



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

November 15, 2022

Project Name
Skyview Industrial Rezoning

Docket #9

Request
CD-CPC-2022-00170
Rezoning without Plan

Applicant
Tyler Wysong
Kimley-Horn
1828 Walnut St, Kansas City, MO 64108

Owner
William Mann Trust
9601 N Platte Purchase Dr, Kansas City,
MO 64155

Location 11616 NW Skyview Ave
Area About 64 acres
Zoning AG-R
Council District 2nd
County Platte
School District Platte County R-III

Surrounding Land Uses
North: I-435, agriculture/undeveloped uses, zoned AG-R
South: industrial, agricultural uses, zoned M2-3
East: agriculture/undeveloped uses, zoned AG-R
West: agriculture/undeveloped uses, zoned AG-R

Major Street Plan
NW Skyview Ave is identified on the City's Major Street Plan as a Thoroughfare. I-435 is identified as a Freeway.

Land Use Plan
The KCIA Area Plan recommends Commercial/Industrial future land use for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 9/23/2022. Scheduling deviations from 2022 Cycle U have occurred.

- The applicant needed more time to complete the Public Engagement requirement.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or homes associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 11/8/2022. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently undeveloped. There is a regulated stream crossing the southeast portion of the site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning without plan from District AG-R to District M2-5 on about 64 acres generally located at the southwest corner of I-435 and NW Skyview Ave.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #9 Approval without Conditions

PLAN REVIEW

There was no plan reviewed with this application. A conceptual plan is attached to this report but is for example only. It was not reviewed or being recommended with the approval of this rezoning application.

PLAN ANALYSIS

Industrial Lot and Building (88-100), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-140)	No	N/A	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	No	N/A	
Landscape and Screening Standards (88-425)	No	N/A	
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	No	N/A	
Pedestrian Standards (88-450)	No	N/A	

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 M2-5 conforms with the Area Plan recommendation for Industrial/Commercial. Both commercial and industrial uses are permitted in the M2 zoning district.

B. Zoning and use of nearby property;

The land directly surrounding the subject site is largely undeveloped. Southwest of the site there are M-zoned properties and existing industrial uses. The area east of I-29 and south of I-435 is largely zoned industrial or heavy commercial (B4) and contains industrial and intense commercial uses.

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

The physical character of the subject site and surrounding areas appears to be largely agricultural. There is a regulated stream crossing the site, as well as a regulated stream located on the properties to the east of NW Skyview Ave.

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

It is likely public utility mains will need to be extended in order to serve the site when it is developed at a later date. On the site currently there appears to be a pressure sanitary main that runs along side of the stream.

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

Under the current zoning, AG-R, only uses permitted in Section 88-270-02 would be allowed on the subject site. Some examples of uses include school, religious assembly, entertainment venue, animal services (veterinary only), agriculture (crop or animal), etc. Another factor that makes developing AG-R zoned properties difficult is the lot and building standards in Section 88-270-03. For reference, the subject site is 63 acres. The minimum lot area for a detached house is 40 acres, for religious assembly use is five acres, and for schools is 10 acres. Not only are there limitations to the permitted uses under the current zoning, the lot and building standards are also restrictive.

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

Past aerial images of the site show the subject site has never been developed within the last 17 years.

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

The proposed rezoning is not expected to detrimentally impact nearby properties. The subject site is adjacent to I-435 and primarily undeveloped, agricultural property. Although the proposed rezoning to M2-5 would allow for a variety of industrial and intense commercial uses, much of the land to the south and in the KCIA area allow similar uses.

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.

The potential gain of rezoning the property would allow for more uses that would provide jobs and services to the area. Denial of this application would likely result in the land remaining undeveloped and unused.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials
3. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval without Conditions** as stated in the conditions report.

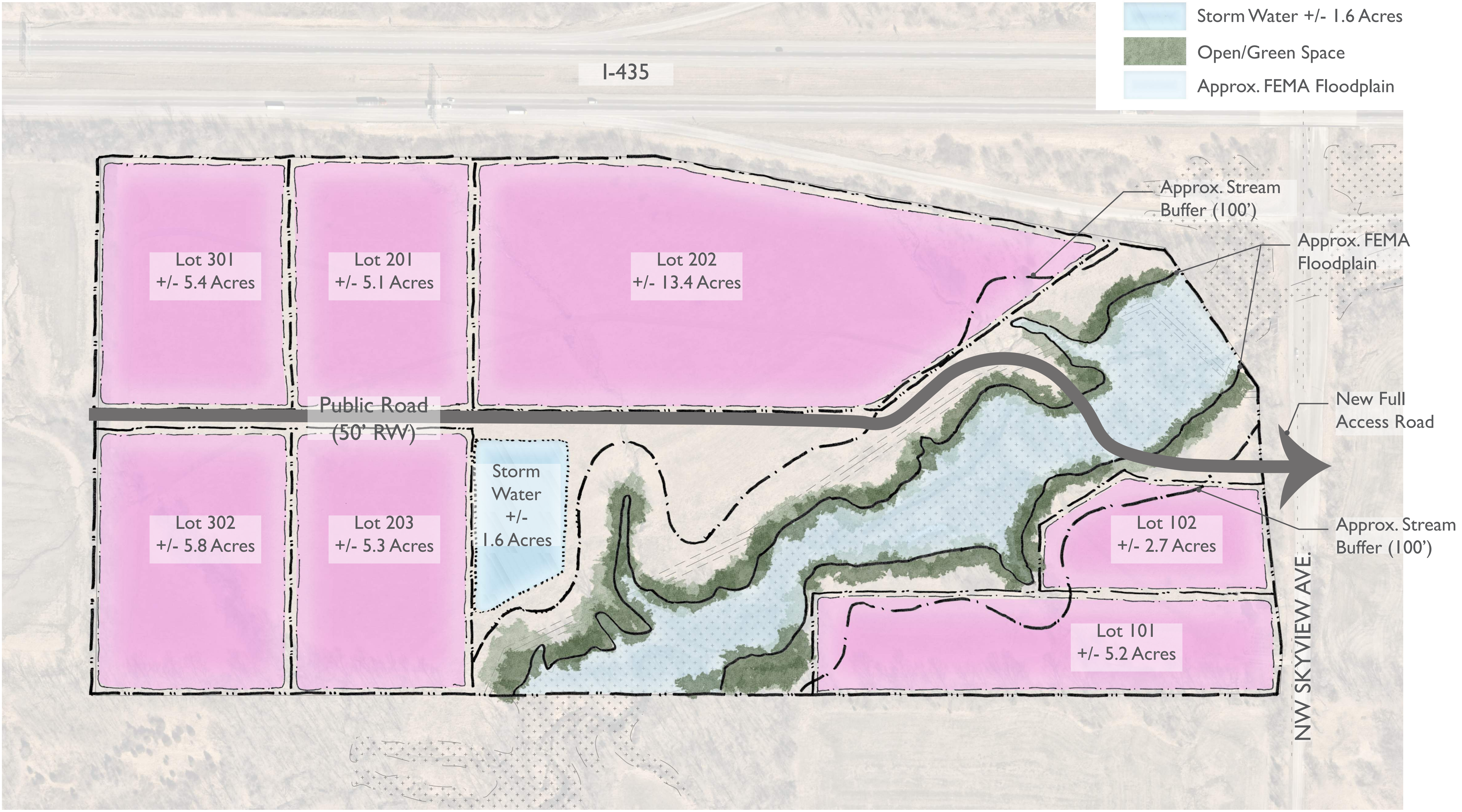
Respectfully Submitted,



Genevieve Kohn
Planner

LANDUSE SUMMARY

- Industrial Zoning
- Storm Water +/- 1.6 Acres
- Open/Green Space
- Approx. FEMA Floodplain





October 27, 2022

VIA U.S. MAIL

RE: *Skyview Industrial – Zoning Map Amendment Application*

Dear Property Owner:

We represent Mann Company and are contacting you regarding their property located at the southwest corner of Interstate 435 and Skyview Avenue, in Kansas City, Platte County, Missouri. We applied for a Zoning Map Amendment with the City Plan Commission for approval of the zoning map amendment to rezone the property from District AG-R to District M2-5. Approval of the application will allow for the development of the property for future industrial and commercial development.

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 Zoning Map Amendment Application and discuss future plans of this development with the owner's representatives. You can read more about the process requirements at 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. You may search by project type and address number to find project details. (Case Number Plan Number: CD-CPC-2022-00170)

This neighborhood meeting will be held at Northland Christian School Cafeteria (10500 N Arrowhead Trafficway, Kansas City, MO 64115) on Tuesday, November 8, 2022, from 5:30 pm to 6:30 pm. We anticipate the application will be heard by the City Plan Commission on November 15, 2022.

Questions or concerns can be addressed to Matt Kist via email or phone listed below.

Sincerely,

A handwritten signature in blue ink, appearing to read "MK", is positioned above the typed name of the sender.

Matt Kist, P.E.
Kimley-Horn
Matt.Kist@Kimley-Horn.com
816-652-0350

cc: Sarah Cunningham
Perla Diosdado
Genevieve Kohn (via email Genevieve.Kohn@kcmo.org)
City Planning and Development (publicengagement@kcmo.org)



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00170

Meeting Date: 11/8/2022, 5:30 pm

Meeting Location: Northland Christian School (10500 N Arrowhead Parkway)

Meeting Time (include start and end time): 5:30 - 6:30

Additional Comments (optional):

no attendance