

Docket 10.1 & 10.2

CD-CPC-2024-00176

Major Amendment – Development Plan

CD-CPC-2024-00175

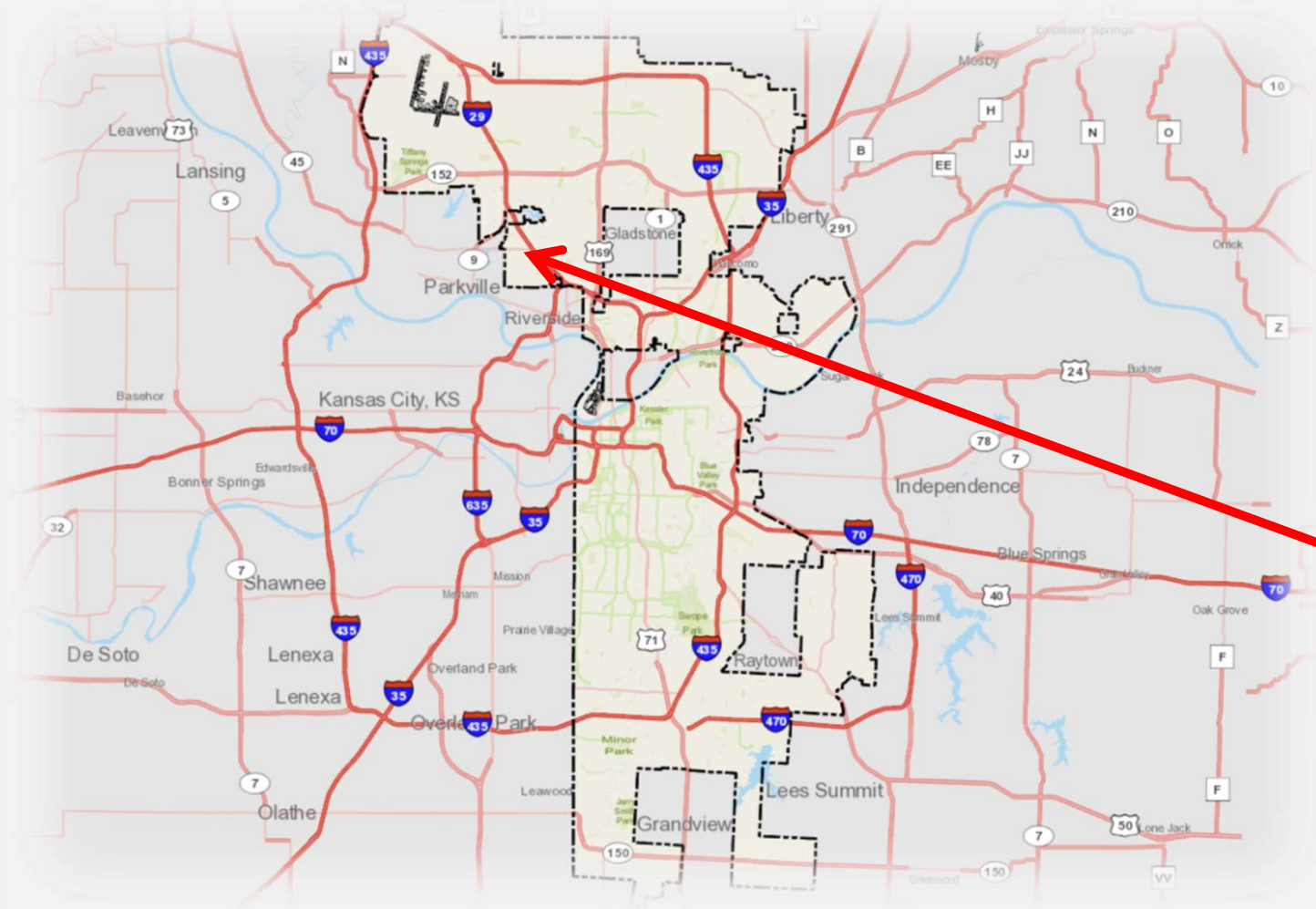
Rezoning without Plan

6430 N. Cosby Rezoning

12-18-2024

City Plan Commission





Site





View looking north on N. Cosby Avenue



Case No 6576-CP-10 – On April 5, 1988, the City Plan Commission approved a final plan in District CP-1 for the construction of a 3,500 square foot savings and loan building.

Case No 6576-CP-8 – Ordinance 61902, passed January 14, 1988, approved the rezoning of approximately 5.64 acres from District R-2a to District CP-1 and approved a development plan for offices and a savings and loan.

Brief History



KANSAS CITY MISSOURI

Council District:	2nd
Trash Day:	Thursday (North)
Neighborhood & Homes Associations	
Patrol Division:	North
	Show Special Assessments
Census Neighborhood:	Hawthorne And Picture Hills
School District:	PARK HILL
Park District:	North
PW Maint District:	D1
Impact Fee Zone:	E
Water Inspector Route:	1
MFS Servicer Route:	3
EDC Territory:	North
Zoning:	B1-1, R-1.5
Assessment Effective Date:	8/22/2014
Assessed Land:	98,272
Assessed Improve:	104,464
Exempt Land:	0
Exempt Improve:	0
Current Land Use:	2100 - Commercial (Non-Office)
Future Land Use:	
Square Feet:	61,911.592
Acres:	1.421
Perimeter:	1,042.302
PLSS:	n335119
Legal Description: LOT 1 WEXFORD PLACE FOURTH PLAT	



- The existing zoning: B1-1 / R-1.5
- The proposed zoning: B2-1
- The proposed use: Animal Services, Veterinary
- Existing Parking Stalls: Total #21
- Total Parking Stalls Required: 2.5 per 1,000 square feet

Staff Recommendation

**CD-CPC-2024-00176
Development Plan – Non-Residential**

Approval

**CD-CPC-2024-00175
Rezoning without Plan**

Approval