



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

February 16, 2021

## Project Name

**6301 James A. Reed – Self Storage**

## Docket #11.1 Request

CD-CPC-2020-00124  
Area Plan Amendment

## Docket #11.2 Request

CD-CPC-2021-00044  
Rezoning

## Applicant/Owner

Andrew Brain  
Brain Dev. 2, LLC  
300 E. 39<sup>th</sup> Street  
Kansas City, MO 64111

Location	6301 James A Reed Rd
Area	About 3.8 acres
Zoning	B2-2
Council District	5 <sup>th</sup>
County	Jackson
School District	Raytown 150

## Surrounding Land Uses

**North:** Blue Parkway Drive, zoned B2-2  
**South:** Undeveloped, zoned R-7.5  
**East:** Blue Parkway Drive, zoned B2-2  
**West:** Transportation Center, zoned R-7.5

## Major Street Plan

There are no adjacent streets identified on the Major Street Plan.

## Land Use Plan

The Blue Ridge Area Plan recommends Mixed Use Community land uses for the subject property. The proposed zoning does not comply with the current land use recommendation.

## APPROVAL PROCESS



## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or civic organizations located within 300' of the subject site.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement applies to these cases and a public engagement meeting was held on February 18, 2021.

## EXISTING CONDITIONS

The subject property is located on the south site of Blue Parkway Drive and east of James A Reed Road. There is an existing two-story building on the site that has previously operated as an office. The site has two existing drives off of James A Reed Road and Blue Parkway Drive which both lead to the parking lot. There is also green space to the rear of the building and parking lot.

## NEARBY DEVELOPMENTS

There are no recent developments in the nearby area.

## SUMMARY OF REQUEST

The existing use on the property only permits limited commercial and office uses. The applicant intends to convert the existing building into a self-storage facility, which is first allowed in the B4 zoning district. The proposed zoning does not comply with the area plan and as a result, the applicant is seeking approval of an Area Plan Amendment and Rezoning to B4-1 to allow for the use by right.

## KEY POINTS

- The applicant intends to convert the existing building into a self-storage facility.
- The proposed use requires an area plan amendment and rezoning.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #11.1 Recommendation – Approval without Conditions  
Docket #11.2 Recommendation - Approval without Conditions

## PLAN REVIEW

As previously mentioned, the subject property is located on the south site of Blue Parkway Drive and east of James A Reed Road. There is an existing two-story building on the site that has previously operated as an office.

The site has two existing drives off of James A Reed Road and Blue Parkway Drive which both lead to the parking lot. There is also green space to the rear of the building and parking lot. The existing zoning of B2-2 on the property only permits limited commercial and office uses. The applicant intends to convert the existing building into a self-storage facility, which is first allowed in the B4 zoning district. The proposed zoning does not comply with the area plan and as a result, the applicant is seeking approval of an area plan amendment and rezoning to B4-1 to allow for the use by right.

### **Requested Deviations**

The plan does not stipulate or request any deviations.

### **AREA PLAN AMENDMENT ANALYSIS**

The Blue Ridge Area Plan currently recommends "Mixed Use Community" land uses for this property. The applicant proposes to amend the area plan to change the recommended land use to "Commercial" land uses. This amendment is required with the companion rezoning in order to convert the building to a self-storage facility.

### **REZONING ANALYSIS**

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:

#### **88-515-08-A. Conformance with adopted plans and planning policies;**

This rezoning will be in compliance with the Blue Ridge Area Plan pursuant to the applicant's application for an area plan amendment submitted concurrently with this request. By rezoning the property to "Commercial", the self-storage use will be allowed by right and will be in compliance with the City's zoning and development code, area plans, and other planning policies.

#### **88-515-08-B. Zoning and use of nearby property;**

The nearby properties and uses are primarily commercial in nature. The properties immediately adjacent to the property are zoned R-7.5, B1-1, and B2-2. The area to the south is undeveloped.

#### **88-515-08-C. Physical character of the area in which the subject property is located;**

The physical character of the neighborhood is generally commercial and partially undeveloped, with a mixture of commercial, office, and light industrial uses. The area to the south is heavily wooded and screens the building from any residences further south.

#### **88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;**

The existing public infrastructure and services provided to the site are adequate to serve the proposed current nonprofit use.

#### **88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;**

The current zoning only allows for limited commercial uses. The proposed self-storage facility use is not permitted under the current zoning.

**88-515-08-F. Length of time the subject property has remained vacant as zoned;**

The site has been vacant for several years.

**88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and**

The approval of this application for rezoning would likely have a negligible effect, if any, on nearby properties.

**88-515-08-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.**

Staff does not believe that the denial of this request would result in any benefit to the health, safety, or welfare of the general public. The current zoning has limited the permissible uses and the site remains vacant today. The applicant has purchased the property and has invested in plans in order to convert the site. Thus, the hardship will be felt not only by the applicant through denial of this request, but also by the surrounding public, which outweighs any potential benefits that would result by the denial of this application.

**PROFESSIONAL STAFF RECOMMENDATION**

Overall, staff is supportive of the proposed self-storage use and believes that the proposed conversion is a positive development for this area. This necessitates the area plan amendment and rezoning. Staff supports the requests of the applicant and recommends approval of CD-CPC-2020-00124 and CD-CPC-2021-00044 without conditions.

Respectfully submitted,



Zach Nelson  
Planner