



CITY PLAN COMMISSION STAFF REPORT

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

January 23, 2024

Project Name
4000 NW 80th Street Rezoning

Docket # 3

Request
CD-CPC-2023-00177
Rezoning without Plan

Applicant
Justin Burton

Owner
Justin Burton

Location	4000 NW 80 th Street
Area	About 7 acres
Zoning	R-5
Council District	2 nd
County	Platte
School District	Platte County R-III

Surrounding Land Uses

North: Residential, zoned R-5
South: Residential, zoned R-80
East: Undeveloped, zoned R-1.5
West: Residential, zoned R-80/R-7.5

Major Street Plan

NW 80th Street is not identified on the City's Major Street Plan.

Land Use Plan

The Line Creek Valley Area Plan recommends park for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 12/08/2023. No scheduling deviations from 2024 Cycle 1.2 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 01/03/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

A detached home is located on the seven-acre site and a regulated stream runs along the northeastern perimeter of the property.

SUMMARY OF REQUEST + KEY POINTS

A request to rezone 6.94 acres from R-5 (residential) to R-80 (residential) generally located at 4000 NW 80th Street.

CONTROLLING + RELATED CASES

There are no controlling or related cases for this property.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
3 **APPROVAL**

PLAN REVIEW & ANALYSIS

The applicant is seeking to rezone the 7-acre property to a lower residential intensity designation. This rezoning would permit the property owner to have a gravel drive to access a proposed accessory building in which they can hold equipment that is necessary to maintain their property.

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 rezoning to district R-80 conforms with the Line Creek Valley area plan.

B. Zoning and use of nearby property;

The subject property is surrounded by low density residential uses and zoning districts.

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

The rezoning to R-80 is more representative of the surrounding environment in which the subject property is located.

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

Existing public facilities and services currently serve the site.

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

The R-80 zoning district is suitable for the existing property. Other R-80 zoning districts can be found nearby the subject property.

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

The subject property currently has a detached home that was constructed in 2012.

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

The rezoning to R-80 will not detrimentally affect nearby properties as they are currently zoned R-80.

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.

A denial of this application would require that all driveway improvements be entirely impervious and could have negative impacts on the nearby stream buffer.

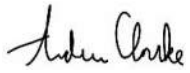
ATTACHMENTS

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, appearing to read "Andrew Clarke".

Andrew Clarke, AICP
Planner



R-80

R-5

R-7.5

R-80

R-25

 **PUBLIC HEARING**
CITY HALL KANSAS CITY, MISSOURI
CD-CPC-2023-00177
1-23-24
City Plan Commission
For information call 816-513-8801



SIGN IN SHEET

Public Meeting: Zoning change to 4000 NW 80th St. CD-CPC-2023-00177

Date: January 3rd, 2023 5:30 p.m.

Print Name
Justin Burton
Carrie Burton
Collin Burton
No attendees participated in the phone meeting. I spoke with all but 2 of the Neighbors and no one was in opposition. All expressed support to the proposed change.