



CITY PLAN COMMISSION STAFF REPORT

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

June 6, 2023

Project Name
Mann Farm Rezoning

Docket # 9

Request
CD-CPC-2023-00076
Rezoning without Plan

Applicant
Julia Swanson
Kimley-Horn

Owner
William Mann
Mann Company

| | |
|------------------|---|
| Location | 901 NW Tiffany Springs Pkwy |
| Area | About 320 acres |
| Zoning | AG-R & R-80 |
| Council District | 2 nd |
| County | Platte & Clay |
| School District | Platte County R-III & North Kansas City 250 |

Surrounding Land Uses
North: Undeveloped, zoned B3-2, R-1.5, R-80, R-7.5
South: Residential, zoned R-80 & R-7.5
East: Highway 169
West: Undeveloped, zoned AG-R

Major Street Plan
NW Tiffany Springs Parkway is identified on the City's Major Street Plan as a Parkway.

Land Use Plan
The Gashland/Nashua Area Plan recommends Residential Medium-High and Low Density and Mixed Use Community for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 5/1/2023. No scheduling deviations from 2023 Cycle K have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 5/24/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The 320 acres west of Highway 169 is generally flat and has primarily served as agricultural land.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval to rezone an area on about 320 acres generally located directly west of Highway 169 along NW Tiffany Springs Parkway from R-80 and AG-R to R-7.5, R-1.5 and B3-2.

CONTROLLING + RELATED CASES

There are no controlling or related cases.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

9 APPROVAL

PLAN REVIEW

The applicant is proposing to rezone 320 acres of land from R-80 and AG-R to a mix of low and medium density residential (R-1.5 and R-7.5) and commercial (B3-2). The commercial zoning area is primarily concentrated near Highway 169 and at the intersection of NW 96th Street and N. Platte Purchase Drive. The rezoning request is consistent with what the current area plans recommends as the future land use.

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 conforms the Gashland/Nashua Area Plan.

B. Zoning and use of nearby property;

There are several zoning districts within the immediate area and the proposed rezoning complements these.

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

The 320 acres are predominantly undeveloped. The property is generally flat, with a very small number of trees and several short segments of regulated streams are scattered throughout the site.

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

Any future development will require water and sewer main extensions.

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

The Gashland/Nashua Area Plan recommends residential and mixed use development for this area. Due to the generally flat site and proximity to the highway (169) it has always been anticipated that a rezoning would occur for future development.

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

The subject property has never been developed.

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

The proposed rezoning will not detrimentally affect nearby 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.

Staff recommends approval for the rezoning without plan due to the sites proximity to Highway 169 and Tiffany Springs Parkway.

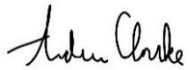
ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

A handwritten signature in black ink that reads "Andrew Clarke". The signature is written in a cursive, slightly slanted style.

Andrew Clarke, AICP
Planner



May 18, 2023

RE: *Mann Farm Rezoning – Rezoning Case*

Dear Property Owner:

We represent Mann Company and are contacting you regarding their property located at the northeast corner of Interstate 152 and Interstate 169, in Kansas City, Clay County, Missouri. We submitted an application to the City Plan Commission for approval of Rezoning Case. Approval of the application will allow for the development of the property for future residential and commercial development, as noted on the attached plan.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the rezoning case and discuss the plan with the owner's representatives. You can read more about the process requirements at kcmo.gov/publicengagement. If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address number to find project details. (Case Number Plan Number: CD-CPC-2023-00076)

This neighborhood meeting will be held virtually via Zoom (information below) on Wednesday, May 24, 2023, from 5:30 pm to 6:30 pm. If you would like a link sent to your email or if you have any questions or concerns, please contact Julia Swanson at Julia.Swanson@kimley-horn.com or 816-782-8344.

Join Zoom Meeting

<https://kimley-horn.zoom.us/j/6271279522>

Meeting ID: 627 127 9522

One tap mobile

+13092053325,,6271279522# US

+13126266799,,6271279522# US (Chicago)

Sincerely,

Julia Swanson, E.I.

Kimley-Horn

Julia.Swanson@kimley-horn.com

816-782-8344

cc: Sarah Cunningham (via email scunningham@manncokc.com)

Matt Kist (via email Matt.kist@kimley-horn.com)

Perla Diosdado (via email Perla.Diosdado@kimley-horn.com)

Andrew Clarke (via email Andrew.Clarke@kcmo.org)

City Planning and Development (publicengagement@kcmo.org)

CASE NUMBER CD-CPL-2023-00076

ADDRESS OR LOCATION US Hwy 169 and NW 100th Street



AFFIDAVIT OF SIGN POSTING

STATE OF Missouri

COUNTY OF Jackson Clay

I, Julia Swanson being duly sworn upon my oath and being of sound mind and legal age state:

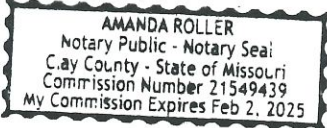
That I am the Agent (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

Julia Swanson
(Print Name)

Julia R. Swanson
(Signature)

Subscribed and sworn to before me this 19th day of May, 2023

Amanda Roller
Notary Public



My Commission Expires 02/02/2025

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING
& DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2023-00076

Meeting Date: 05/24/2023

Meeting Location: ZOOM

Meeting Time (include start and end time): 5:30-6:10

Additional Comments (optional):