

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00165

3319 Red Bud Dr Rezoning



December 3, 2025

Docket #8

Request

Rezoning

Applicant & Owner

Luis Soto
9600 Grandview Rd

Site Information

Location	3319 Red Bud Dr
Area	.4 Acres
Zoning	R-7.5
Council District	6
County	Jackson
School District	Hickman Mills

Surrounding Land Uses

North: Residential, R-7.5
South: Residential, R-7.5
East: Residential, R-7.5
West: Residential, R-7.5

Land Use Plan

The Red Bridge Area Plan recommends Residential Low Density for this location. The proposed plan has a low alignment with this designation. See Criteria A for more information.

Major Street Plan

Red Bud Dr is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks to rezone the subject site in order to abate a zoning violation associated with an illegally converted triplex.

Existing Conditions

A residential structure, which appears to be a single detached dwelling unit, that has been illegally converted into a triplex, occupies the subject site.

Neighborhood(s)

This site is located within the South Kansas City Alliance and the Southern Communities Coalition.

Required Public Engagement

Section 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on November 19, 2025. A meeting summary is attached; see Attachment #3.

Controlling + Related Cases

CVLN-1160: DENIED

A Certificate of Legal Nonconforming Use to allow a duplex in a district zoned R-1a.

Project Timeline

The application was filed on October 21, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #8 Denial

VICINITY MAP



PLAN REVIEW

A residential structure, which appears to be a single detached dwelling unit, that has been illegally converted (without proper building permits) into a triplex, occupies the subject site. A multiplex building is not permitted within the R-7.5 zoning district. The applicant seeks to rezone the subject property from R-7.5 (Residential) to R-1.5 (Residential) so the triplex can be permitted on the subject site. Applicable building permits would still be necessary for the subject site.

SPECIFIC REVIEW CRITERIA

[Rezonings, Zoning and Development Code Map Amendments \(88-515-08\)](#)

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 existing zoning is R-7.5 and the Future Land Use (FLU) designation is Residential Low Density. The applicant wishes to rezone to R-1.5 to bring the site into compliance. This proposed zoning district (R-1.5) would not align with the FLU designation or the surrounding areas' zoning, thus considered spot zoning. [Spot zoning is commonly referred to an "island" of a more intensive zoning classification. This can be considered unfavorable due to the lack of transitional zones/use within a neighborhood or district.]

Additionally, the rezoning does not align with the decision-making criteria outlined in Red Bridge Area Plan on page 84. Specifically, this rezoning does not respect appropriate, established land uses, nor does it implement the density or building type of the recommended land use. *Susan Cronander, Community Planning Division*

B. Zoning and use of nearby property.

The subject site is within an established residential neighborhood, mostly comprised of R-7.5, R-5, and R-80.

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

The subject site is within an established low-density residential neighborhood comprised of single detached dwelling units, an urban farm (which is ~233 ft south of the subject site), and a golf course.

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

The site is adequate to serve a single detached dwelling unit. Without proper building or construction permits, city staff cannot confirm if the site can accommodate the needs of a triplex (from a building code or public facilities perspective).

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

The R-7.5 zoning district is intended for low-density residential uses or public/civic uses. The R-7.5 district does not permit medium to high-density residential structures. Since the subject site is within an established R-7.5 residential neighborhood, the site is well-suited for the existing zoning regulations.

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

N/A

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

Approving the rezoning would set a bad precedent for how to resolve work done without permits. Additionally, the R-1.5 zoning district would permit any high-density multi-unit residential structure, regardless of whether within a converted detached dwelling unit or new construction, which low-density neighborhoods have been opposed to in the past.

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 public would benefit from the denial of this application in terms of upholding the importance of property owners obtaining proper building and construction permits before projects are conducted. Permits serve as a necessary measure to ensure life/safety requirements exist.

The hardship has been self-imposed by the property owner/previous property owners.

ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends DENIAL.

Respectfully submitted,

Ahnna Nanoski, AICP

Planning Supervisor

To Whom it may Concern:

I am submitting this request to correct the zoning my property located at 3319 Red Bud Dr, Kansas City, MO 64137 from R-7.5 to R-1.5 (High-Density Residential). The purpose of this request is to bring the existing use of the property into alignment with current zoning regulations and to ensure that the property is legally recognized for its actual configuration as a multi-unit residence.

The property was converted into a multi-unit dwelling by the previous owners prior to my purchase in July 2017. At the time of the conversion, the necessary permits and zoning approvals were not properly filed with the City. I learned this recently since I purchased the property by paying cash and this was not disclosed previously. Since acquiring the property, I have maintained it responsibly and have worked to ensure it remains a safe, well-kept, and compliant part of the neighborhood. This rezoning request is intended to correct the property's zoning designation so that it accurately reflects its existing and long-standing use. Additionally, several neighbors I have spoken with are in support of this rezoning request. I can substantiate this in writing. They understand that bringing the property into compliance will strengthen the neighborhood, ensure consistent standards, and provide stability for both current and future residents.

Granting this rezoning request serves the best interests of both Kansas City and the surrounding community. First, it ensures that the City's records accurately represent the actual use of the property, supporting transparency and compliance with zoning standards. Second, properly zoning the property as R-1.5 would allow the City to assess and collect the appropriate taxes based on its current use, which could result in increased tax revenue. Finally, maintaining accurate zoning designations helps preserve property values and marketability. If the property remains improperly zoned, it could become difficult to sell or refinance, which may negatively affect both the property owner and the City's housing market stability.

For these reasons, I respectfully request that the City of Kansas City approve this rezoning application. This correction will bring the property into compliance, support accurate tax assessment, and ensure the continued vitality of the neighborhood and the City's housing inventory.

Thank you for your consideration,

Luis Soto

3319 Red Bud Dr, Kansas City, MO 64137

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,

SOUTHERN COMMUNITIES COALITION
11/19/2025

name

address

email

Margie Haugh 9720 Eastern docevh@gmail.com

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C. Morea 2308 E Red Bud Rd

Luis Soto 3319 Red Bud Dr. 87dsoto@gmail.com

Randon McConnell 303 W. HERITAGE DR info@SK816.COM

Connie Andreasen 4511 E. 111th Terr billcon1017@gmail.com

Neighborhood Meeting Summary

Date: November 19th, 2025

Time: 7PM

Location: 9701 Marion Park Dr, Kansas City, MO, 64137

Plan No: CD-CPC-2025-00165

I gave a summary of the application I submitted to the City Planning Commission regarding the rezoning of the property located at 3319 Red Bud Dr, Kansas City, MO 64137 from R-7.5 to R-1.5.

Here is a summary of the points that I shared:

- The home has been used as a multi-unit residence for years, long before I purchased it in 2017.
- The previous owner converted the house without completing the required zoning and permitting, and I only recently discovered this.
- The rezoning is simply to correct the zoning designation so it reflects the property's actual, long-standing use.
- The units are already built, occupied, and functioning — no new construction, additions, or density changes are proposed.
- Rezoning to R-1.5 ensures the property is legally compliant, aligning city records with reality.
- Leaving the zoning "incorrect" creates long-term issues such as difficulties with inspections, refinancing, permitting, or future ownership transitions.

Some of the individuals present had some clarifying questions regarding the property that I was able to answer. There were no concerns raised regarding the rezoning of the property. The individuals present voiced that they thought the rezoning of the property made sense because it would not change anything physically about the property, but it would correct the zoning to the current use of the property.