



CITY PLAN COMMISSION STAFF REPORT

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

July 18, 2023

Project Name
Hickman Mills Rezoning

Docket #8

Request
CD-CPC-2023-00093
Rezoning without Plan

Applicant
Scott Hazelitt
HTK Architects
9300 W 110th St Suite 150 Overland Park, KS
66210

Owner
Hickman Mills C-1 School District
5401 E 103rd St Kansas City, MO 64137

Location 10301 Hickman Mills Dr
Area About 2.25 acres
Zoning UR
Council District 5th
County Jackson
School District Hickman Mills 140

Surrounding Land Uses

North: Commercial, industrial uses, zoned UR

South: Commercial, industrial uses, zoned UR

East: Undeveloped, institutional uses, zoned UR

West: Undeveloped uses, zoned UR

Major Street Plan

Hickman Mills Dr is identified on the City's Major Street Plan as an Established Arterial.

Land Use Plan

The Hickman Mills Area Plan recommends Office for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 6/9/2023. No scheduling deviations from 2023 Cycle M 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 7/10/2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

There is one existing building and parking lot on the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from district UR to district O on about 2.25 acres generally located at the southeast corner of E 103rd Street and Hickman Mills Drive.

CONTROLLING + RELATED CASES

6817-URD-17 – Ordinance No. 000384 -- Approving an amendment to a previously approved development plan in District URD (Urban Redevelopment District) on approximately a 321 acre tract of land generally bounded by Bannister Road on the north, I-435 and U.S. Highway 71 on the west, I-470 on the south, and the west boundary of the Mooreland/Hillcrest Heights Subdivision on the east, for the purpose of deleting an approximately 11.7 acre tract of land from said development plan. *Approved April 29, 2000*

PROFESSIONAL STAFF RECOMMENDATION

Docket #8 Approval

PLAN REVIEW

No plan required or submitted for this application type.

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 to district O conforms to the Area Plan recommendation for office.

B. Zoning and use of nearby property;

The majority of surrounding properties are zoned UR and are included in the same previously approved development plan. The uses are primarily industrial, commercial, and office.

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

Properties to the north and south are developed and properties to the east and west are undeveloped. The area generally slopes to the west.

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

The existing utilities are sufficient to serve the subject site, as the existing building will be reused for a similar intensity use that previously occupied the building.

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

The subject site has no permitted uses identified on the UR plan; therefore, staff can only approve the continued use of site from what it was at the time the UR was approved. Rezoning the site to O will allow more flexibility of uses in the future, while still being restrictive to low intensity uses.

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

The subject site has been in use recently but needs to be rezoned for future ease of use per zoning on the site.

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

Rezoning to O is not expected to have an adverse impact on 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.

There is no anticipated gain to public health, safety, or welfare in the event of denying this application.

ATTACHMENTS

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

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval**.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Genevieve Kohn".

Genevieve Kohn, AICP
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



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,



July 11, 2023

Kansas City, Missouri Planning and Development
Genevieve Kohn, AICP
414 E, 12th Street
Kansas City, Missouri 64106

Re: Case CD-CPC-2023-00093, Hickman Mills C-1 property at 10301 Hickman Mills Drive

Dear Ms. Kohn

HTK Architects hosted an online meeting last evening on July 10th at 6:00pm regarding the above-mentioned project. By 6:15pm no other attendees had joined the meeting and the meeting was closed. None of the invited parties had contacted me via email or phone prior to the meeting with any questions or concerns.

Please let me know if you require any other information regarding the Community Meeting.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Scott Hazelitt', is written over a light blue circular stamp.

Scott Hazelitt, AIA, NCARB
Associate Principal