

**Docket Item #10.1, 10.2, 10.3**

**CD-CPC-2024-00141**

Area Plan Amendment

**CD-CPC-2024-00144**

Rezoning

**CD-CPC-2024-00145**

Development Plan – Non-Residential

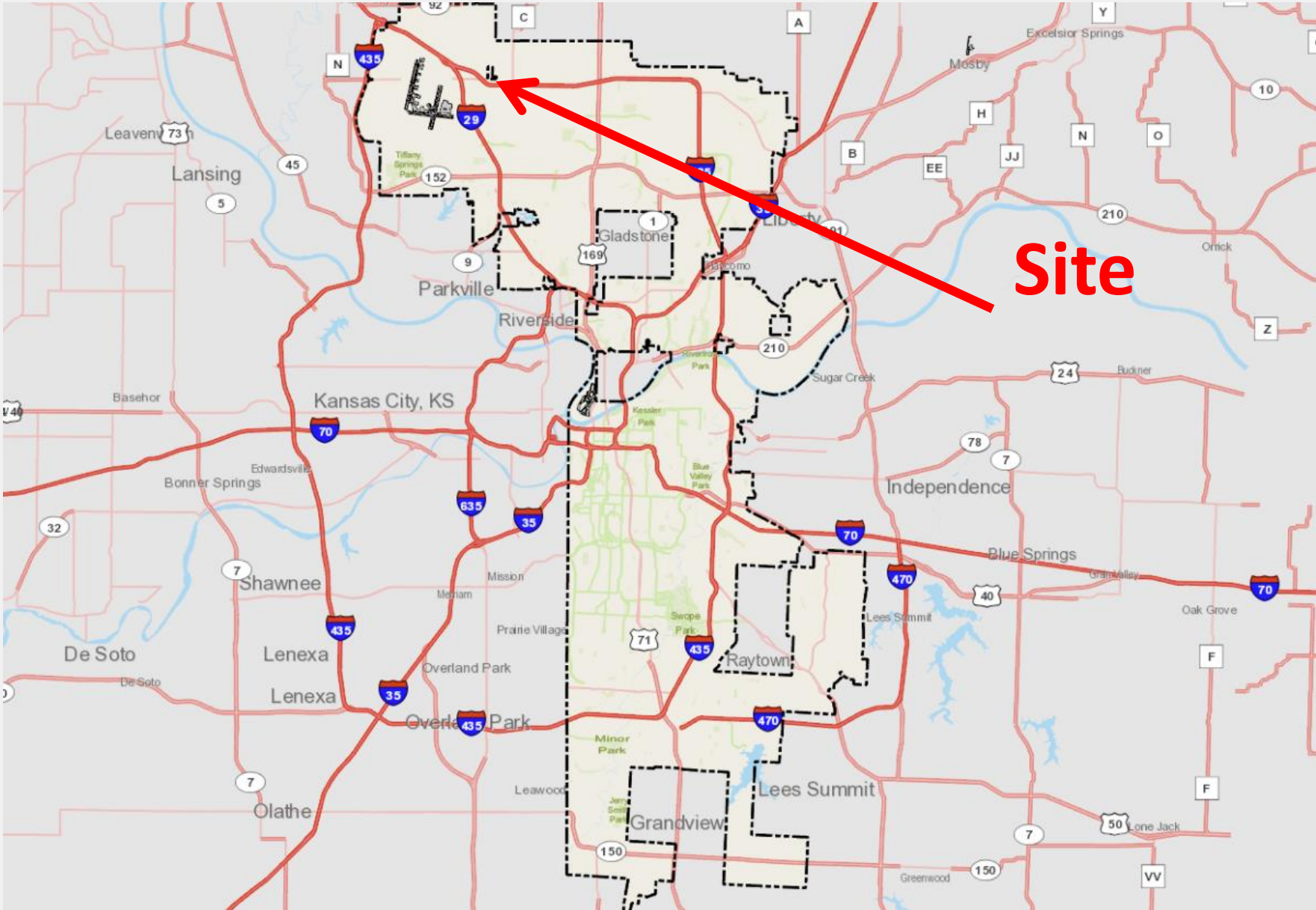
Envision – 7401 NW Cookingham Dr

January 15, 2024

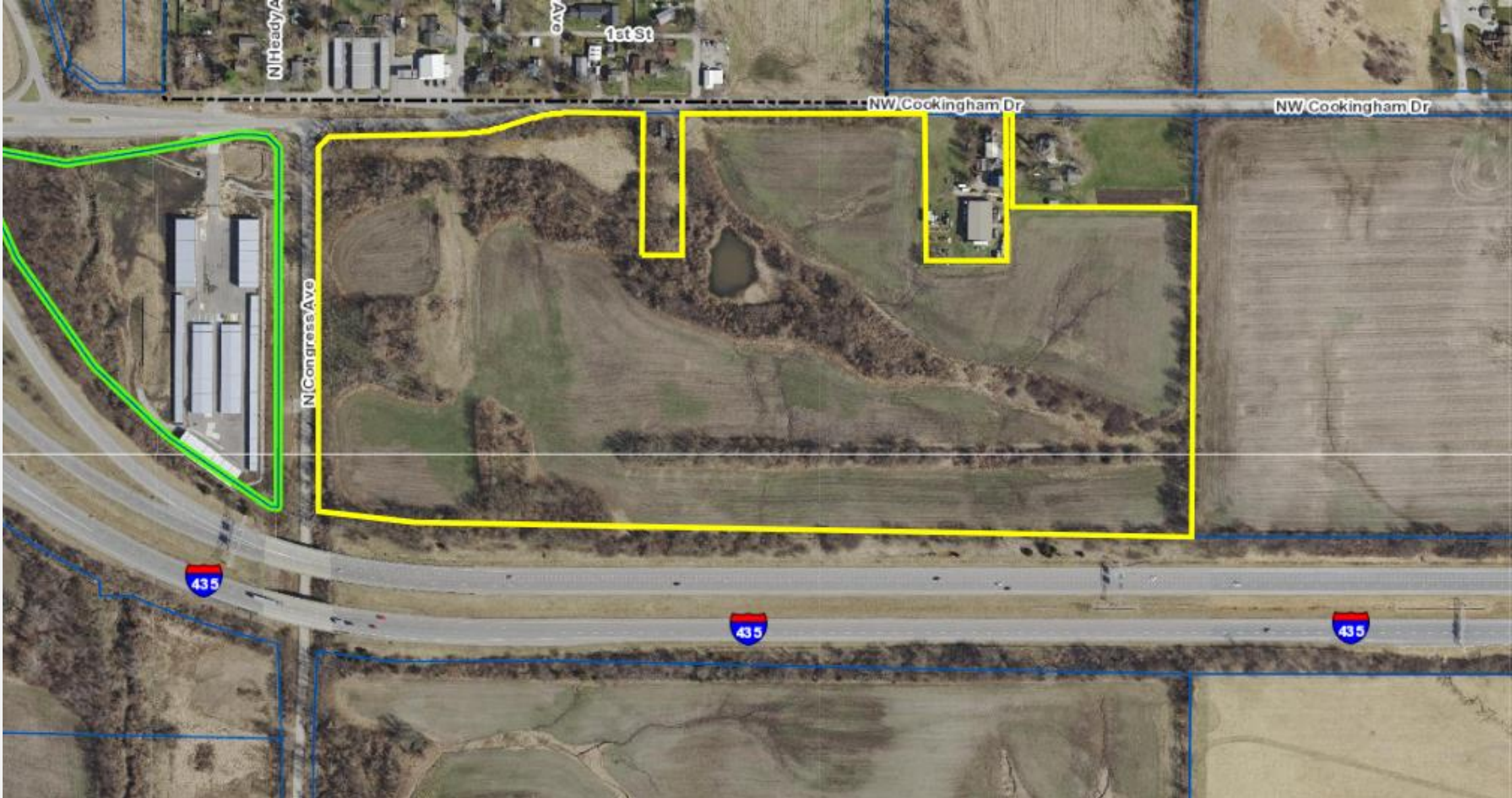
*Prepared for*

City Plan commission

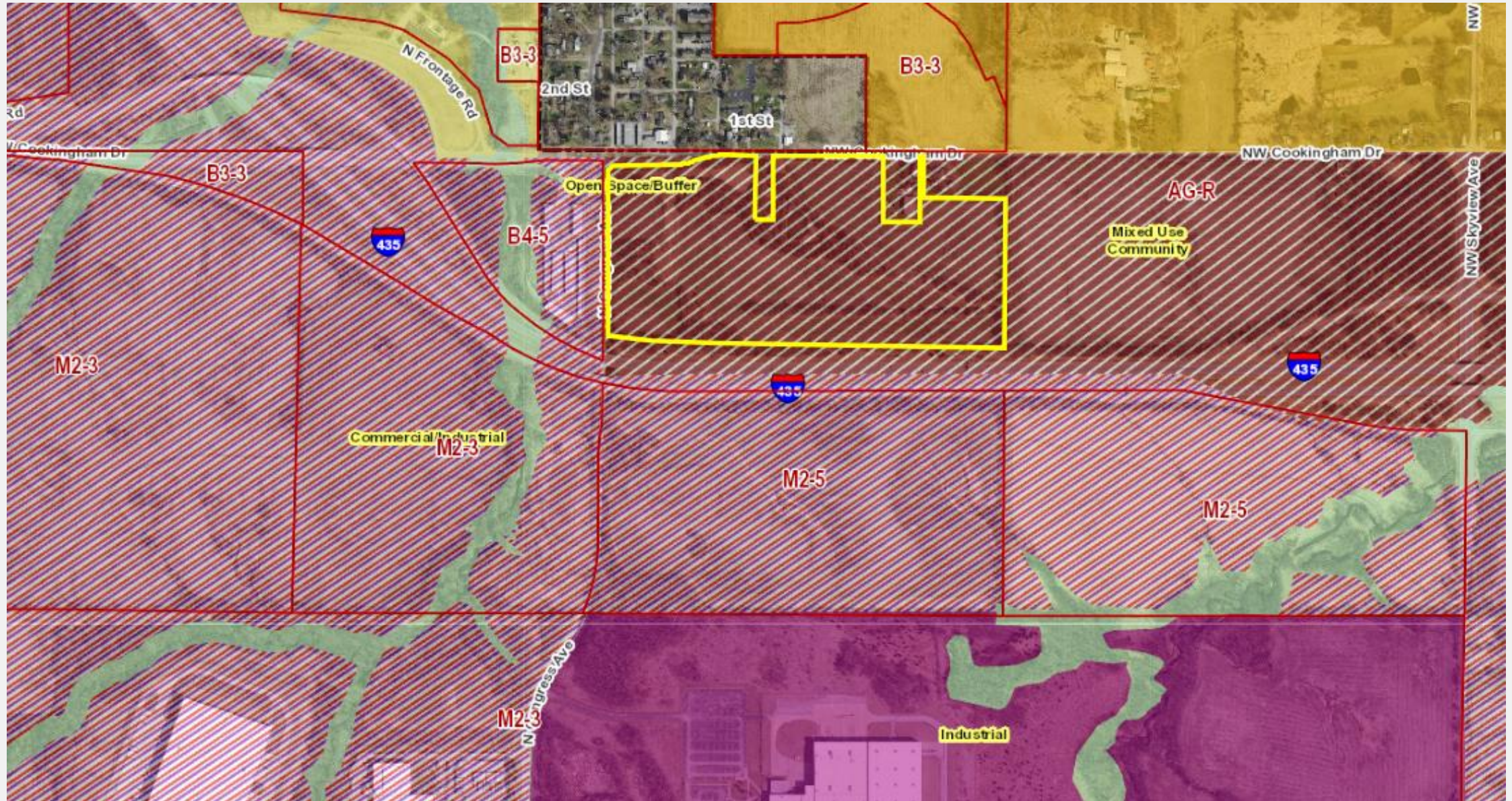




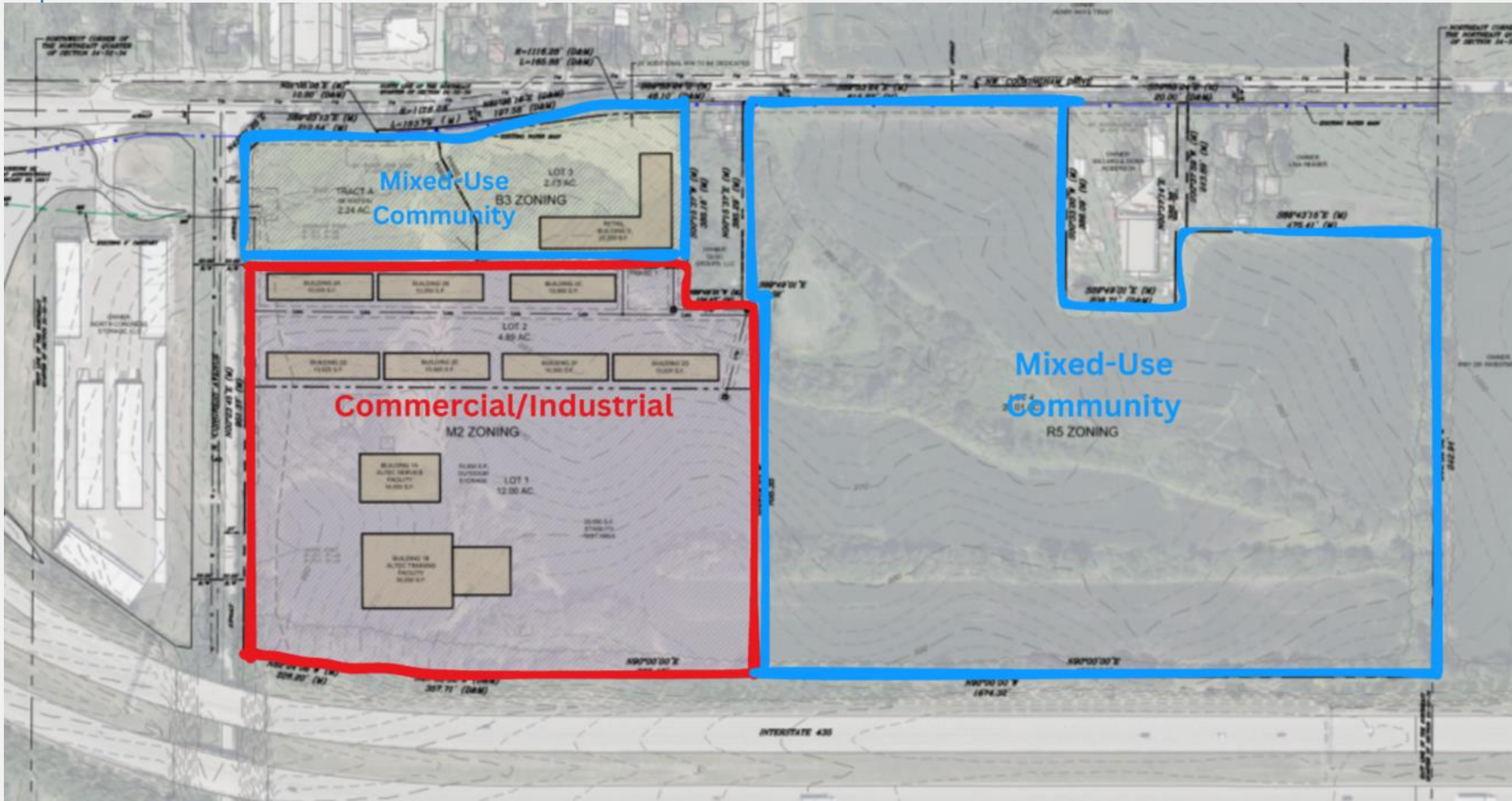












## Existing

**Mixed Use Community:** This category promotes a mixture of neighborhood-serving office and retail services, institutional, civic, and medium to higher density residential uses intermixed through compatible site planning and building design. Development form includes mixed use development with a mix of business and residential that enhances the pedestrian environment of the community. Residential uses may be located on upper floors of a building's business use, or may include attached or multi-unit houses, multiplexes, or apartment/condo buildings commingled nearby to promote diversity and a successful pedestrian environment. Non-residential uses are limited to compact, pedestrian/neighborhood-oriented services rather than large-scale or automotive-oriented uses. Given close proximity to residential uses, all business developments must be well-planned and designed in accordance with the Development Standards and Guidelines. This land use classification corresponds with the "MPD" zoning category within the new zoning ordinance. This Plan recommends, based on industry standards, a density for this area is 12 – 15 units per acre of residential uses and 3,000 sq ft commercial/10,000 sq ft land with heights of 1 – 4 stories.

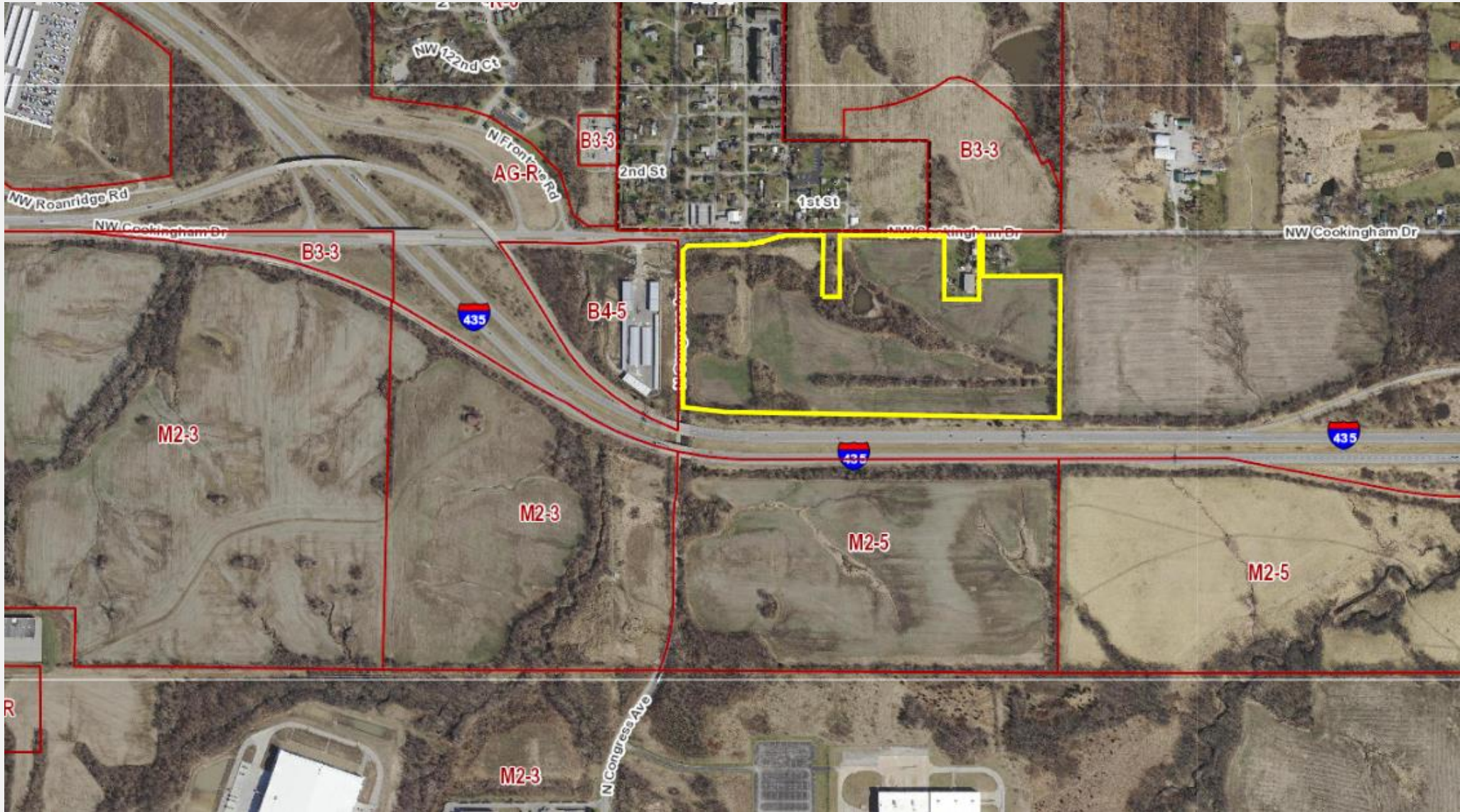
- Three primary areas are recommended for this type of development: Zona Rosa (where it is already located), Line Creek south of Hwy 152, and along Cookingham Drive near the two I-435 intersections.

## Partial Proposed

**Commercial and Industrial:** This category allows either Commercial (typically including offices and retail establishments, medium-to-large scale businesses, and automotive-oriented services including drive-through facilities and car lots) or Industrial (manufacturing, warehousing, wholesale and industrial) uses throughout this designated area. It also allows a combination of the two uses primarily in business and industrial parks. Desirable uses will be a mixture of "B" and "M" zoning ordinances, offices, light industrial, and tourist oriented uses such as hotels.

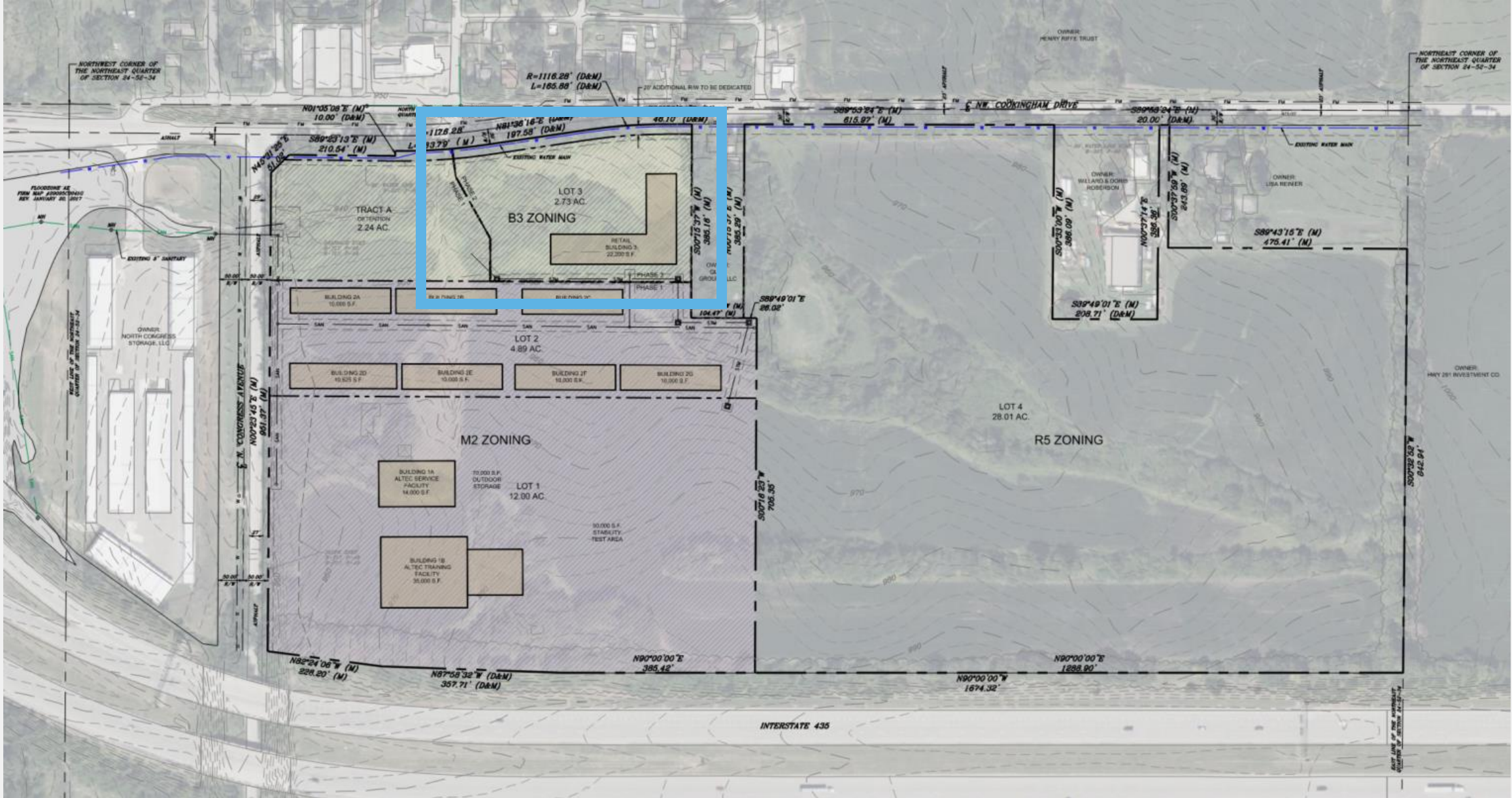
- Recommended for the I-29 corridor, where such uses generally already exist.





Rezoning from AG-R to B3-2 & M2-1







## ENVISION DEVELOPMENT DATA

LOT	PHASE	EXISTING ZONING	PROPOSED ZONING	LAND USE	GROSS ACRES	PROPOSED R/W	DETENTION	NET AREA	NUMBER OF FLOORS	GROSS BUILDING FLOOR AREA (SQ. FT.)	BUILDING COVERAGE (SQ. FT.)	FAR
1	1	AG	M2	ALL USES PERMITTED IN M2	12.00	N/A	N/A	12.00	1	49,000	49,000	0.09
2	1	AG	M2	ALL USES PERMITTED IN M2	4.89	N/A	N/A	4.89	1	70,625	70,625	0.33
3	2	AG	B3	ALL USES PERMITTED IN B3	2.95	0.22	N/A	2.95	2	22,200	22,220	0.17
DETENTION	1	AG	B3		2.35	0.11	2.24					
4		AG	R5	ALL USES PERMITTED IN R5	28.01	N/A	N/A	28.01				
.												
<b>TOTALS</b>					<b>50.20</b>	<b>0.33</b>	<b>2.24</b>	<b>47.63</b>		<b>164,025</b>	<b>141,845</b>	<b>0.16</b>



### DEVELOPMENT GUIDELINES

Envision may be developed in stages as potential buyers come forward. Lot 1 will be developed and built first as a proposed truck service and training center. Lot 2 could be developed next as a self-storage complex. All other lots will be developed as the market demands. All the lots will follow these guidelines in addition to any further recommendations by the City of Kansas City.

#### 1. DESIGN GOALS

The goals of the Design Criteria are as follows:

- Encourage a cohesive development with safe pedestrian and vehicle access.
- Ensure long-lasting quality.

- General building and parking placement suggestions
- Building materials, colors, glass/transparency
- Pedestrian connectivity



## b. M-2 ZONING GUIDELINES

## General

- Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design using similar elements including, but no limited to, heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes. These guidelines are meant to achieve a cohesive look for the development of the eight industrially oriented lots.
- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Required buffer area of 35 feet from residentially zoned (R, AG-R) properties. Berming (4 ft minimum) can be an alternative.

## c. B3 ZONING GUIDELINES

## General

- Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design using similar elements including, but no limited to, heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes.
- Each tenant is encouraged to design within the parameters set forth in the criteria to blend with the development.
- Required buffer area of 25 feet from residentially zoned (R, AG-R) properties. Berming (4 ft minimum) can be an alternative.





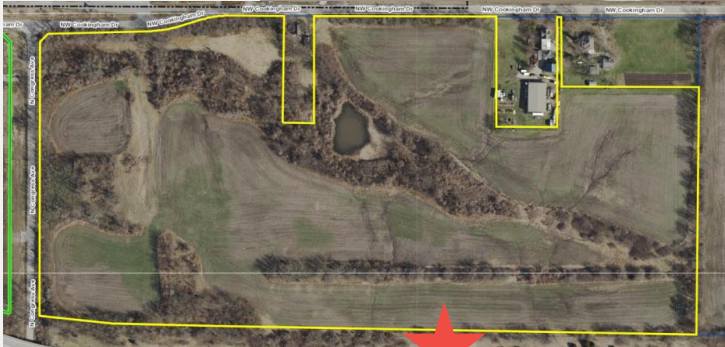
View towards subject site from NW Cookingham Dr & N Congress Ave (Nov 2023)





View towards subject site from NW Cookingham Dr (Nov 2023)





 View towards subject site from NW I-435 (Dec 2023)





View towards subject site from NW I-435 (Sept 2024)

# Applicant Request: Remove Condition #23

*Condition(s) by Public Works Department. Contact Nicolas Bosonetto at (816) 513-2746 / [nicolas.bosonetto@kcmo.org](mailto:nicolas.bosonetto@kcmo.org) with questions.*

23. Cookingham Dr and Congress Ave are both very narrow roads without shoulders, and therefore commercial and industrial development is not recommended without improvements. PW requests that the roadways be improved to 12-ft wide lanes with 3-ft paved shoulders prior to this development being issued building permits. The limits of the improvements should be as follows: Cookingham - from Skyview to Congress, Congress - from Cookingham south approximately 2,500 feet.



## **Staff Recommendation**

**Case No. CD-CPC-2024-00141 – Area Plan Amendment**

Approval

**Case No. CD-CPC-2024-00144 – Rezoning**

Approval

**Case No. CD-CPC-2024-00145 – Development Plan**

Approval with Conditions