



CITY PLAN COMMISSION STAFF REPORT

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

March 5, 2025

Project Name

901 NW 79th Street Rezoning

Docket # 4**Request**

CD-CPC-2025-00012
Rezoning without Plan

Applicant

Doris Retzlaff

Owner

Bonnie Lee & Robert Hinkle Trust

Location	901 NW 79th Street
Area	About .8 Acres
Zoning	R-80
Council District	2nd
County	Clay
School District	Platte County R-III

Surrounding Land Uses

North: Residential, zoned R-2.5
South: Undeveloped, zoned R-2.5
East: US Route 169, zoned R-80
West: Residential, zoned R-2.5

Land Use Plan

The Line Creek Area Plan recommends Future Residential-Medium High for this location.

Major Street Plan

NW 79th Street is not identified on the City's Major Street Plan.

APPROVAL PROCESS**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a rezoning from District R-80 (Residential) to District R-2.5 (Residential) on about .8 acres generally located at NW 79th Street and N. Thomas Meyers Drive.

PROJECT TIMELINE

The application for the subject request was filed on 1/22/2025. No scheduling deviations from 2025 Cycle 3.1 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 2/21/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

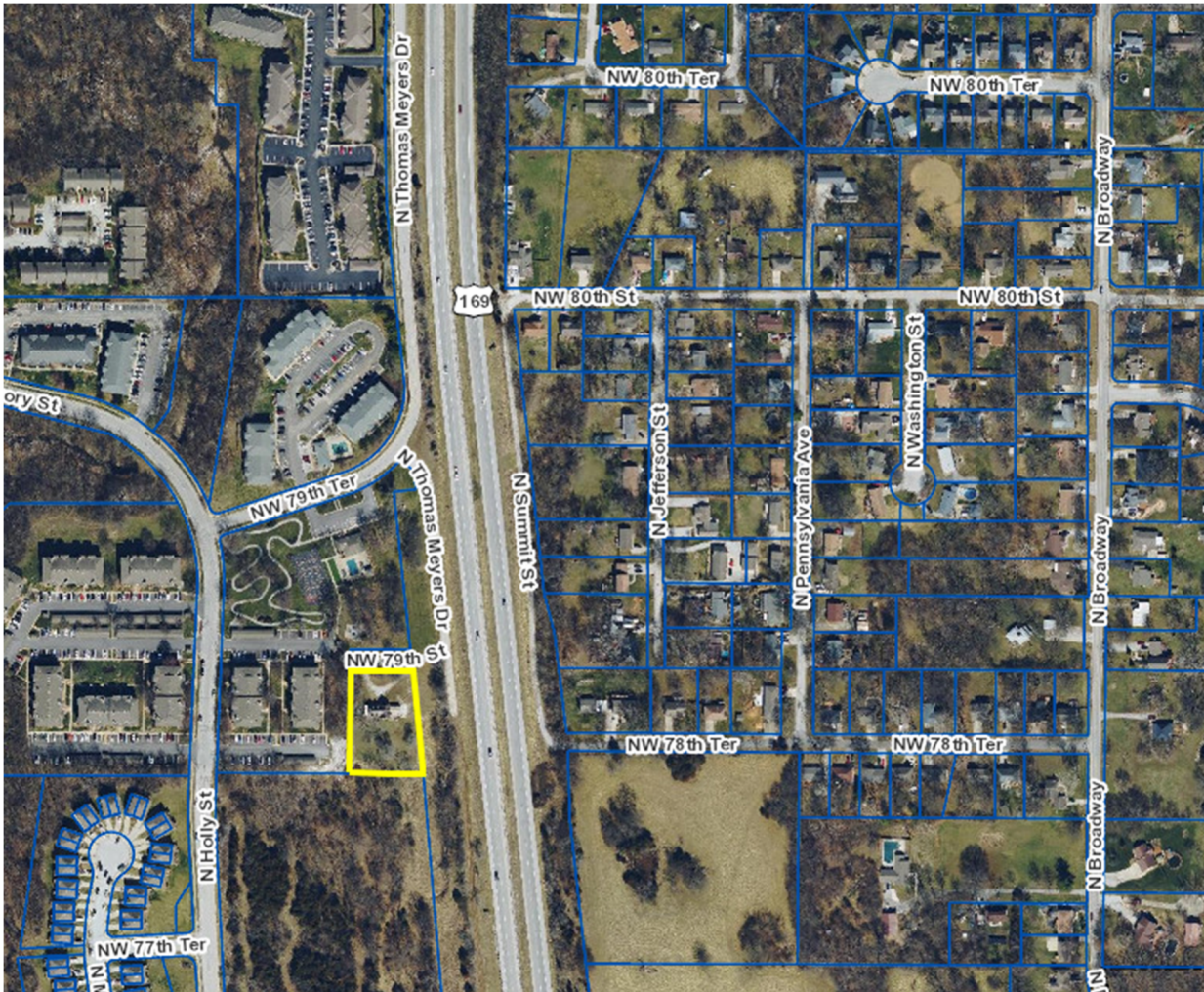
The .8 acre site is located directly west of US Route 169 and a vacant detached home is currently located on the parcel.

CONTROLLING + RELATED CASES

There are no controlling or related cases.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
4 **APPROVAL**

Vicinity Map**PLAN REVIEW & ANALYSIS**

The applicant is proposing to rezone a .8 acre property located half a mile south of NW Barry Road and directly west of US Route 169 from the current zoning district R-80 to district R-2.5. The applicant would like to sell the property and would prefer that the zoning match the surrounding properties. The R-2.5 zoning district is supported by the Line Creek Area Plan which recommends Residential Medium-High density at this location.

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 from district R-80 to district R-2.5 complies with the Line Creek Area Plan which recommends Residential Medium-High Density on the subject property.

B. Zoning and use of nearby property;

The subject property is located west of US Route 169 and the adjacent properties are zoned R-2.5. The nearby properties are comprised of attached houses and multi-unit residential structures.

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

The physical character of the area and existing density is commonly found near highways in suburban settings.

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

The subject property is served by nearby public facilities and services to allow for future residential development.

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

The subject property is currently zoned R-80 which only allows for one detached home to be located on the property.

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

The existing detached home located on the subject property has been vacant for over a year.

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.

A denial of this application would prohibit additional housing units from being constructed due to the current zoning, which is a greater hardship to the public welfare than the hardship imposed upon the landowner in only being able to use the property for a single detached home.

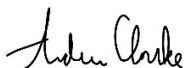
ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,



Andrew Clarke, AICP
Lead Planner



REZONING EXHIBIT

Public Meeting Notice

Please join DORIS RETZLAFF
for a meeting about Pending Multi-Family Zoning applicaiton relating to residential property.
case number CD-CPC-2025-00012

proposed for the following address: 901 NW 79th Street, Kansas City, Missouri 64118

Meeting Date: February 21, 2025

Meeting Time: 6:00 p.m. to 6:45 p.m.

Meeting Location: Zoom: <https://us04web.zoom.us/j/73175914272?pwd=r9KhpG9qxDysk7VUhtsCN9t8h4WAF8.1>

Project Description:

Seeking a change in zoning at the above named property to R-2.5 Multi-Family duplex units.

If you have any questions, please contact:

Name: Doris Retzlaff

Phone: 816.260.9849

Email: kcdoris@gmail.com

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,

February 7, 2025

Councilmember

Lindsay French (2nd district at Large)
City of Kansas City, Missouri

ATTN: Legislative Aide: Lisa Minardi (lisa.minardi@kcmo.org)

RE: Re-Zone Request before City Planners relating to 901 NW 79th Street, Kansas City, MO 64118. Case No.: cd-cpc-2025-00012

Dear Ms. French;

I am seeking a request to re-zone 901 NW 79th Street from Residential (R-80) to Multifamily (R-2.5) to allow potential development of duplex units on the property. I am working with City Planner Andrew Clarke, with the City of Kansas City, Missouri to complete this process.

I am reaching out to let you know of my proposal, should you want to contact me with any questions or concerns relating to my request.

My contact information is as follows:

Doris Retzlaff
816.260.9849
kcdoris@gmail.com

Sincerely,

DORIS RETZLAFF

February 7, 2025

Councilman

Wes Rogers (2nd district at Large)
City of Kansas City, Missouri

wes.rogers@kcmo.org

**RE: Re-Zone Request before City Planners relating to 901 NW 79th Street, Kansas
City, MO 64118 Case No: CD-CPC-2025-00012**

Dear Mr. Rogers;

I am seeking a request to re-zone 901 NW 79th Street from Residential (R-80) to Multifamily (R-2.5) to allow potential development of duplex units on the property. I am working with City Planner Andrew Clarke, with the City of Kansas City, Missouri to complete this process.

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Doris Retzlaff
816.260.9849
kcdoris@gmail.com

Sincerely,

DORIS RETZLAFF

February 7, 2025

Pi Holly Ridge II LLC
8826 Santa Fe Drive
Overland Park KS 66212

RE: Zone Request: 901 NW 79th Street, Kansas City, MO 64118.

Case No: CD-CPC-2025-00012

To Whom it May Concern;

I am seeking a request to re-zone 901 NW 79th Street from Residential (R-80) to Multifamily (R-2.5) to allow potential development of duplex units on the property.

Per the attached Public Meeting Notice, I invite you to join me in a neighborhood Zoom meeting at the time and place listed on the Notice to discuss the zoning proposal of the property.

My contact information is as follows:

Doris Retzlaff
816.260.9849
kcdoris@gmail.com

Sincerely,

DORIS RETZLAFF

February 7, 2025

Falcon Point Apartments 2021 LLC
418 Clifton Avenue
Lakewood NJ 08701

RE: Zone Request: 901 NW 79th Street, Kansas City, MO 64118.
Case No: CD-CPC-2025-00012

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