



**KANSAS CITY
MISSOURI**

City Planning and Development

1

Ordinance No. 250009

CD-CPC-2024-00176

Major Amendment – Development Plan

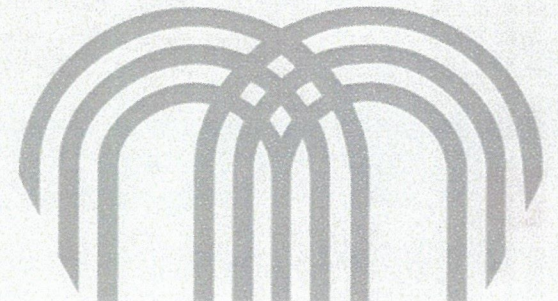
CD-CPC-2024-00175

Rezoning

6430 N. Cosby Avenue

January 14, 2025

Neighborhood Planning and Development





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.



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



88-315 - ANIMAL SERVICE



88-315-01 - STANDARDS



The use standards of this section apply to animal service uses:

88-315-01-A. All animal shelter or boarding must be within a completely enclosed soundproofed and air-conditioned building.

88-315-01-B. In District R-80, shelter and boarding kennels and stables shall be located not less than 200 feet from any property line except when the property line is a right-of-way line and the right-of-way is at least 100 feet wide.

88-315-01-C. Domestic animals may be exercised in a designated and fenced area outside the building with an attendant present.

88-315-01-D. All outdoor runs or exercise areas must be hard surfaced or grass.

88-315-01-E. A landscaping, screening, and fencing plan to shield the use from adjoining properties and/or public right-of-way must be submitted for approval.

(Ord. No. 120783, § 1, 10-4-2012; Ord. No. [230552](#), § 2, 6-28-2023)

88-315-02 - NOISE LIMITS



There may be no noise disturbance across property lines into any residential district exceeding 60 dB(A) between the hours of 7 a.m. and 10 p.m. and 55 dB(A) between the hours of 10 p.m. and 7 a.m.

(Ord. No. [230552](#), § 2, 6-28-2023)

88-315 Animal Service Standards

Staff & CPC Recommendation

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

Approval

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

Approval