



# CITY PLAN COMMISSION STAFF REPORT

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

September 5, 2023

**Project Name**  
Mann Industrial Rezoning

**Docket #9**

**Request**  
CD-CPC-2023-00092  
Rezoning without Plan

**Applicant**  
Lindsay Vogt  
RL Buford  
7014 NW Kerns Dr Parkville, MO 64152

**Owner**  
Bill Mann  
Mann Company  
9601 N Platte Purchase Dr Kansas City,  
MO 64155

Location 13711 N Nevada Ave  
Area About 10 acres  
Zoning AG-R  
Council District 1<sup>st</sup>  
County Platte  
School District Platte County R-III

**Surrounding Land Uses**  
**North:** Agricultural uses, I-29, zoned AG-R  
**South:** Agricultural uses, zoned KCIA  
**East:** Agricultural uses, zoned AG-R  
**West:** Agricultural uses, zoned AG-R

**Major Street Plan**  
NW 136<sup>th</sup> St/NW Prairie View Rd is identified on the City's Major Street Plan as a Thoroughfare.

**Land Use Plan**  
The KCIA Area Plan recommends Commercial/Industrial and open Space Buffer for this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on 6/8/2023. Scheduling deviations from 2023 Cycle M have occurred.

- The applicant needed more time to complete the public engagement requirement.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes associations.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 8/15/2023. A summary of the meeting is attached to the staff report, see Attachment #3.")

## EXISTING CONDITIONS

The subject site is undeveloped and appears to have been used for agriculture. There is a regulated stream surrounded by mature riparian vegetation at the southeastern corner of the site.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning without plan from district AG-R to district M2-2 on about 10 acres generally located at the northeast corner of N Nevada Avenue and NW 136<sup>th</sup> Street.

## CONTROLLING + RELATED CASES

None

## PROFESSIONAL STAFF RECOMMENDATION

Docket #9 Approval without Conditions

**PLAN REVIEW**

No plan required or submitted for this application type.

**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 to M2-2 conforms to the recommended future land use of Commercial/Industrial identified in the KCIA Area Plan.*

**B. Zoning and use of nearby property;**

*Based on aerial imagery, the surrounding land is used primarily for agriculture and zoned AG-R and KCIA, as the subject site is located approximately 1.5 miles northwest of the airport.*

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

*The physical character of the area is generally flat and undeveloped. There are stream corridors flowing southwest.*

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

*The subject site is only served by public water. Future development on the site would need to be served by private septic or extend public sanitary sewer at the developer's expense.*

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

*The site appears to have been used for agriculture, as it is currently zoned; however, there are many limitations to permitted uses and the required lot and building standards on AG-R zoned properties. The AG-R district requires a minimum lot area of 40 acres, which renders the subject site non-conforming and difficult to do anything aside from agriculture.*

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

*There have been no permanent structures on the site since at least 2005, as it has previously been used for agriculture.*

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

*The proposed rezoning is not expected to detrimentally affect nearby properties, as the Area Plan recommends Commercial/Industrial in this area and it is located adjacent to I-29.*

**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.**

*There is no expected gain to health, safety, or welfare in the event this request for rezoning is denied.*

**ATTACHMENTS**

1. Public Engagement Materials
2. Additional documents, if applicable

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval without Conditions.**

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Genevieve Kohn".

Genevieve Kohn, AICP  
Planner



Real Estate Sales  
Land Development

**RE: Rezone property to M-2 Case CD-CPC-2023-00092**

Dear Property Owner:

We are contacting you regarding the property located at 13711 N. Nevada Ave. Kansas City, Platte County, Missouri. We submitted an application to the City Plan Commission to Rezone the property from AGR to M-2. Approval of the application will allow for the development of the property for industrial uses.

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects and that all property owners within 300 feet are invited. This public meeting is an opportunity for you to come learn more about the rezone and discuss these plans with the owner's and owner's representatives. You can read more about the process requirements at [kcmo.gov/publicengagement](http://kcmo.gov/publicengagement). If you would like further information on this proposed project, please visit Kansas City's planning and permitting system, Compass KC, at [Compasskc.kcmo.org](http://Compasskc.kcmo.org). You may search by project type and address number to find project details. (Case Number Plan Number: CD-CPC-2023-00092)

This neighborhood meeting will be held virtually via Zoom on Tuesday, August 15, 2023, from 5:00 pm to 6:00 pm. Please see below for meeting invitation link. If you would like a link sent to your email or if you have any questions or concerns, please contact Sarah Cunningham [@scunningham@manncokc.com](mailto:scunningham@manncokc.com) or 816-591-5348.

Join Zoom Meeting

<https://us05web.zoom.us/j/89511736052?pwd=A2fx1kia9slBmwVAWwl4TbK8PvgJxe.1>

Meeting ID: 895 1173 6052

Passcode: axP06t

Sincerely,

Sarah Cunningham  
[scunningham@manncokc.com](mailto:scunningham@manncokc.com)  
816-591-5348

Cc: Lindsay Vogt ([lindsay@rlbuford.com](mailto:lindsay@rlbuford.com))  
Genevieve Kohn ([Genevieve.Kohn@kcmo.org](mailto:Genevieve.Kohn@kcmo.org))  
Bill Mann ([billmann@manncokc.com](mailto:billmann@manncokc.com))



CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

### Public Meeting Summary Form

Project Case # CP-CPC-2023-00092

Meeting Date: 8/15/23

Meeting Location: Zoom

Meeting Time (include start and end time): 5:00 pm - 5:20 pm

Additional Comments (optional):

\* No attendees \*

