Ordinance

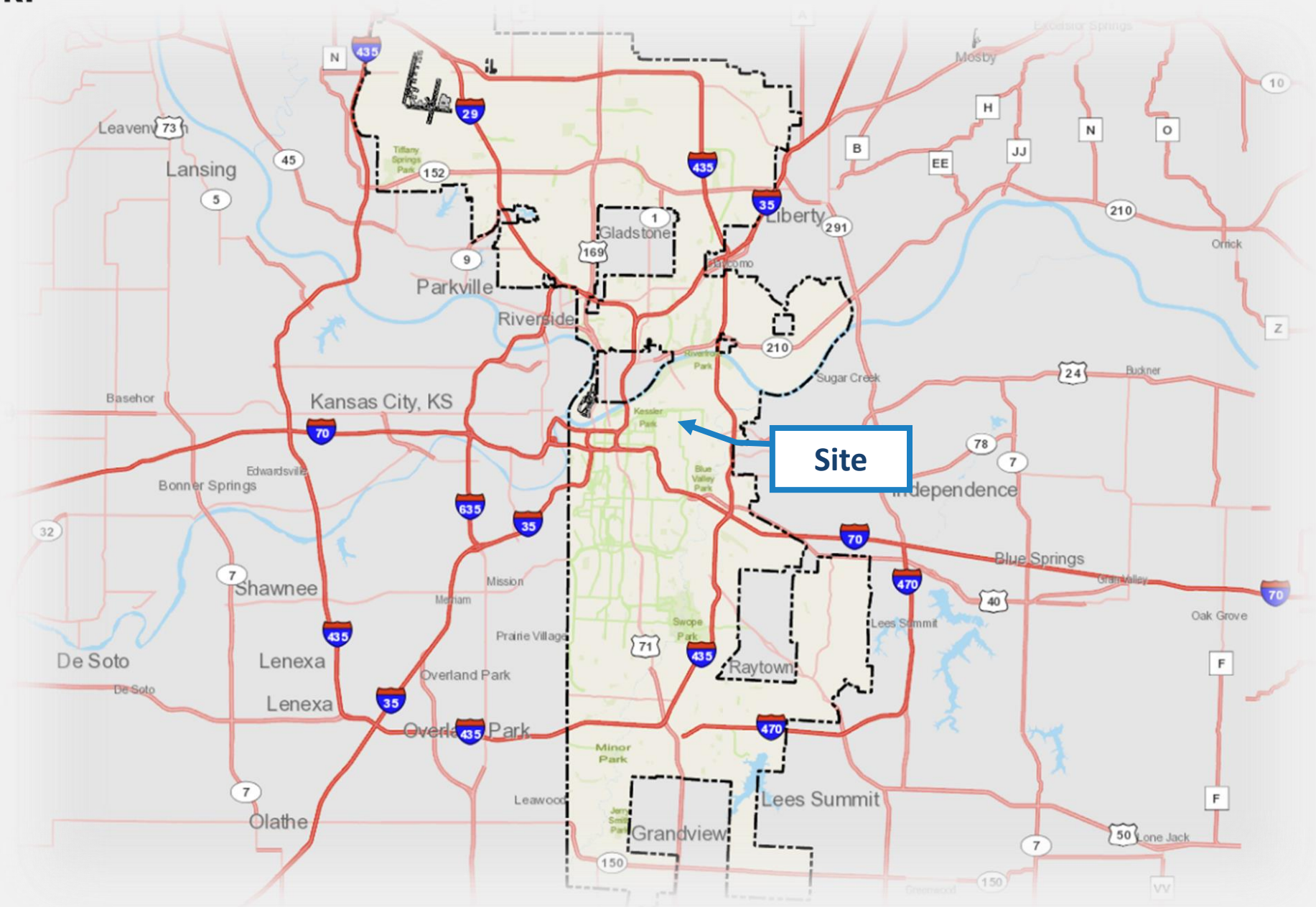
CD-CPC-2025-00119 -Area Plan Amendment
CD-CPC-2025-00118 - Rezoning

4250 St. John Avenue Rezoning

4250 St. John Avenue

Date

Neighborhood Planning and Development Committee


Site
Kansas City, KS
Parkville
Riverside
Gladstone
Liberty
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Overland Park
Lenexa
Shawnee
De Soto
Olathe
Mission
Prairie Village
Leawood
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Sugar Creek
Buckner
Oak Grove
Lone Jack
Mosby
Orrick

Case Type

- Area Plan Amendment from Residential Urban Low Density to Mixed-Use Neighborhood.
- Rezoning from an R-2.5 to B3-1.

N Kensington Ave
N Kensington Ave
St John Ave
St John Ave
St John Ave
Kensington Ave

CRAIG'S AUTO SERVICE
816-241-8082

CRAIG'S AUTO SERVICE
MECANICA EN GENERAL
HABLAMOS ESPANOL
816-241-8082

Case Background

- Site was originally a “service station” which was defined as a gas station and motor oil services in the 1983 zoning code.
- Received a CLNU for a service station in 1982.
- Was illegally converted to a motor vehicle repair service sometime after receiving the CLNU.

POLAROID
4250 St John
11-1-82

December 17, 1982

[redacted]
[redacted]
Kansas City, Missouri [redacted]

RE: Certificate of Legal Nonconformance at 4250 St. John

Dear Mr. [redacted]

Pursuant to Section 65.230, ROKC, 1956, and to the Rules and Regulations of the Board of Zoning Adjustment, procedures have been completed for determination of the status of the above described property.

It is my decision that a Certificate of Legal Nonconformance should be issued for a service station.

This decision will become final if not appealed to the Board of Zoning Adjustment (274-1844) within ten (10) days from that date first written above.

32. RESTAURANTS, excluding "drive-ins" (The serving of alcoholic beverages as an incidental accessory use is subject to the definition for restaurants serving substantial quantities of food as contained in the Liquor Ordinance).

33. SERVICE STATIONS (gasoline and oil), not including motor, body or fender repair work, and complying with the restrictions for such as given in Chapter 26, R.O., 1956.

34. SHOE STORES or shoe repair shops.

35. TAILOR SHOPS.

36. OTHER RETAIL BUSINESS ACTIVITIES of the character enumerated above not included in any other classifications.

88-515-08 - REVIEW CRITERIA

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;

88-515-08-B. zoning and use of nearby property;

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

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

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

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

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

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.

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Staff Recommendation
Denial

City Plan Commission Recommendation
Approval