



Neighborhood Planning and Development Committee

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project 8450 Oldham Rd Rezoning

Item #	Case	Request
#19	CD-CPC-2021-00086	Rezoning

Item #	Staff Recommendation(s)
#19	Approval without conditions

Applicant/Owner

Jeanaya Thomas
8450 Oldham Rd
Kansas City, MO 64138

Location	8450 Oldham Rd
Area	About 1.9 acres
Zoning	R-7.5
Council District	5th
County	Jackson
School District	Raytown 150

Surrounding Land Uses

North: Single-family residential, zoned R-7.5
East: Single-family residential, zoned R-7.5
South: Single-family residential, zoned R-7.5
West: Single-family residential, zoned R-7.5

Land Use Plan

The Blue Ridge Area Plan recommends Low Density Residential land uses. The request conforms to this recommendation.

Major Street Plan

There are not adjacent streets identified on the Major Street Plan.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were notified.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on September 14, 2021, a summary of which is attached.

SUMMARY OF REQUEST

Applicant is seeking approval of a rezoning to District R-80.

PURPOSE

The applicant is proposing to operate a produce stand (community-supported agriculture) and animal boarding which requires approval of the above-referenced request.

HISTORY

There is no case history on this property.

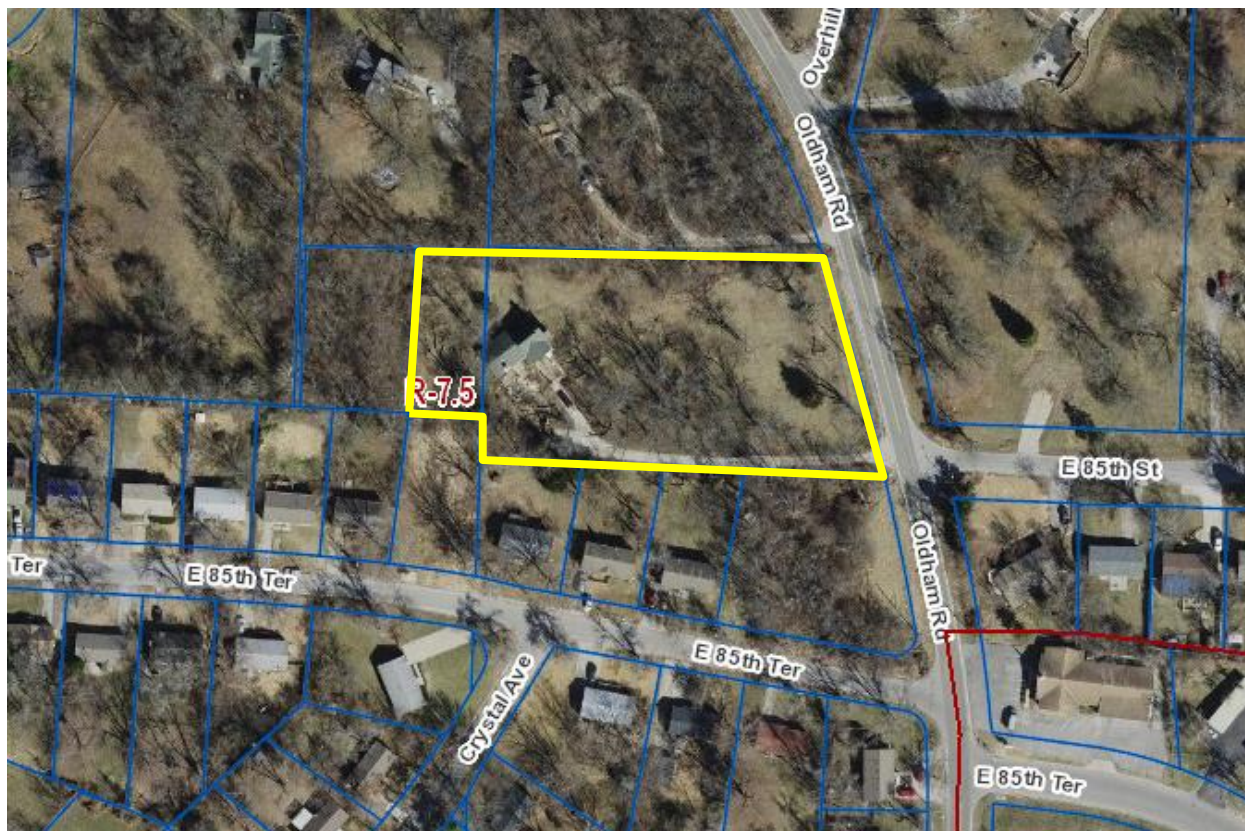
KEY POINTS

- The applicant intends to rezone the property from R-7.5 to R-80 to allow for a produce stand and animal boarding.
- The two lots on the property were recently combined by Jackson County.

REQUEST

There is an existing single-family home on the subject site. The site previously consisted of two lots that were each less than 80,000 square feet in lot area. As a result, the applicant has combined the lots at the county which will allow the subject site to comply with the lot and building standards of the proposed R-80 zoning. The applicant intends to rezone the property from R-7.5 to R-80 in order to operate a fresh produce stand and animal boarding.

More specifically, the applicant has stated that the property is located within an official USDA-designated food desert and being able to offer fresh produce and baked goods to the community on a regular basis would help the community as a whole. The applicant was given a \$3,000 grant by a local non-profit, Cultivate KC, to help install a 1,000 square foot raised bed garden to help grow more food for the community. The applicant intends to operate a roadside produce stand to provide more immediate access to the public. A “doggy daycare” (animal boarding) is also proposed which is will help supplement the overhead cost of the urban agriculture operations.



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;

The plan complies with the Blue Ridge Area Plan. The proposed uses are allowed within the proposed R-80 zoning district.

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

The nearby properties are all zoned R-7.5 and are single-family residential. There are existing single-family homes to the immediate north and west that are zoned R-6. The abutting property to the east and the property to the south are zoned B2-2 and B3-2 respectively. Staff believes that the proposed zoning of R-80 is appropriate for this location because it is a very similar zoning and the proposed uses within the R-80 zoning will ultimately serve and benefit this area.

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

The subject site has historically been residential in nature with a single-family home on the site. The overall block in which the subject property is located is also residential in character. This rezoning will retain the current low density residential character of the area while also allowing for a produce stand and animal boarding which are anticipated to benefit the nearby area in the future.

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. The site is served by water, sewer, and electric.

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

The site is currently zoned R-7.5 and does not allow for community-supported agriculture or animal boarding uses. The subject site has historically been residential and that is reflected in the area plan's land use recommendation.

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

The site is not vacant. A single-family home has been on the property for many years.

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

The proposed produce stand and animal boarding could potentially increase vehicular and pedestrian traffic in the neighborhood. However, there is a long driveway on the property which should allow for vehicles to park along and eliminate any stacking or parking on Oldham Road.

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.

The approval of the rezoning will potentially provide an additional healthy food option with the proposed fresh produce stand. Denial of this request will limit the property owner to essentially only use the property as a private residence.

CITY PLAN COMMISSION RECOMMENDATION

This was heard by the City Plan Commission on October 19th, 2021 and at that meeting, the CPC **recommended approval without conditions.**

Respectfully submitted,



Zach Nelson
Planner