



CITY PLAN COMMISSION STAFF REPORT

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

April 16, 2024

Project Name
Prairieview and Chatham Rezoning

Docket #4

Request
CD-CPC-2024-00023
Rezoning

Applicant
Robert Young
RL Buford

Owner
Tuf Flight Industries INC.

Location 6165 N Chatham Ave
Area About 12 acres
Zoning R-2.5 & B2-2
Council District 2nd
County Platte
School District Park Hill

Surrounding Land Uses
North: Tremont Square East, Zoned B3-3
South: Tremont Square Apartments,
Zoned R-6
East: I-29 and Village North, Zoned R-7.5
West: Undeveloped, Zoned R-6

KC Spirit Playbook Alignment
Case Number CD-CPC-2024-00023
LRP determination: Application submitted prior to staff review of KC Spirit Playbook Alignment.

Land Use Plan
The Line Creek Valley Area Plan recommends Mixed Use Community uses for the subject property.

Major Street Plan
The City's Major Street Plan identifies Northwest Prairieview Road as a Thoroughfare with 4 lanes at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on March 1, 2024. Scheduling deviations from 2024 Cycle 4.1 have occurred.

- Advertised incorrectly by City Staff.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There is Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. Applicant hosted a meeting on date. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently undeveloped. To the north of the site is the existing Tremont Square East Development which has a hotel and carwash under construction. To the south is the Village North neighborhood and Tremont Square Apartments which are zoned R-6. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Rezoning from Districts R-2.5 (Residential) and B2-2 (Commercial) to District B3-3 (Commercial) on about 12 acres generally located east of North Chatham Avenue on the north and south side of Northwest Prairieview Road.

CONTROLLING CASE

There is no controlling case for the subject site.

PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Recommendation: **Approval**

REZONING REVIEW

The applicant is proposing a request to rezone 12 acres from Districts R-2.5 (Residential) and B2-2 (Commercial) to District B3-3 (Commercial). This rezoning will allow for commercial uses on the site. This site was reconfigured with the construction of Northwest Prairieview Road. The project site is a vacant parcel made up of eight (8) parcels. The proposed rezoning does not require an accompanying plan.

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, REZONINGS (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 Line Creek Valley Area Plan recommends Mixed Use Community Density land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

B. Zoning and use of nearby property;

Properties to the north are zoned B3-3. This proposed rezoning is in line with adjacent zoning.

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

Adjacent properties consist mainly of commercial lots and high intensity residential. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards when any development is proposed.

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

The current zoning designation is R-2.5 and B2-2. The proposed rezoning will change the zoning to B3-3 which is the recommendation of the area plan and consistent with adjacent properties.

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

Staff is not aware of the length of time the property has been vacant. Northwest Prairieview Road was routed through this land in 2021.

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

The rezoning is not expected to detrimentally affect nearby properties.

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.

A denial of the application will not provide any gain to the public health, safety, and welfare.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

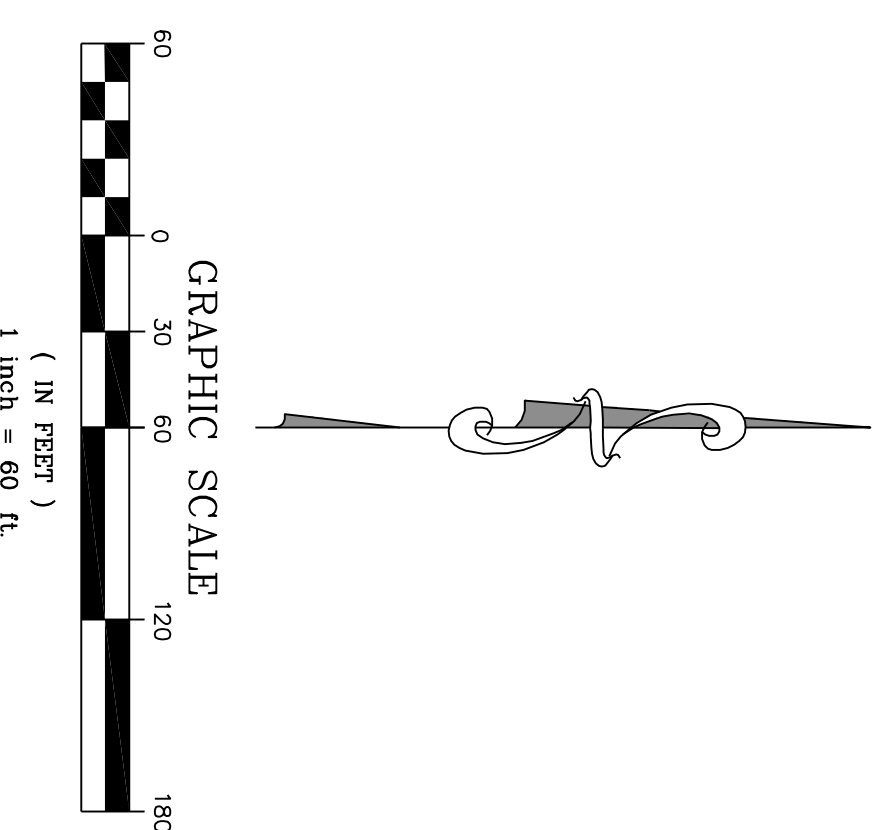
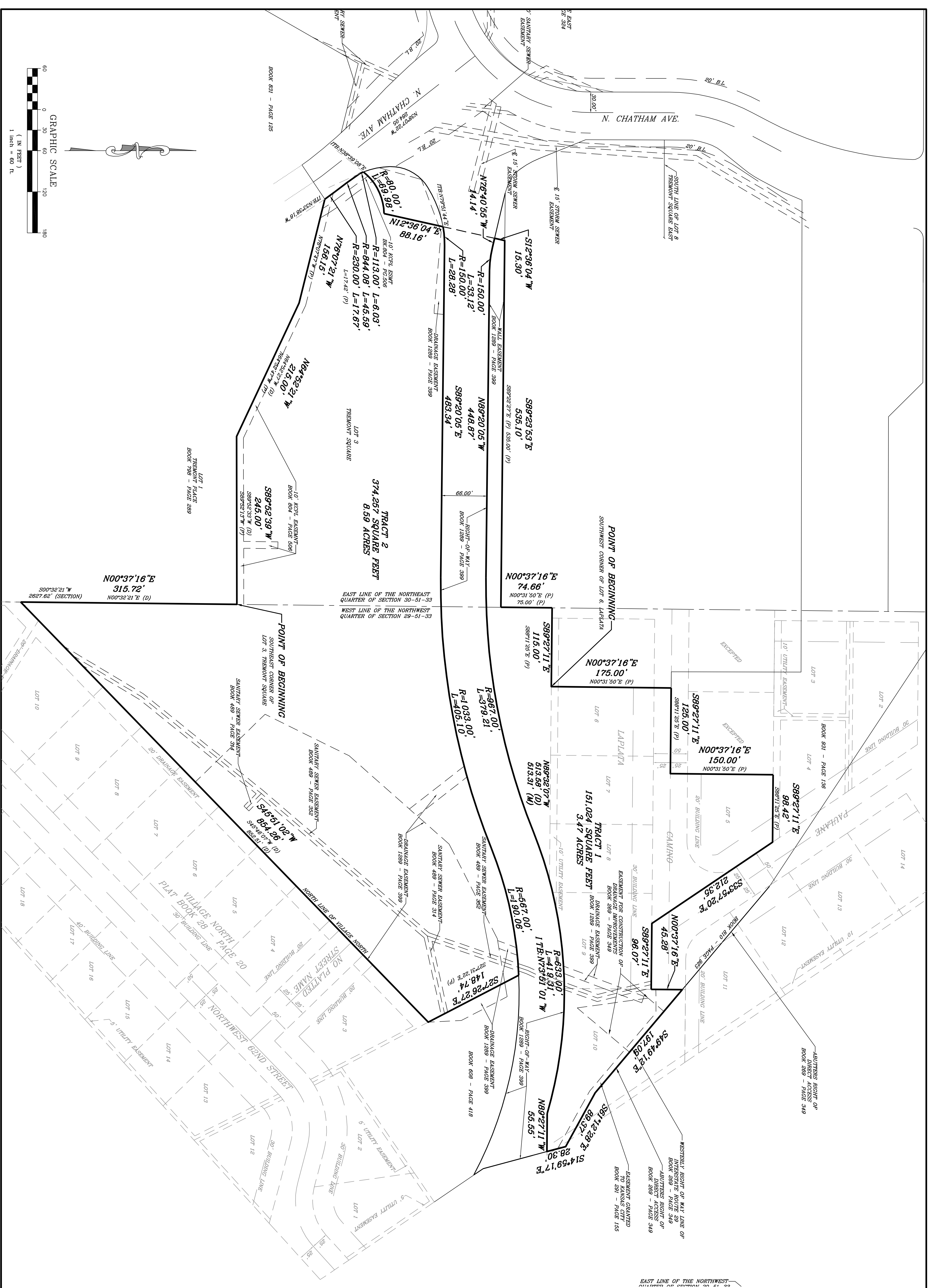
PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval**.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes", written in a cursive style.

Matthew Barnes
Planner



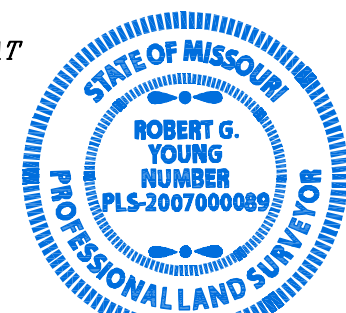
COPYRIGHT 2024 R.L. BUFORD & ASSOCIATES, LLC
 E:\A-PLATTE COUNTY\23129 TUF FLIGHT\dwg\P-23129 BND.dwg 3/1/2024 9:33:35 AM CST

R.L. Buford & Associates, LLC
 LAND SURVEYING - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF
 AUTHORITY LICENSE NO. LS-2010031977
 rob@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO, 64152 (816) 741-6152

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS REZONING EXHIBIT WAS PREPARED BY ME OR UNDER MY SUPERVISION, THAT THIS DOES NOT REPRESENT A BOUNDARY SURVEY AS NO CORNERS WERE SET.

Robert G. Young
 ROBERT G. YOUNG, PLS-2007000089 06/22/2021
 DATES



FOR	TUF FLIGHT INDUSTRIES, INC.	SEC.-TWP.-RGE.	29-51-33	COUNTY	PLATTE	JOB NO.	P-23129
DATE	01/17/2024	FIELD BOOK					
REZONING EXHIBIT		DRAWN BY	R.C.Y.				

LEGAL DESCRIPTION

TRACT I:
CONTAINING 151,024 SQUARE FEET OR 3.47 ACRES

ALL OF LOTS 5, 6, 7, AND PART OF LOTS 8, 9 AND 10, LAPLATA, A SUBDIVISION OF LAND IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND PART OF LOT 3, TREMONT SQUARE, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 51 NORTH, RANGE 33 WEST, ALL IN KANSAS CITY, PLATTE COUNTY, MISSOURI, TOGETHER WITH THE SOUTH HALF OF VACATED NW. 63RD TERRACE (PLATTED CAMINO) LYING NORTH OF AND ADJACENT TO SAID LOTS 6 AND 7, AND ALL THAT PART OF NW. 63RD TERRACE (PLATTED CAMINO) LYING BETWEEN SAID LOTS 5, 7, AND 8, AS SAME WAS VACATED BY ORDINANCE NO. 61303 OF THE CITY OF KANSAS CITY, MISSOURI, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE N00°37'16"E, ALONG THE WESTERLY LINE OF SAID LOT 6 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 175.00 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED NW. 63RD TERRACE; THENCE S89°27'11"E, ALONG SAID CENTERLINE, A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY PROPERTY LINE OF SAID LOT 5; THENCE N00°37'16"E, ALONG THE WESTERLY LINE OF SAID LOT 5, A DISTANCE OF 150.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE S89°27'11"E, ALONG THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 98.42 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF PAULANE AS SHOWN ON SAID PLAT OF LAPLATA; THENCE S33°57'20"E, ALONG SAID LINE AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 212.35 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 9; THENCE S89°27'11"E, ALONG SAID LINE, A DISTANCE OF 96.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 10; THENCE N00°37'16"E, ALONG SAID LINE, A DISTANCE OF 45.28 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE I-29; THENCE S49°49'12"E, ALONG SAID LINE, A DISTANCE OF 197.09 FEET; THENCE S61°12'28"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 89.37 FEET; THENCE S14°59'17"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 28.30 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 10; THENCE N89°27'11"W, ALONG SAID LINE, A DISTANCE OF 55.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NW. PRAIRIE VIEW ROAD AS ESTABLISHED IN BOOK 1289 AT PAGE 399; THENCE WESTERLY, ALONG SAID LINE, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N73°51'01"W, A RADIUS OF 633.00 FEET, AN ARC DISTANCE OF 419.31 FEET; THENCE WESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 967.00 FEET. AN ARC DISTANCE OF 379.21 FEET; THENCE N89°20'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 448.87 FEET; THENCE WESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 33.12 FEET; THENCE N76°40'55"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 14.14 FEET TO A POINT ON THE WESTERLY LINE OF LOT 3, SAID TREMONT SQUARE; THENCE N12°36'04"E, ALONG SAID LINE, A DISTANCE OF 15.30 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE S89°23'53"E, ALONG SAID LINE, A DISTANCE OF 535.10 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE

N00°37'16"E, ALONG SAID LINE, A DISTANCE OF 74.66 FEET; THENCE S89°27'11"E, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.
THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 ON JANUARY 17, 2024.

TRACT II
CONTAINING 374,254 SQUARE FEET OR 8.59 ACRES

PART OF LOT 3, TREMONT SQUARE, A SUBDIVISION THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 51 NORTH, RANGE 33 WEST, AND PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 51 NORTH, RANGE 33 WEST, ALL IN KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S89°52'39"W, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 245.00 FEET; THENCE N64°52'21"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 215.00 FEET; THENCE N76°07'21"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 156.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N. CHATHAM AVENUE; THENCE NORTHWESTERLY ALONG SAID LINE, AND ALONG THE WESTERLY LINE OF SAID LOT 3, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N33°38'18"W, A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 17.67 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 844.08 FEET, AN ARC DISTANCE OF 45.59 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N24°20'47"W, A RADIUS OF 113.00 FEET, AN ARC DISTANCE OF 6.03 FEET TO A CORNER COMMON WITH TRACT A, SAID TREMONT SQUARE; THENCE NORTHEASTERLY, ALONG THE LINE COMMON TO SAID LOT 3 AND TRACT A, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N38°39'08"E, A RADIUS OF 80.00 FEET, AN ARC DISTANCE OF 69.98 FEET; THENCE N12°36'04"E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 88.16 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW. PRAIRIE VIEW ROAD AS ESTABLISHED IN BOOK 1289 AT PAGE 399; THENCE EASTERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N79°51'44"E, AN ARC RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 28.28 FEET; THENCE S89°20'05"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 483.34 FEET; THENCE EASTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 1033.00 FEET, AN ARC DISTANCE OF 405.10 FEET; THENCE EASTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, HAVING A RADIUS OF 567.00 FEET, AN ARC DISTANCE OF 190.06 FEET; THENCE S27°26'27"E, A DISTANCE OF 148.74 FEET TO THE NORTHERLY MOST CORNER OF LOT 3, VILLAGE NORTH, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI; THENCE 45°51'02"W, ALONG THE NORTHWESTERLY LINE OF SAID PLAT OF NORTH VILLAGE, A DISTANCE OF 854.26 FEET TO THE NORTHWESTERLY CORNER OF LOT 11, SAID NORTH VILLAGE, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N00°37'16"E, ALONG SAID THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 315.72 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION WAS PREPARED BY ROBERT G. YOUNG, PLS-2007000089 ON
JANUARY 17, 2024.

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00023

Meeting Date: March 26, 2024

Meeting Location: Virtual

Meeting Time (include start and end time): 4:00-5:00pm

Additional Comments (optional):

Concerns were related to: Additional run off created by the development of the tracts. Additional traffic created by development, height requirements on buildings, and general interest in what would be developed.

Our response was that this was a rezoning to allow the platting of the property into two lots and there was no plan at this point. In the future when the property is sold, there will be a final development plan and another public engagement where their concerns can be addressed.

CASE NUMBER CD-CPC-2024-00023

ADDRESS OR LOCATION 6171 N. CHATHAM AVE.

AFFIDAVIT OF SIGN POSTING

STATE OF Missouri

COUNTY OF Platte

I, ROBERT G. YOUNG being duly sworn upon my oath and being of sound mind and legal age state:

That I am the AGENT (agent, owner, attorney) of the lot, tract or parcel of land for which the application was filed and did not later than fifteen (15) days prior to the date of first hearing scheduled for the above-referenced case at the above-referenced location, place a sign upon said lot, tract or parcel of land in compliance with the applicable Notice of Hearing procedures in the Zoning and Development Code.

ROBERT G. YOUNG
(Print Name)

[Handwritten Signature]
(Signature)

Subscribed and sworn to before me this 15 day of March, 2024.

Millie Campbell
Notary Public



My Commission Expires 5/22/2027

Said sign shall be furnished by the City to the applicant and the applicant shall firmly affix and attach the sign to a wood or metal backing or frame. The sign shall be posted in a fashion visible from a public right-of-way or public place, shall not be further than ten (10) feet from the property line exclusive of the public right-of-way and shall be posted in a manner that the bottom portion of the sign is no further than eighteen (18) inches from the ground. The applicant shall file an affidavit prior to the public hearing stating that said sign has been posted according to these regulations.