

COMMUNITY PROJECT/REZONING

210427

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00044

Brief Title

A request to approve a rezoning from District B2-2 (Neighborhood Business 2 dash 2) to B4-1 (Commercial/Business 4 dash 1) on about 4 acres located at 6301 James A Reed Rd, to allow for a self-storage facility.

Details

Location: 6301 James A. Reed Road

Reason for Legislation: Rezoning requires Council approval.

PLAN REVIEW

As previously mentioned, the subject property is located on the south site of Blue Parkway Drive and east of James A Reed Road. There is an existing two-story building on the site that has previously operated as an office. The site has two existing drives off of James A Reed Road and Blue Parkway Drive which both lead to the parking lot. There is also green space to the rear of the building and parking lot. The existing zoning of B2-2 on the property only permits limited commercial and office uses. The applicant intends to convert the existing building into a self-storage facility, which is first allowed in the B4 zoning district. The proposed zoning does not comply with the area plan and as a result, the applicant is seeking approval of an area plan amendment and rezoning to B4-1 to allow for the use by right.

Requested Deviations

The plan does not stipulate or request any deviations.

REZONING ANALYSIS

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:

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

This rezoning will be in compliance with the Blue Ridge Area Plan pursuant to the applicant's application for an area plan amendment submitted concurrently with this request. By rezoning the

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	5th District (Barnes, Parks-Shaw)
Applicants / Proponents	Applicant Andrew Brain Brain Dev. 2, LLC 300 E. 39 th Street Kansas City, MO 64111 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 (7-0) 05-04-2021 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
	<input type="checkbox"/> Do Pass
Council Committee Actions	<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
	<input type="checkbox"/>

property to "Commercial", the self-storage use will be allowed by right and will be in compliance with the City's zoning and development code, area plans, and other planning policies.

88-515-08-B. Zoning and use of nearby property;

The nearby properties and uses are primarily commercial in nature. The properties immediately adjacent to the property are zoned R-7.5, B1-1, and B2-2. The area to the south is undeveloped.

88-515-08-C. Physical character of the area in which the subject property is located;

The physical character of the neighborhood is generally commercial and partially undeveloped, with a mixture of commercial, office, and light industrial uses. The area to the south is heavily wooded and screens the building from any residences further south.

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

The existing public infrastructure and services provided to the site are adequate to serve the proposed current nonprofit use.

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

The current zoning only allows for limited commercial uses. The proposed self-storage facility use is not permitted under the current zoning.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The site has been vacant for several years.

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

The approval of this application for rezoning would likely have a negligible effect, if any, on 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

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landowner, if any, as a result of denial of the application.

Staff does not believe that the denial of this request would result in any benefit to the health, safety, or welfare of the general public. The current zoning has limited the permissible uses and the site remains vacant today. The applicant has purchased the property and has invested in plans in order to convert the site. Thus, the hardship will be felt not only by the applicant through denial of this request, but also by the surrounding public, which outweighs any potential benefits that would result by the denial of this application.

CPC RECOMMENDATION

Overall, CPC was supportive of the proposed self-storage use and recommended approval of CD-CPC-2021-00044 without conditions.

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

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	

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Funding Source(s) and Appropriation Account Codes	

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Fact Sheet Prepared By:

Zach Nelson
Staff Planner

Date: 05-04-2021

Reviewed By:

Zach Nelson
Staff Planner
Development Management

Date: 05-04-2021

Initial Application Filed: 03-03-2021

City Plan Commission: 05-04-2021

Revised Plans Filed: N/A

Reference Numbers:

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