

Docket #9

CD-CPC-2023-00092

Rezoning without Plan

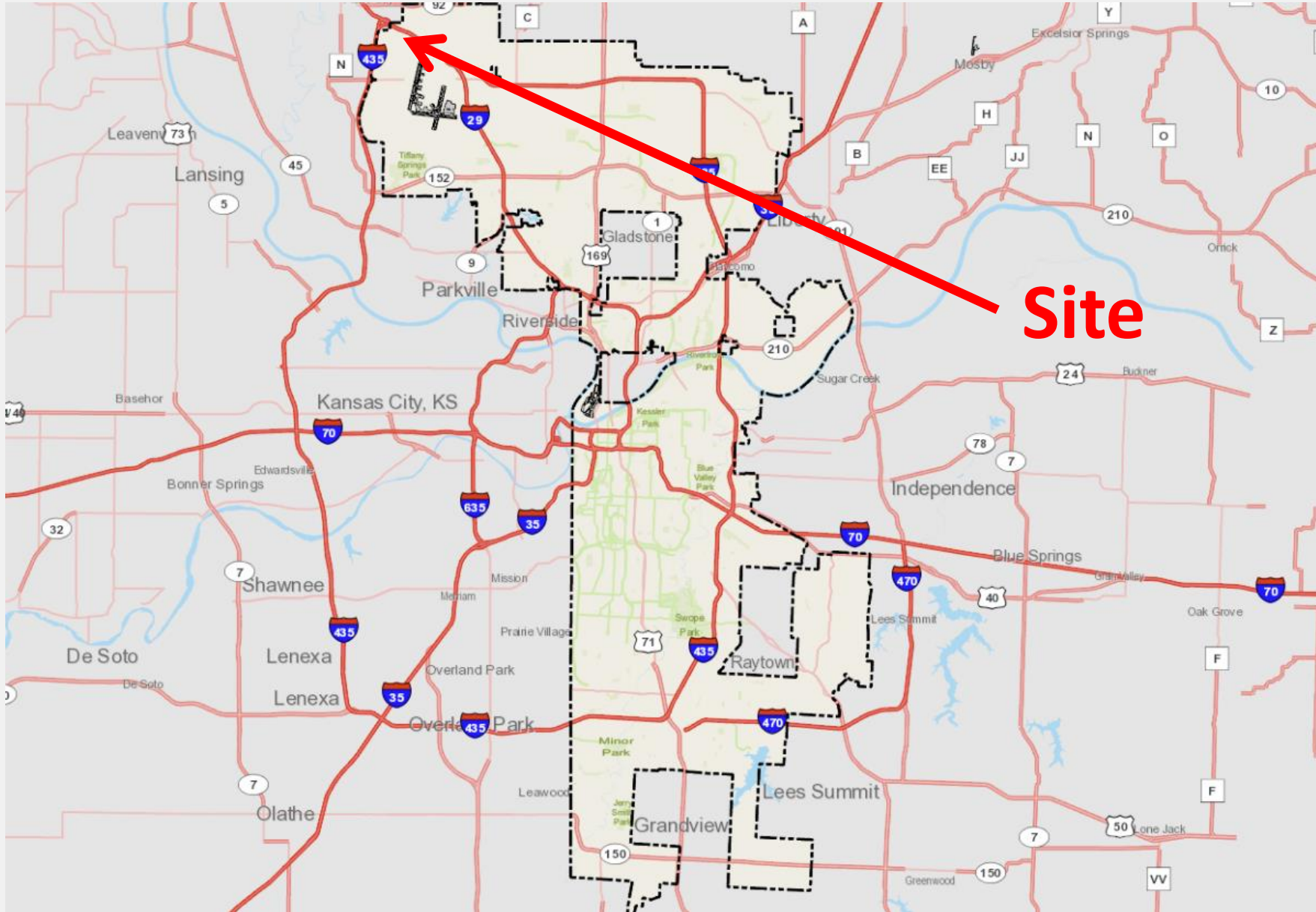
Mann Industrial Rezoning– 13711 N Nevada Ave

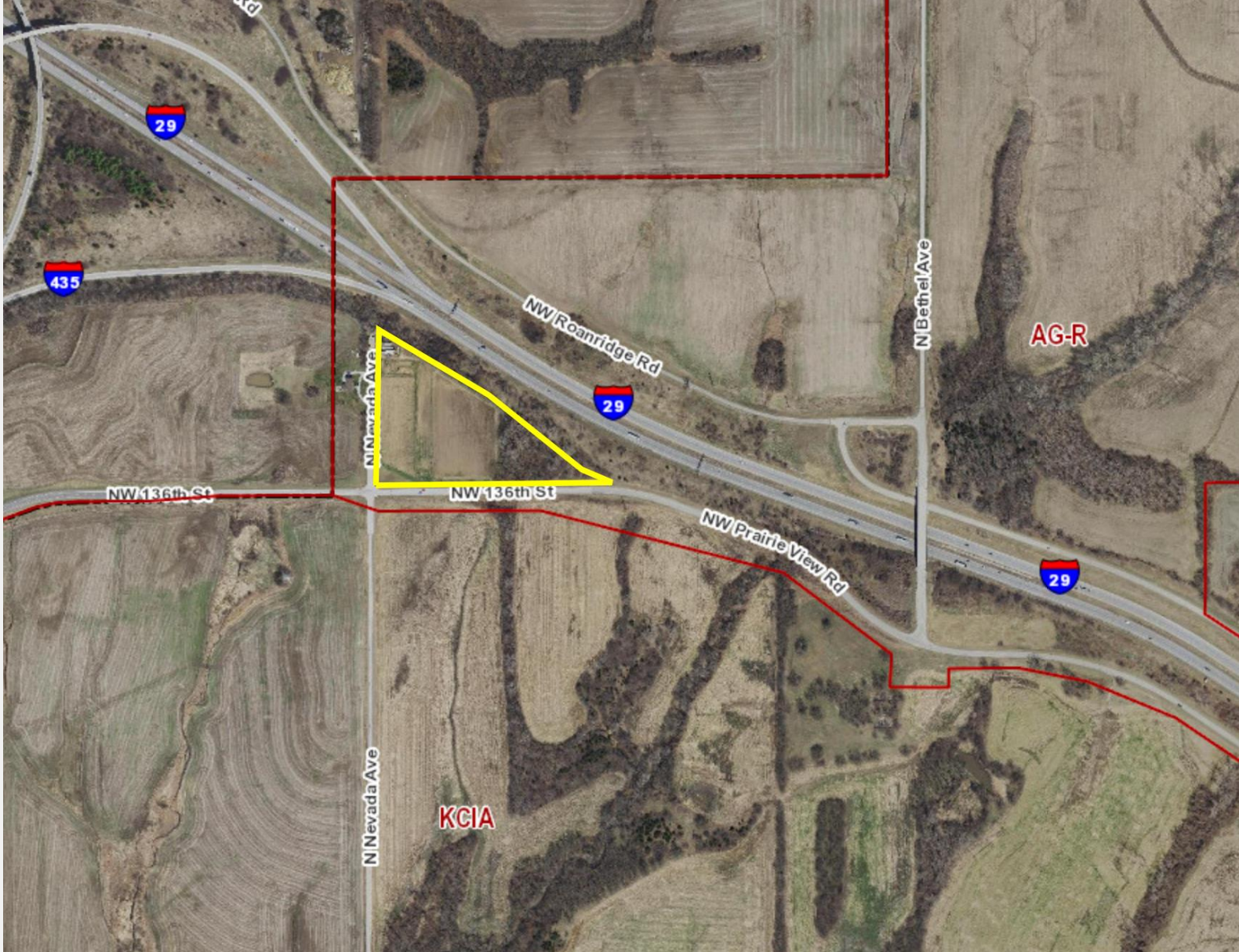
September 5, 2023

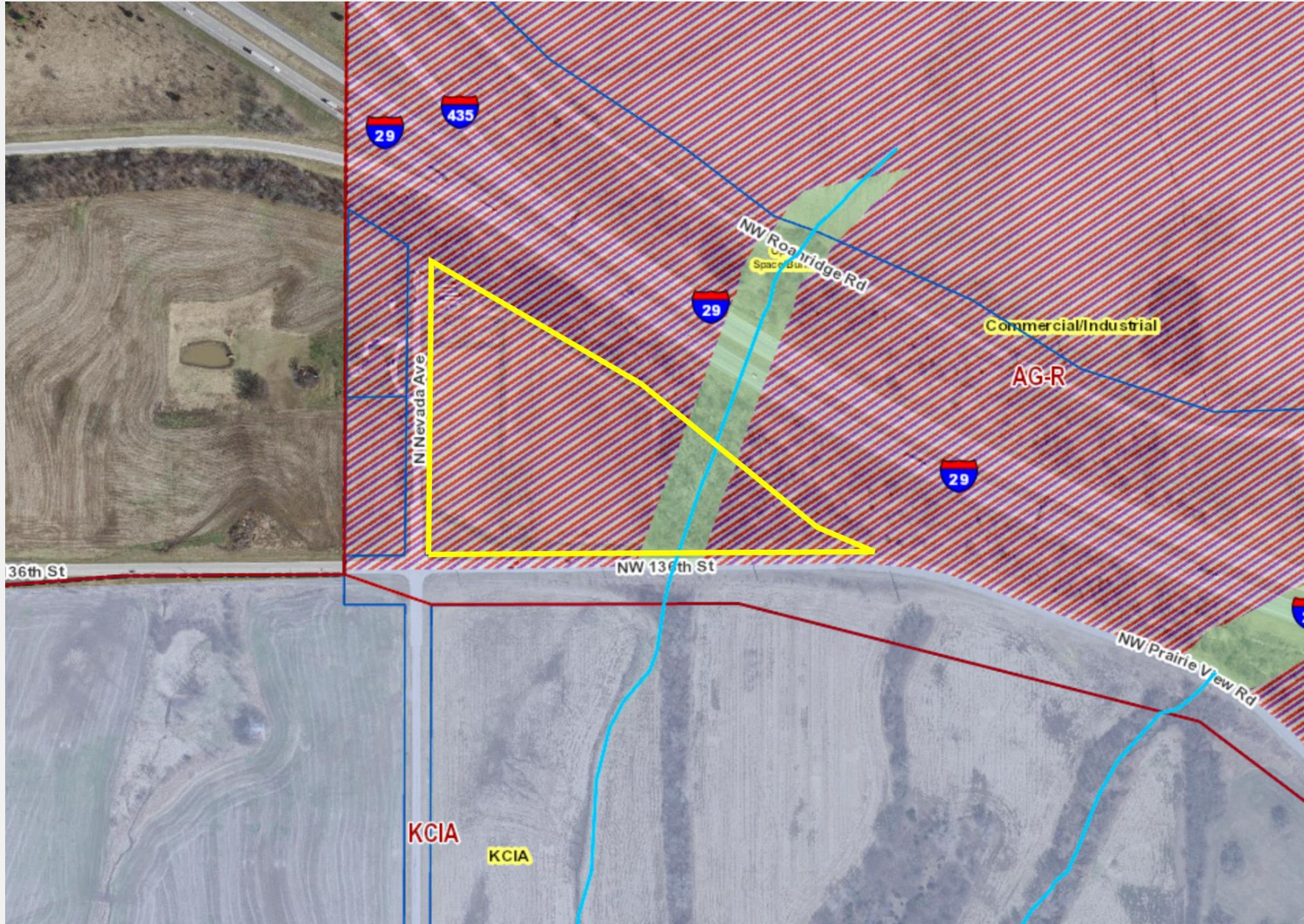
Prepared for

City Plan Commission









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

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

b. The 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. The 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. The suitability of the subject property for the uses 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. The 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



View towards the site from NW 136th St



View towards the site from N Nevada Ave

Staff Recommendation

Case No. CD-CPC-2023-00092

Approval without Conditions