



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

April 5, 2022

## Project Name

**1600 N Corrington Ave Rezoning**

## Case Number

CD-CPC-2022-00045

## Request

Rezoning without Plan

## Applicant

Kathleen Warman  
Warman Architecture + Design

## Owner

Charles Cuda  
Opes Property Management

Location	1600 N Corrington Ave
Area	About 2.6 acres
Zoning	M3-5
Council District	4 <sup>th</sup>
County	Jackson
School District	KCMO 110

## Surrounding Land Uses

**North:** Office/Warehouse, zoned M3-5

**South:** MHC Kenworth, zoned M3-5 & M1-5

**East:** Vehicle Storage, zoned M3-5

**West:** Office/Warehouse, zoned M3-5

## Major Street Plan

The Major Street Plan does not identify any streets at this location.

## Land Use Plan

The Riverfront Industrial Area Plan recommends Office land uses for the subject property.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within any registered neighborhood or civic organizations, therefore notice is not sent.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement applies to these cases and a public engagement meeting was held on March 24, 2022.

## EXISTING CONDITIONS

The subject property is located on the west side of North Corrington Avenue approximately 1400 feet north of East Front Street. This building is part of a greater office complex consisting of four buildings. The building is an office building with loading docks on the back/interior side.

## SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from District M3-5 (Manufacturing) to District M2-5 (Manufacturing) on about 3 acres generally located on the west side of North Corrington Avenue approximately 1400 feet north of East Front Street.

## KEY POINTS

- The property is being rezoned to allow for a medical office to be on site that specializes in care for truck drivers.
- The M4 district does not allow for Office/Medical, though it allows for Office

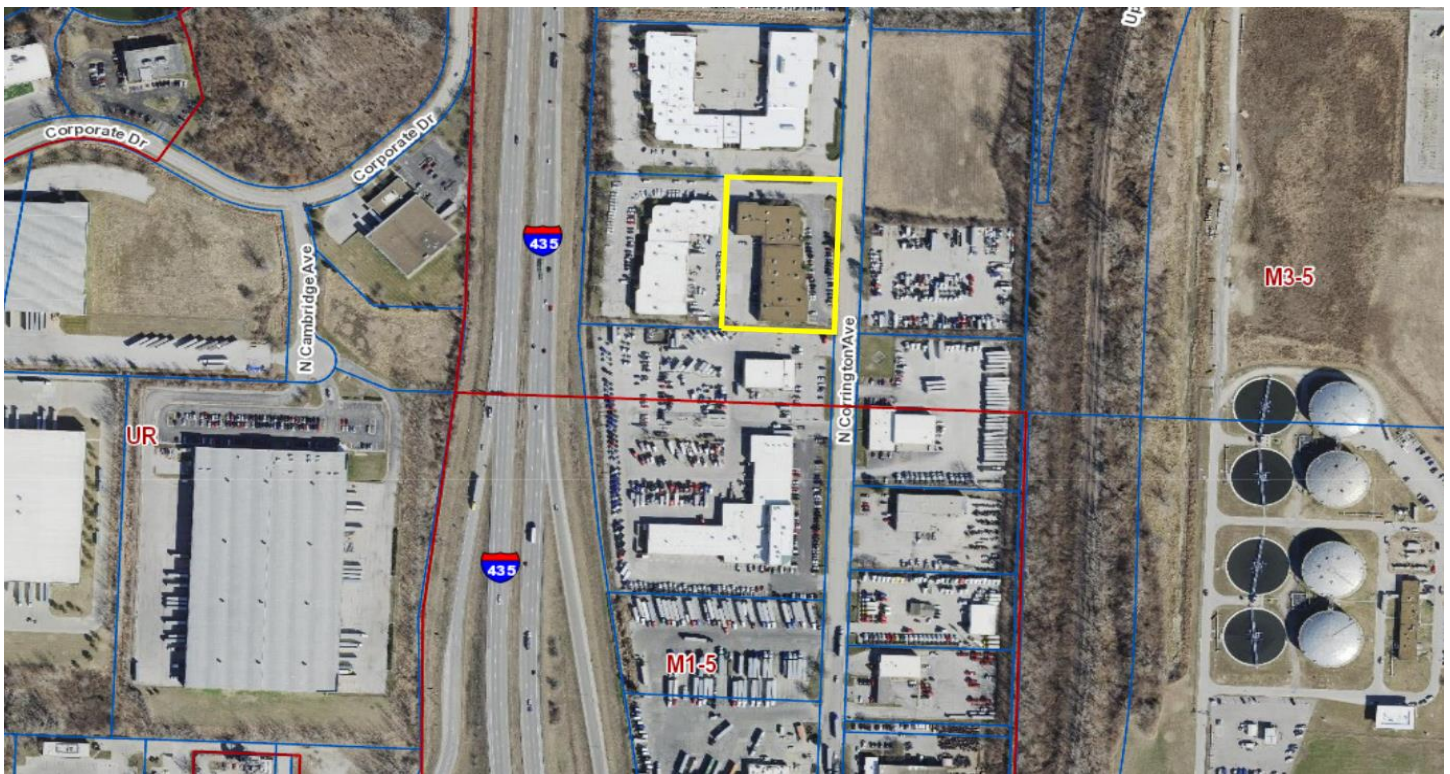
## PROFESSIONAL STAFF RECOMMENDATION

Docket #11 Recommendation: Approval.

## CONTROLLING CASE

There is no controlling case for this property.

## REZONING LOCATION



## 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 is in compliance with the Riverfront Industrial Area Plan which has a future land use of Office use for this site. Downzoning to M2-5 will allow for the site to continue to have Office uses but additionally allow for Office/Medical.

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

The nearby properties are all zoned for Manufacturing with the subject site being surrounded by M3 zoning in all directions. The building type and uses are the similar to the 3 other buildings within this office complex.

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

The physical character of the area is that of an industrial park. The subject building is designed to be an office building with rear loading docks. It is landscaped and has a brick façade. Thus, the applicant's current use of the property as office/warehousing is in line with the physical character of the area.

### **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 medical office 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 proposed use is similar to the use that occupied the building previously. Staff previously approved the interior remodel of the building due to the International Building Code not differentiating Office from Medical Office which our zoning code does. Since this was not identified at that step the applicant completed the remodel of the office. The discrepancy was identified when they applied for a business license.

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

The site is not vacant. A single-story building currently used by the applicant exists on the site.

**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 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. If denied the applicant would have the financial burden of having paid for a remodel for a use that staff previously approved but not be able to operate.

**PROFESSIONAL STAFF RECOMMENDATION**

Staff recommends **Approval**.

Respectfully Submitted,



Matthew Barnes  
Planner

# Public Meeting Notice

Please join \_\_\_\_\_

for a meeting about \_\_\_\_\_

case number \_\_\_\_\_

proposed for the following address:

**Meeting Date:**

**Meeting Time:**

**Meeting Location:**

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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](http://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](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,

