

# COMMUNITY PROJECT/REZONING

**210425**

Ordinance Number

## Ordinance Fact Sheet

**Case No.** CD-CPC-2020-00124

### Brief Title

A request to amend the Blue Ridge Area Plan for an approximately 4 acre tract of land located at 6301 James A. Reed Road by changing the recommended land use from Mixed-Use Community to Commercial.

### Details

**Location:** 6301 James A. Reed Road

**Reason for Legislation:** Area plan amendments require Council approval.

### PLAN REVIEW

As previously mentioned, the subject property is located on the south site of Blue Parkway Drive and east of James A Reed Road. There is an existing two-story building on the site that has previously operated as an office. The site has two existing drives off of James A Reed Road and Blue Parkway Drive which both lead to the parking lot. There is also green space to the rear of the building and parking lot. The existing zoning of B2-2 on the property only permits limited commercial and office uses. The applicant intends to convert the existing building into a self-storage facility, which is first allowed in the B4 zoning district. The proposed zoning does not comply with the area plan and as a result, the applicant is seeking approval of an area plan amendment and rezoning to B4-1 to allow for the use by right.

### Requested Deviations

The plan does not stipulate or request any deviations.

### AREA PLAN AMENDMENT ANALYSIS

The Blue Ridge Area Plan currently recommends "Mixed Use Community" land uses for this property. The applicant proposes to amend the area plan to change the recommended land use to "Commercial" land uses. This amendment is required with the companion rezoning in order to convert the building to a self-storage facility.

### CPC RECOMMENDATION

Overall, CPC was supportive of the proposed self-storage use and recommended approval of CD-CPC-2020-00124 without conditions.

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	5th District (Barnes, Parks-Shaw)
<b>Applicants / Proponents</b>	<b>Applicant</b> Andrew Brain Brain Dev. 2, LLC 300 E. 39 <sup>th</sup> Street Kansas City, MO 64111  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>
	<b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b>
	<input type="checkbox"/> <b>Against</b>
	<b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (7-0) 05-04-2021 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas
	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b>
	<input type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b>
	<input type="checkbox"/> <b>Do Pass (as amended)</b>
	<input type="checkbox"/> <b>Committee Sub.</b>
	<input type="checkbox"/> <b>Without Recommendation</b>
	<input type="checkbox"/> <b>Hold</b>
	<input type="checkbox"/> <b>Do not pass</b>

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<b>Policy or Program Change</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and</b>	

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Appropriation Account Codes	

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**Fact Sheet Prepared By:**

**Date:** 05-04-2021

Zach Nelson  
Staff Planner

**Reviewed By:**

**Date:** 05-04-2021

Zach Nelson  
Staff Planner  
Development Management

**Initial Application Filed:** 07-17-2020

**City Plan Commission:** 05-04-2021

**Revised Plans Filed:** N/A

**Reference Numbers:**

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