planner

Public Meeting Notice

Please join Davidson Architecture + Engineering / Brianna McKenzie O'Neal, Assoc AIA

for a meeting about Re-zoning for Ambassador Logistic Center

case number CD-CPC-2023-00034

proposed for the following address: 11889 N Ambassador Dr, Kansas City, MO 64153

11750 N Ambassador Dr, Kansas City, MO 64153,

Parcel 219422, Parcel 171787, Parcel 171730

Meeting Date: Monday, April 10, 2024

Meeting Time: 6:00pm

Meeting Location: See attached letter for meeting information

Project Description:

Rezoning from B3-3 and M2-3 to M2-3.

If you have any questions, please contact:

Name: Brianna O'Neal

Phone: 913-652-6214

Email: brianna@davidsonae.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Brianna McKenzie O'Neal, Assoc AIA

03-29-2023

Subject: **Public Engagement Meeting**

Dear Property Owner,

This letter is to inform you of a Public Engagement meeting to be held for re-zoning, titled Ambassador Logistic Center, located south of Route D to the east of Ambassador Drive adjacent to I-435 in Kansas City, Missouri.

This meeting will be held virtually on April 10th, 2022, at 6:00 pm CST. The address link to the meeting is located below. Participants can also be emailed a link and invited to the meeting by reaching out to Brianna McKenzie O'Neal (see below). Additionally, site plan and representative building elevations have been included with this letter.

Online at:

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 212 139 797 448

Passcode: KGxo98

Call-in:

+1 913-728-0292,,978886319# United States, Kansas City

Phone Conference ID: 978 886 319#

Email:

Brianna@davidsonae.com for a direct link invite to the Teams meeting.

Sincerely,



Brianna McKenzie O'Neal
Assoc. Architect

NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

- Permit
- Preliminary plat
- Development plan
- Rezoning from District B3-3 / M2-3 to District M2-3

Project Description:

Rezoning from B3-3 and M2-3 to M2-3

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

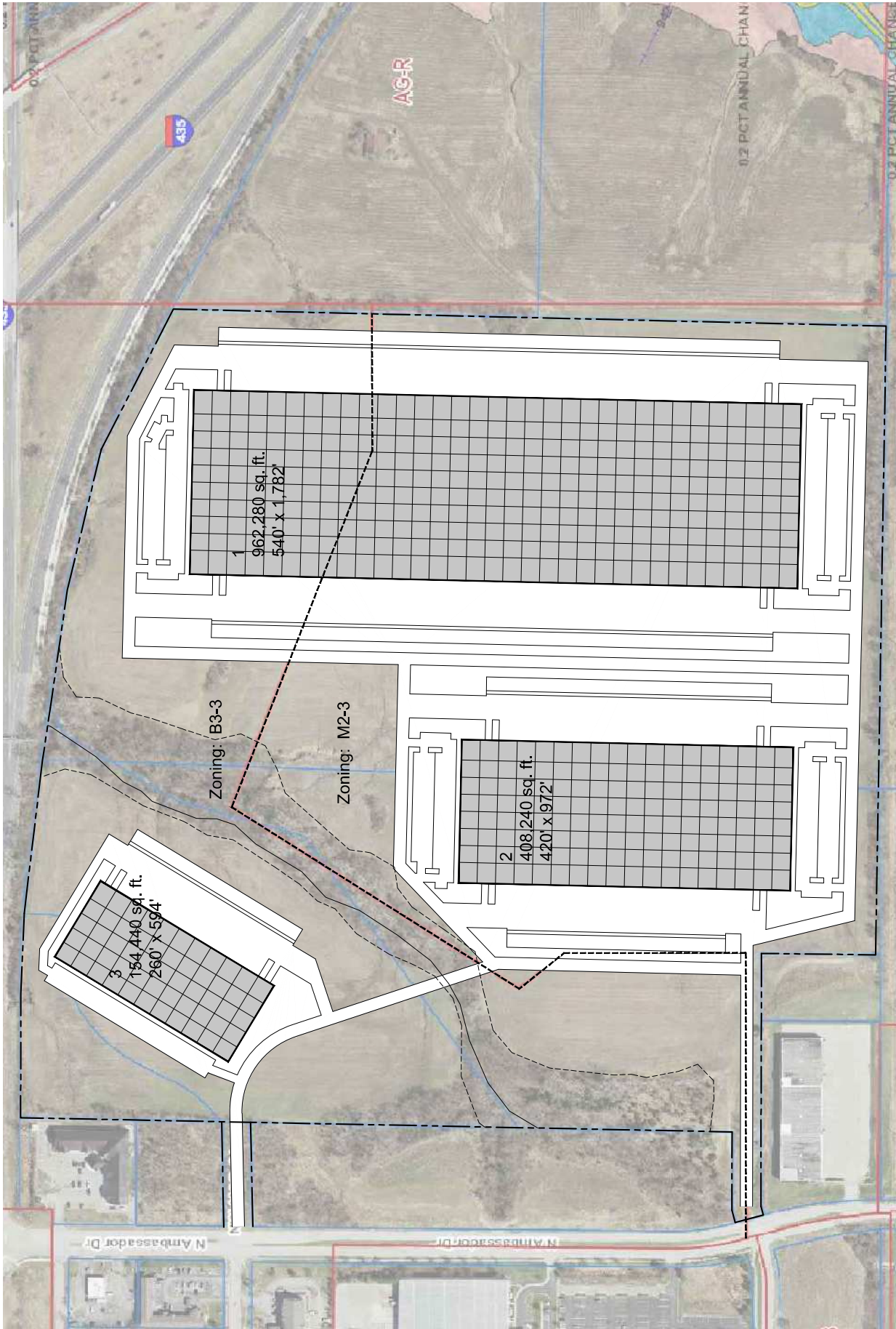
Name: Brianna Mckenzie O'Neal
Email: Brianna @davidsonae.com
Phone: 913-652-6214
Title/Role: Assoc. Architect / Project Manager
Company/Employer: Davidson Architecture + Engineering
Larco Developers Inc
Representing:

If we do not receive the confirmation email referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,



Brianna McKenzie O'Neal, Assoc. AIA





CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2023-00034

Meeting Date: 4-10-2023

Meeting Location: online

Meeting Time (include start and end time): 6:00pm - 6:45pm

Additional Comments (optional):

This is the first meeting held for this property. An ownership representative and architect joined the virtual meeting. The representatives for the owner and architect remained in the virtual meeting for 45 minutes but no participants joined.