

KANSAS CITY MISSOURI

Zoning Map Amendment (Rezoning)

CD-CPC-2023-00158

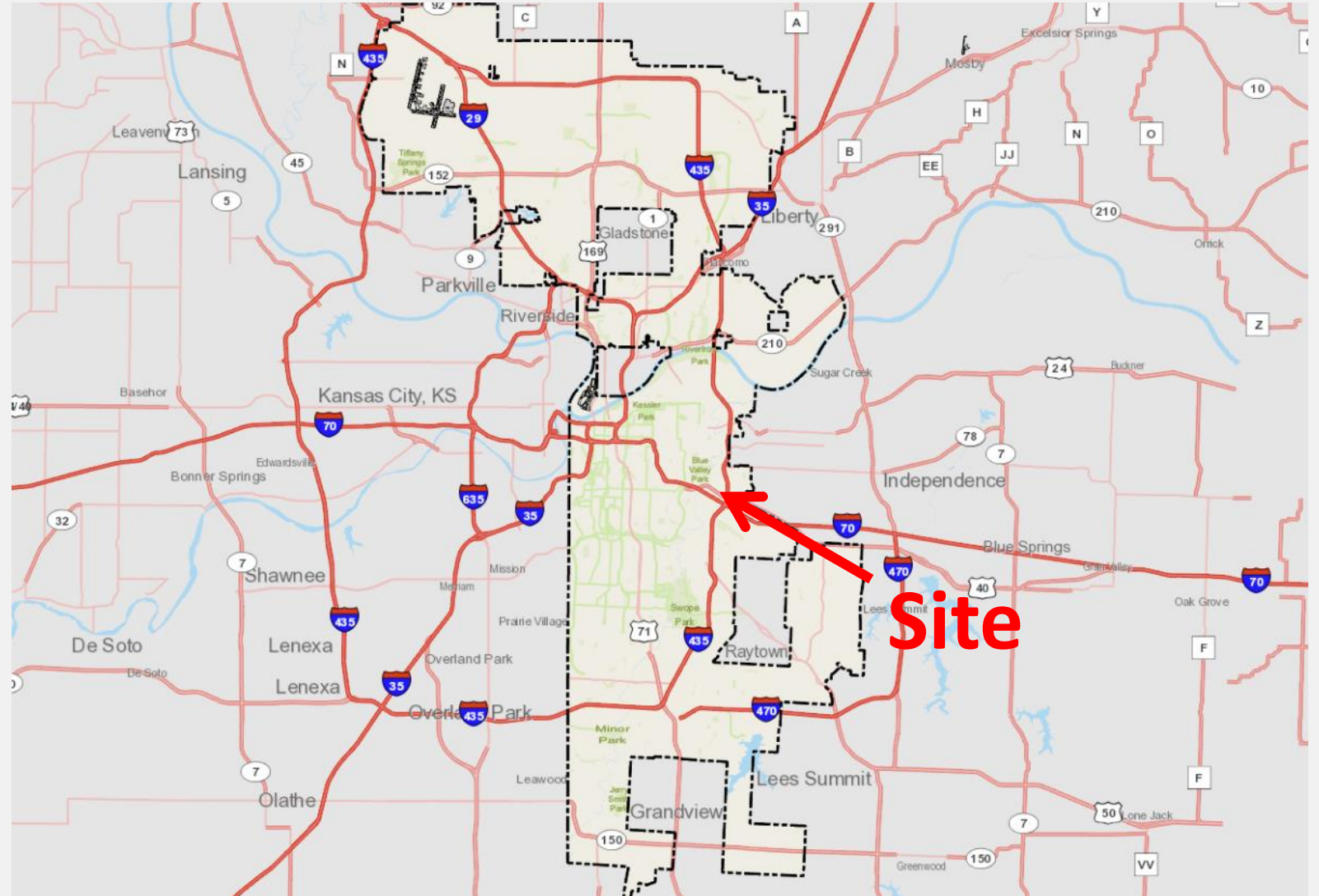
7780 E US 40 Hwy Rezoning

January 23rd, 2024

City Plan Commission



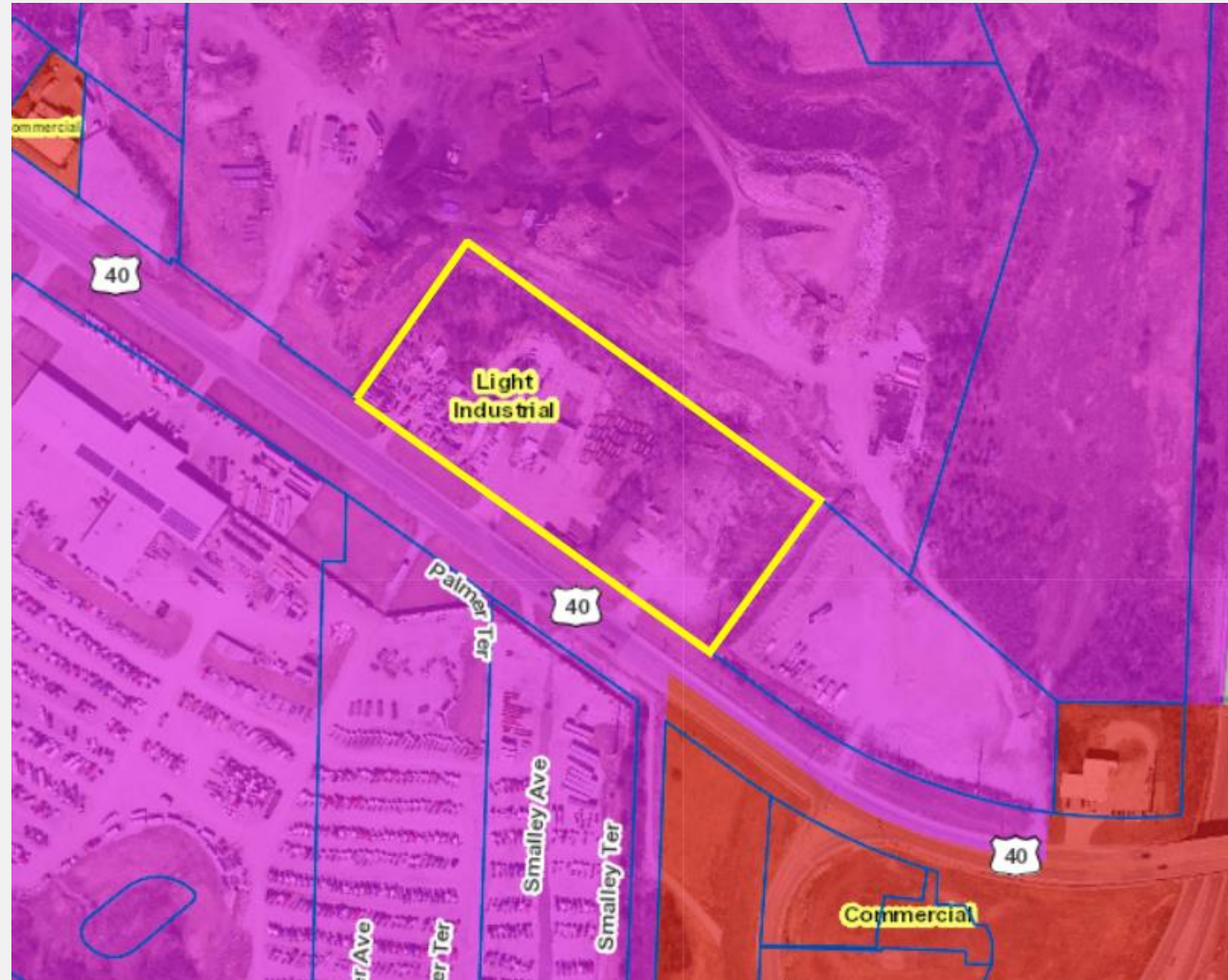
Location



Location



Future Land Use



Key Notes

- Roughly 6 acres
- Rezoning from B3-2 to M1-5
- Allow for future development
- Outdoor storage use proposed
- Matches the Riverfront Industrial Area Plan and future land use





View of the site as of October 2023



View looking east from Highway 40



View looking West on Highway 40

Review Criteria 88-515-08

a. Conformance with The KC Spirit Playbook, KCI Area Plan and other relevant adopted policies;

The Riverfront Industrial Area Plan recommends Industrial land use for this location. This proposal is consistent with the future land use plan. No area plan amendment is required.

b. The zoning and use of nearby property;

Nearby properties are zoned M1-5 and UR. This rezoning will reflect the surrounding areas in terms of zoning.

c. The physical character of the area in which the subject property is located;

Adjacent properties consist mainly of M1-5 and industrial type uses. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site. Utilities and infrastructure will serve the site and be brought to City standards when any development is proposed.

e. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The current zoning designation is B3-2. The proposed rezoning will change the zoning to M1-5, which is compliant with the future land use. Most of the parcels surrounding consist of industrial uses, mostly consisting of outdoor storage of vehicles or equipment.

f. The length of time the subject property has remained vacant as zoned;

The subject site currently has a used car dealership on a portion of the lot. The developer intention is to demolish the current site and do outdoor heavy equipment rental/sales, which would be permitted.

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

The rezoning is not expected to 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 the application will not provide any gain to the public health, safety, and welfare.

Staff Recommendation

Approval without conditions