



CITY PLAN COMMISSION STAFF REPORT

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

May 17, 2022

Project Name

Embassy Material Storage

Docket

#5.1

Request

CD-CPC-2021-00245
Rezoning Without Plan

#5.2

CD-CPC-2022-00035
Area Plan Amendment

Applicant

Jeff Schroeder – Herman Scharhag
Architects

Owner

Ramsey Investments LLC
Rick Ramsey – Affordable Plumbing

Location	5021 Prospect Ave
Area	On about 0.86 acres
Zoning	B3-2
Council District	3 rd
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: zoned B3-2, 71 Hwy

South: zoned B3-2, Vacant

East: zoned B3-2, 71 Hwy

West: zoned B3-2, Public/Civic

Major Street Plan

The City's Major Street Plan does not classify Prospect Avenue as a Boulevard or Parkway at this location.

Land Use Plan

The Swope Area Plan recommends Office Use for the subject site.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet of the subject site. The surrounding area does not have an associated neighborhood organization.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request & has been satisfied, a summary of which is attached.

EXISTING CONDITIONS

The subject property sits on the east side of prospect avenue just south of where it passes beneath 71 Highway. A community center sits to the west of the subject site.

SUMMARY OF REQUEST

#5.1 – A request to approve a rezoning from B3-2 to B4-2 to allow for an affordable plumbing use with outdoor storage of vehicles.

#5.2 – A request to approve an amendment to the Swope Area Plan to change the future land use recommendation from office to commercial.

PROFESSIONAL STAFF RECOMMENDATION

Docket	Recommendation
#5.1	Approval without conditions
#5.2	Approval without conditions

CONTROLLING CASE

No controlling case was found

REZONING REVIEW

The property abuts 71 Highway to the north and east, with vacant properties to the south. It has been used by Affordable Plumbing since at least 2018. In December of 2020 a building permit was applied for to allow for new construction. After completion of the development, it was found that the nature of the use of the property did not conform to zoning district. Specifically, the applicants received a zoning violation for outdoor vehicle storage. Rezoning the property would allow for slightly more intense commercial use, including the current uses of the property. The future land use for the subject site is Office; therefore, an Area Plan Amendment to Commercial would be needed to support the use.

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. Complies with adopted plans and planning policies;

The Swope Area Plan recommends Office use. The rezoning request does not comply with this recommendation; as such, an area plan amendment is requested along with rezoning application.

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

The property abuts 71 Highway to the north and east, with vacant properties to the south. The property directly across the street to the west is the Blue Hills Community Service Center.

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

This area of Prospect Avenue is a mixture of commercial, public, and office uses. The property contains a recently constructed building.

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

Given that this is an existing use that has been in operation for several years, the impact caused by the rezoning would be minimal to public facilities.

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

The existing zoning is B3-2 which does not allow for the current usage of the property. The proximity of the to 71 Highway lends itself to slightly more intense uses than along other portions of the corridor.

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

From resources staff has available, the property was utilized by Bledsoe's Rental from at least 2007 to around 2014. It appears that the parking area was used for outdoor storage/fleet parking at that time as well. The property appears to have remained vacant from 2014 to 2018. Many surrounding properties to the south appear to be vacant as well.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and
The proposed rezoning would allow for the current use of the property to continue. Given the proximity of the subject site to the nearby highway, staff does not anticipate the extent of detrimental effects to increase.

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 the denial of the application.
Denial of the rezoning and area plan applications may result in the applicants being unable to continue to operate at this location.

PROFESSIONAL STAFF RECOMMENDATION

Based on the applications submitted by the applicant, staff recommends the following:

CD-CPC-2021-00245 - **APPROVAL WITHOUT CONDITIONS**

CD-CPC-2022-00035 - **APPROVAL WITHOUT CONDITIONS**

Respectfully Submitted,



Jared Clements - AICP
Planner

KCMO CITY PLANNING & DEVELOPMENT

PUBLIC MEETING SUMMARY FORM

PROJECT CASE #CD-CPC-2021-00245

MEETING DATE: THURSDAY, APRIL 28TH, 2022

MEETING LOCATION: 5021 PROSPECT AVE.

MEETING TIME: START: 5:00pm END: 5:25pm

Meeting was started at 5:00. No one attended until 5:15. Miss Lisa Ray, President of the Town Fork Creek Neighborhood Association and her daughter, Charlise Harris came at 5:15. Lisa Ray said she approved of the project and would let other members of the Neighborhood Association know at a meeting they are going to have next week.

I informed Lisa that the hearing would be on May 17th, 2022 and that it appeared to be going to be held on Zoom.

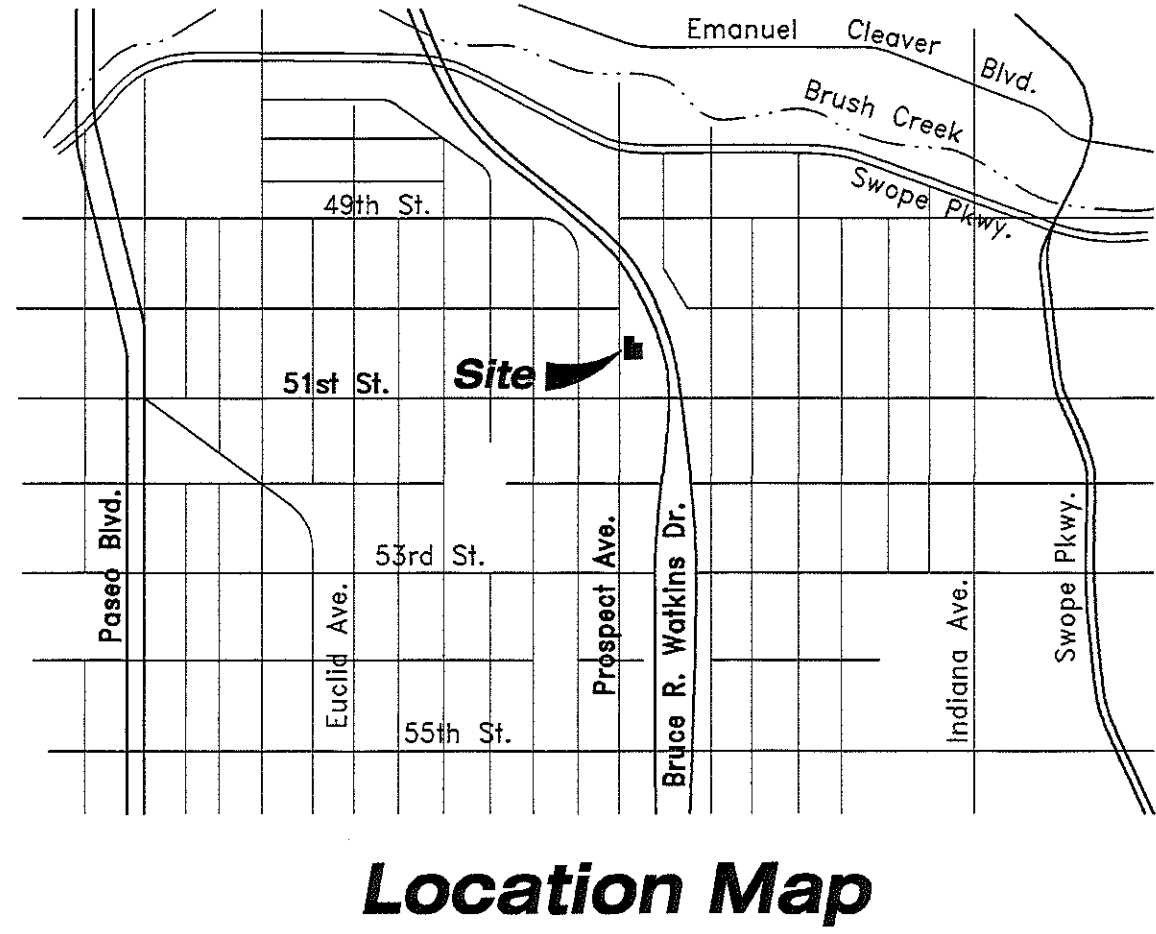
Meeting was adjourned at 5:25.

(I received an email from Bob Langenkemp with Community Builders, located at 5008 Prospect, across the street. He said he was not able to attend the meeting and asked for a description of what was being proposed. I sent an email back to him with that description)

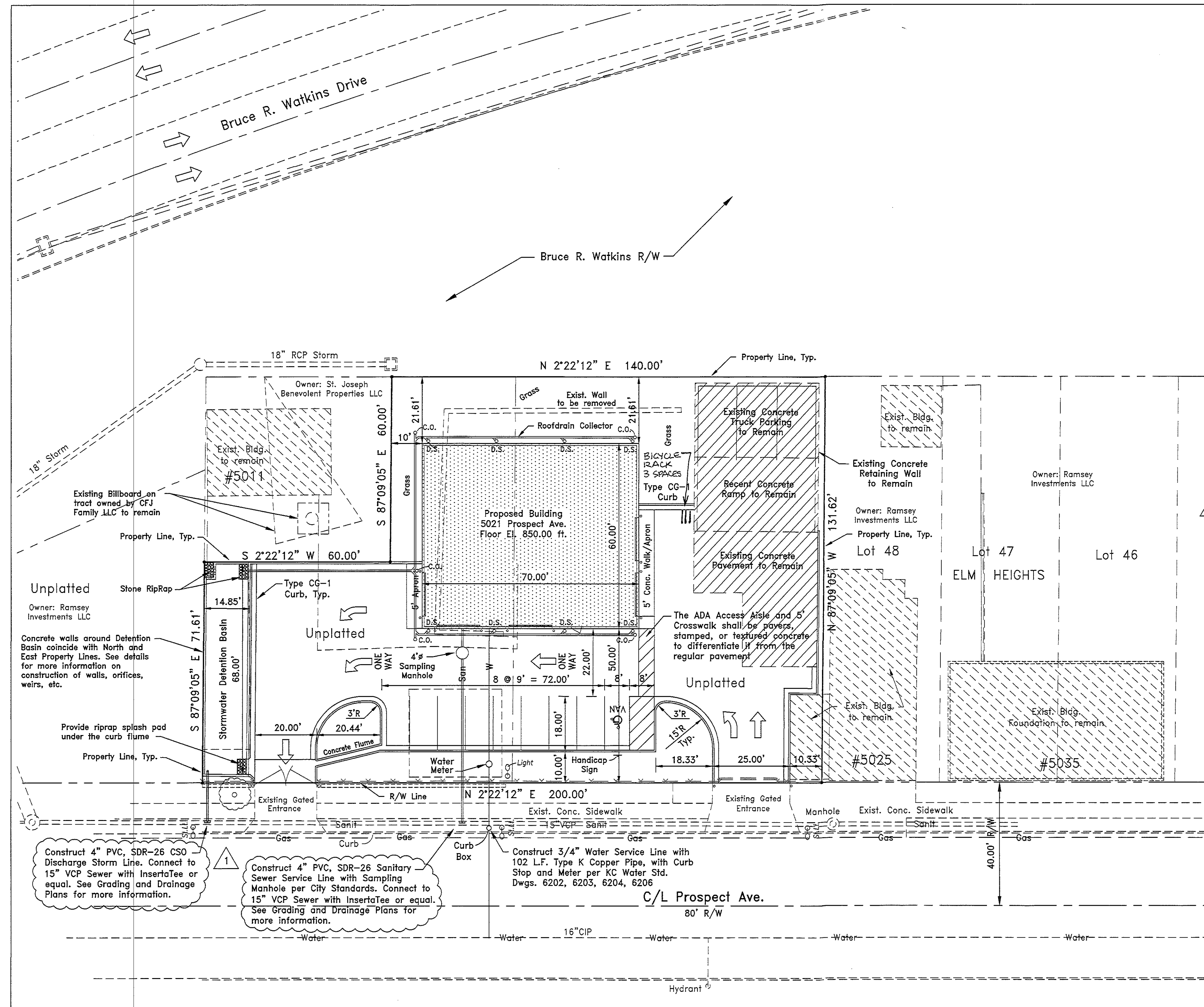
Civil Site Plan

Affordable Plumbing Building

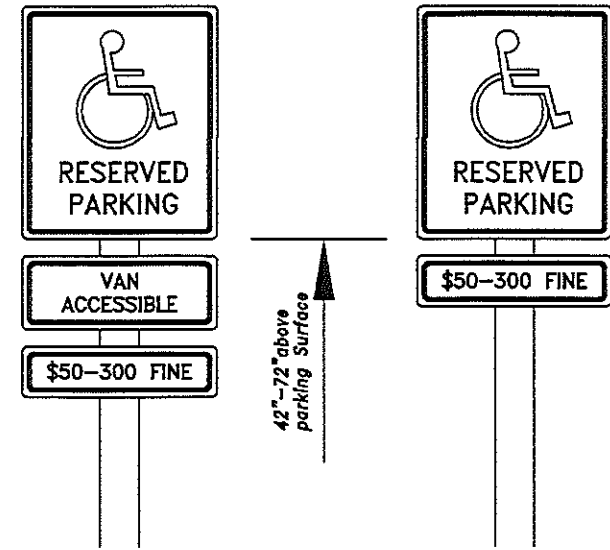
5021 Prospect Ave.
Kansas City, Jackson County, Missouri
In the SW 1/4 of Section 27, Township 49 North, Range 33 West



Location Map



Handicap Parking Signage shall be installed in compliance with City Code and A.D.A. requirements, including a height for the signs between 42" and 72" above the parking surface. Signs shall have white lettering on a blue background. Van Accessible signs shall be included where appropriate. Signs may be mounted on a suitable post or on building walls, where practical.



Handicapped Parking Signage Detail

CITY & UTILITY CONTACTS :

- | | |
|--------------------------|----------------|
| MISSOURI ONE CALL | 1-800-DIG-RITE |
| SPIRE GAS SERVICE | 800-778-9140 |
| ERVIN CABLE CONSTRUCTION | 844-322-2524 |
| AT&T DISTRIBUTION | 800-778-9140 |
| CENTURY LINK | 877-366-8344 |
| MCI | 800-289-3427 |
| KCMO PUBLIC WORKS | 816-513-9970 |
| KCMO WATER | 816-513-1313 |
| EVERGY | 888-471-5275 |
| GOOGLE FIBER | 913-486-5018 |
| TIME WARNER CABLE | 800-778-9140 |



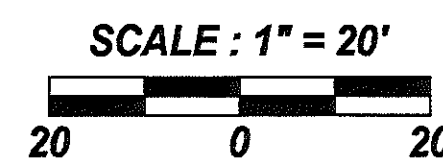
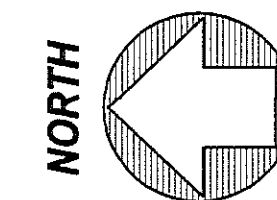
Call Before you dig
1-800-DIG-SAFE
(344-7233)
Kansas One-Call System

Record Bench Mark: Top of Aluminum Monument in Monument Box in center of E. 51st Street and Prospect Avenue. Elevation 990.41 feet - NAVD 88

Project Bench Mark: Top of existing Sanitary Sewer Manhole near Southwest corner of site. Elevation 853.14 feet - NAVD 88

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Civil Site Plan



OWNER/DEVELOPER : Rick Ramsey
Ramsey Investments LLC
13115 Holmes Rd.
Kansas City, MO 64145

ARCHITECT : Jeff Schroeder
Scharhag Architects
6247 Brookside Blvd. #204
Kansas City, MO 64113
(816) 656-5055

INDEX OF SHEETS

- C1 CIVIL SITE PLAN
- C2 GRADING PLAN
- C3 DRAINAGE PLAN & DETAILS
- C4 EROSION CONTROL PLAN

Property description:

This description was taken from a survey prepared by Thomas Clemons MO LS #1958, with Area Surveyors, dated Feb. 10, 2017 with a revision date of Oct. 12, 2017. Tract 4 as shown on said survey included Lots 46-48 ELM HEIGHTS, but these lots are not included in the proposed Site, so that part of the description was not included herein.

TRACT 5:
The North 100 feet of the South 200 feet of the following describe Tract, measured on the east line of Prospect Avenue, part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 49, Range 33, Beginning at a point on the South line of 50th Street at East line of Prospect Avenue; thence East along the South line of 50th Street, 131.61 feet; thence South 303.68 feet to the Northeast corner of Lot 48 ELM HEIGHTS, an addition in Kansas City, Missouri; thence West along the North line of said Lot 48, 131.59 feet to the East line of Prospect Avenue or Northwest corner of said Lot 48; thence North along the East line of Prospect Avenue, 303.67 feet to point of beginning, in Kansas City, Jackson County, Missouri.

EXCEPT
Commencing at the Northwest corner of Lot 48 ELM HEIGHTS, an addition in Kansas City Jackson County, Missouri, and at the East Right-of-Way line of Prospect Avenue; thence North 02 degrees 18 minutes 19 seconds East along said East Right-of-Way line, 140.00 feet; thence South 87 degrees 14 minutes 08 seconds East, 71.60 feet to the Point of Beginning; thence continuing South 87 degrees 14 minutes 08 seconds East, 60.00 feet; thence North 02 degrees 18 minutes 11 seconds East, 60.00 feet; thence North 87 degrees 14 minutes 08 seconds West, 60.00 feet; thence South 02 degrees 18 minutes 11 seconds West, 60.00 feet to the Point of Beginning.

EXCEPT
Commencing at the Northwest corner of Lot 48 ELM HEIGHTS, an addition in Kansas City, Jackson County, Missouri, and at the East Right-of-Way line of Prospect Avenue; thence North 02 degrees 18 minutes 19 seconds East along said East Right-of-Way line, 169.82 feet; thence South 87 degrees 14 minutes 08 seconds East, 91.85 feet to the Point of Beginning; thence continuing South 87 degrees 14 minutes 08 seconds East, 10.00 feet; thence South 02 degrees 45 minutes 52 seconds West, 10.00 feet; thence North 87 degrees 14 minutes 08 seconds West, 10.00 feet; thence North 02 degrees 45 minutes 52 seconds East, 10.00 feet to the Point of Beginning.

TRACT 4:
All of the South 100 feet of the following described tract measured on the East line of Prospect Avenue, part of the Southwest quarter of the Southwest Quarter of Section 27, Township 49, Range 33, in Kansas City, Missouri, beginning at a point on the South line of 50th Street at the East line of Prospect Avenue; thence East along the South line of 50th Street, 131.61 feet; thence South 303.68 feet to the Northeast corner of Lot 48, ELM HEIGHTS, an addition in Kansas City, Missouri; thence West along the North line of said Lot 48, 131.59 feet to the East line of Prospect Avenue or the Northwest corner of said Lot 48; thence North along the East line of Prospect Avenue 303.67 feet to the point of beginning.

Boundary information is shown per the above survey.

General Notes

All construction, equipment, methods, and materials necessary to complete the work covered by these plans shall comply with the General Conditions, Technical Specifications, and Standard Drawings of the City of Kansas City, Missouri, current at the time of construction.

It shall be the responsibility of the contractor to minimize erosion or siltation during all phases of construction.

Any disturbed areas within public right-of-ways shall be seeded and mulched. Excavation permits are required for all work performed within the public right-of-way. Contact the permit counter 816-513-2552.

The contractor shall field verify all dimensions and quantities and shall record "As-Built" dimensions or locations of any appurtenances if they differ from the plans. Field data shall be submitted to the engineer to assist in the preparation of "As-Built" drawings.

Storm sewer pipe designated "HDPEP" shall be High Density Polyethylene Pipe conforming to AASHTO m294 Type S, HDPEP pipe must come from a Plastic Pipe Institute (PPI) certified manufacturer and have passed the PPI 3rd Party certification testing. Each individual section of pipe shall be marked in accordance with AASHTO m294 and shall be affixed with the PPI certification label. HDPEP pipe shall be joined with watertight joints meeting the requirements of AASHTO m294 Paragraph 7.9.3. All pipes and associated materials shall conform to City/APWA Standards including Sections 2600, 5600 and the supplements thereto.

The Sanitary Sewer Service Line pipe and the CSO Discharge Pipe from the detention basin shall be 4" PVC pipe, SDR-26, conforming to ASTM D-3034 with joints conforming to ASTM C-443. Connections to the existing sewer shall be made with Insert-a-tee fittings, or equal.

The water service line shall be a 3/4" Type K flexible copper line conforming to the latest federal specifications. The Service Line shall have a minimum of 4 feet, and a maximum of 5 feet of cover. Where service lines must cross over storm or sanitary sewers, the service line must be placed at such an elevation that the bottom of the service line is at least 18" above the top of the sewer. This vertical separation must be maintained for that portion of the service line located within 10 feet horizontally of any sewer or sewer line that it crosses, said 10 feet to be measured as the normal distance from the service line to the sewer.

An RPZ Backflow Preventer is required for this building. See the Plumbing Sheets for more information. The RPZ Backflow Preventer (BFP) device shall be installed immediately inside the building wall, after the Stop Valve but before any branches, tees, strainers, pressure gauges or other fittings, etc. The Inlet Valve of the RPZ BFP may not serve as the Stop Valve. A floor drain must be provided within 20' of the RPZ BFP.

All water service installations including BFP devices are subject to field verification and approval by the Water Department Inspector.

Curbs shall be type C-1 Curb or CG-1 Curb and Gutter as noted. All sidewalk and ramp construction shall comply with current City standards and the current standards and specifications of the A.D.A.

Parking: handicap, crosswalks, and loading spaces shall be marked with 4" painted or thermoplastic stripes as shown. Signage shall be installed per City and ADA requirements.

The site topography and utility locations are shown per information received from others and is the best information available to the engineer. The contractor shall verify the locations or absence of all utilities prior to commencing construction. In Missouri, call 1-800-DIG-RITE (344-7483)

Floodplain status: Per FEMA FIRM Panel 29095-C-0266G, with an Effective Date of 01/20/2017, the site is in Zone X, Areas of Minimal Flood Hazard.

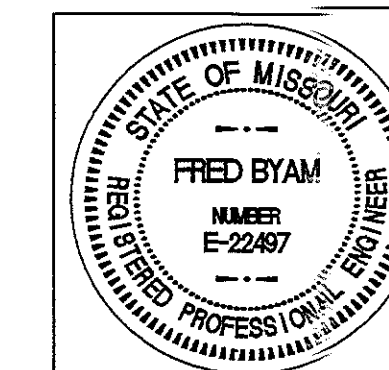
Construction Schedule: The construction is planned to commence immediately upon City approval, completing in the Fall of 2020.

There will be no ground-mounted mechanical units on the site.

No free-standing or building-mounted signage is proposed with this application.

No exterior lighting is proposed with this application.

Parking Summary:	Existing Site: 5021 Prospect Ave. Parcel No. JA 31-43-02-60-4-00-000-00 Zoned B3-2 Site Area: 0.522 Acres Area to be Disturbed: 0.43 Acres Watershed: Brush Creek
Required Spaces: 4	
Provided Spaces: 9	including 1 Van Accessible Space

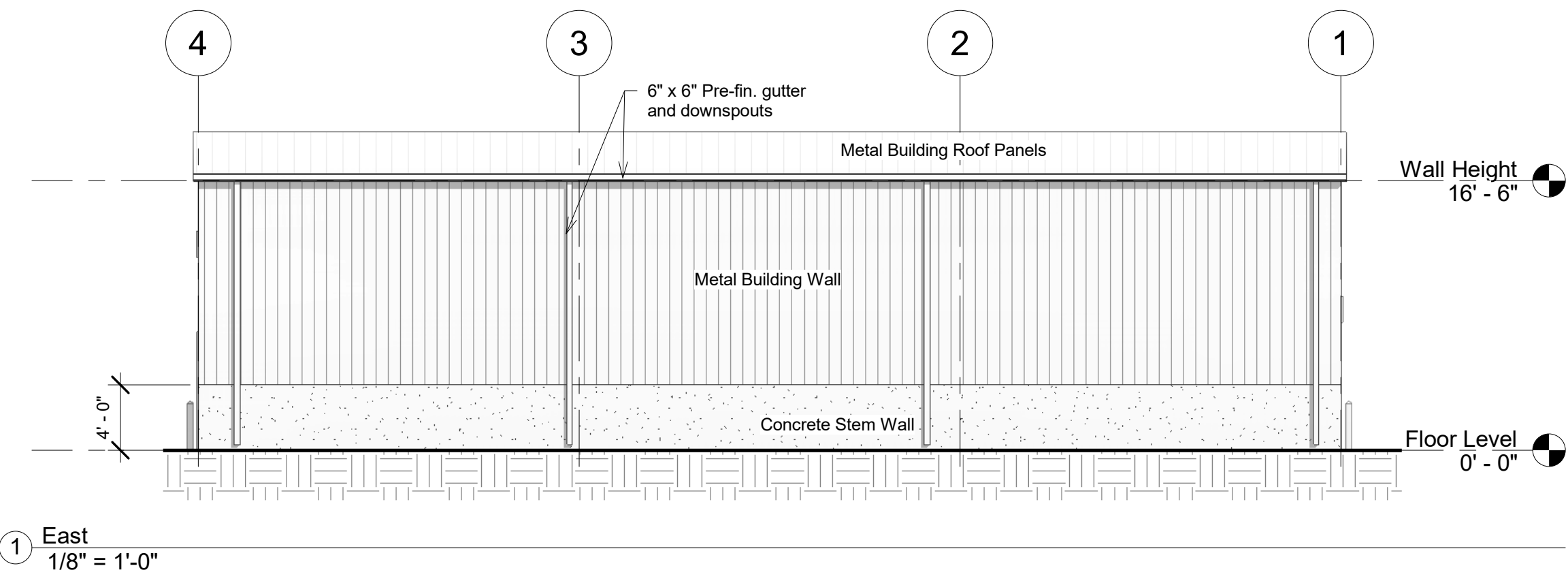


Signature
Fred Byam
Missouri PE #22487
Missouri LS #2579
11-10-2020
Date Signed

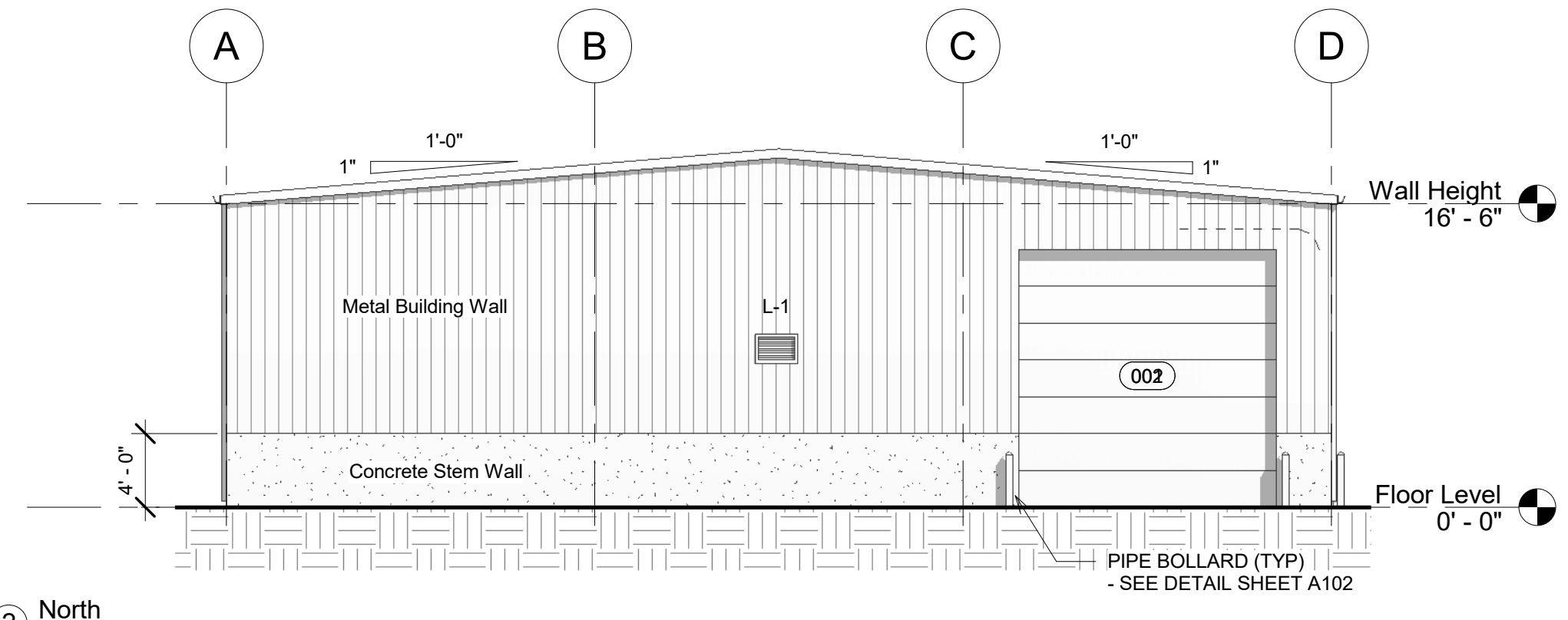
BYAM Engineering
3501-G S. Sterling Ave.
Independence, MO 64052
Phone 816-252-3519
Since 1953
ByamEngineering.com

FOR: Scharhag Architects
Civil Site Plan
Affordable Plumbing Building
5021 Prospect Ave.
Kansas City, Jackson County, Missouri

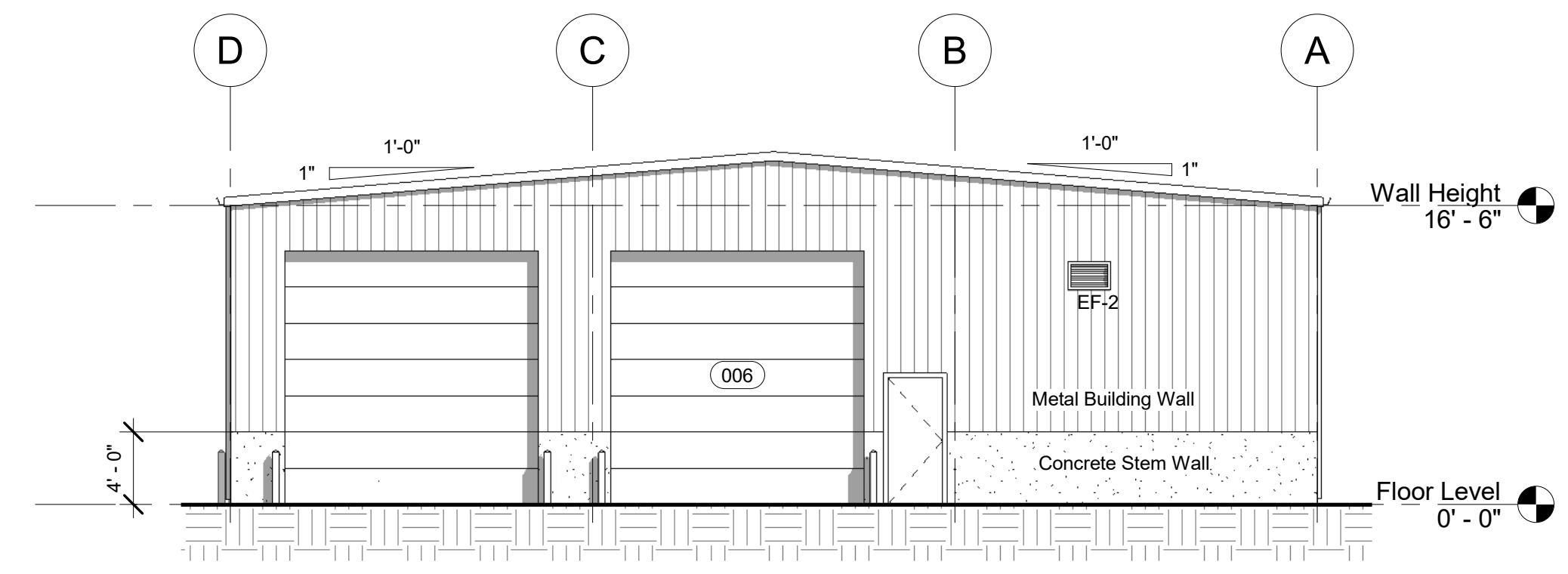
REVISION: 2 DRAWN: Apr. 3, 2020
JOB NO. 2019-1327 SHEET 1 OF 4



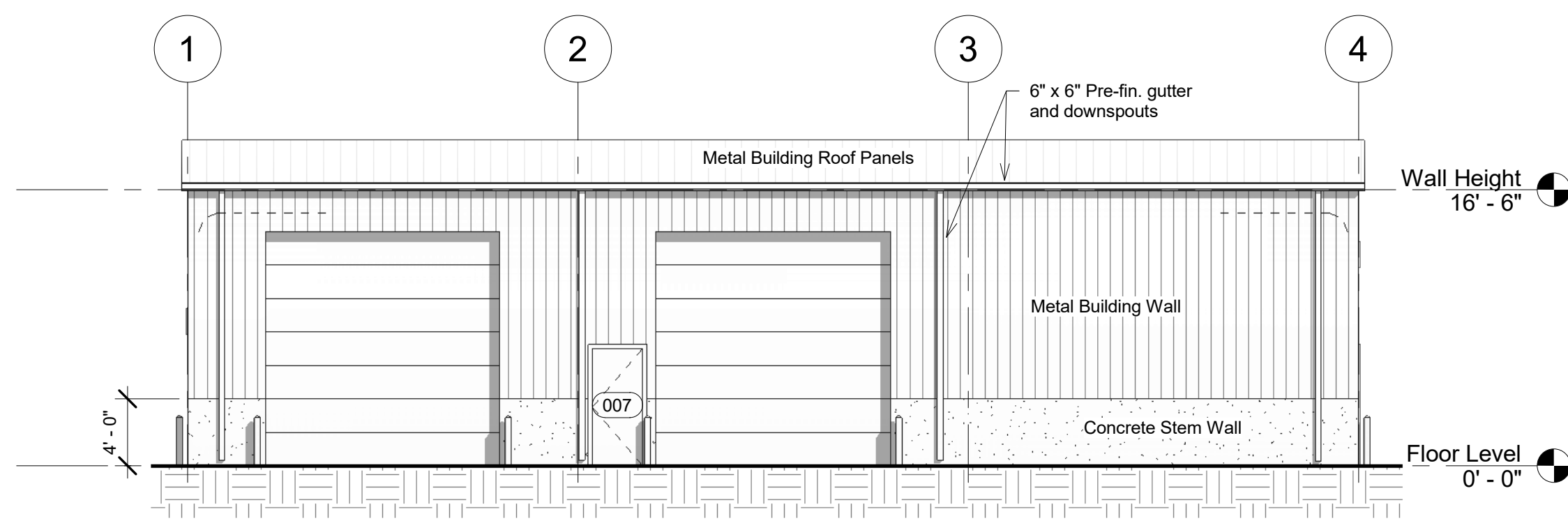
1 East
1/8" = 1'-0"



2 North
1/8" = 1'-0"



3 South
1/8" = 1'-0"



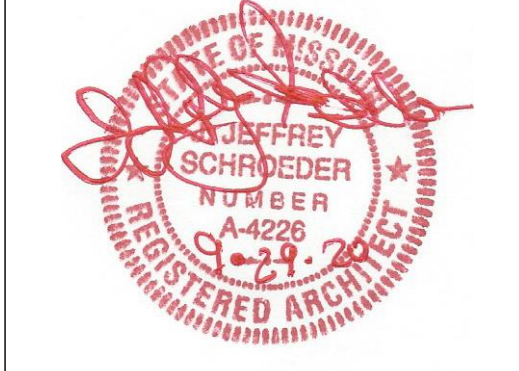
4 West
1/8" = 1'-0"

Scharhag
HERMAN A. SCHARHAG COMPANY ARCHITECTS
6247 Brookside Blvd. #204 Kansas City, Mo 64113
Phone: 816-656-5055 Scharhagarcht@gmail.com

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NEW BUILDING FOR
AFFORDABLE PLUMBING
5021 PROSPECT AVE

J. Jeffrey Schroeder Mo. License A-4226
Herman Scharhag Co., Arch. Corp. of Authority A-22



No.	Description	Date
Revision Schedule		

Elevations

Project number 2227
Date 04.09.2020

A201

Scale 1/8" = 1'-0"

9/29/2020 3:40:40 PM