



CITY PLAN COMMISSION STAFF REPORT

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

May 7, 2025

Project Name

9500 NW Old Tiffany Springs - Rezoning

Docket #5

Request

CD-CPC-2025-00045
Rezoning without Plan

Applicant

Thomas Freeman
Starr Homes

Owner

Jared & Abby Klein

Location	9500 NW Old Tiffany Springs Rd
Area	About 26 Acres
Zoning	M2-3
Council District	1st
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Residential, zoned M2-3

South: Residential, zoned R-80

East: Residential, zoned M2-3

West: Residential, zoned M2-3

KC Spirit Playbook Alignment

CD-CPC-2025-00045: *very likely aligns.*

Land Use Plan

The KCIA Area Plan recommends Agricultural Residential for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan

Northwest Old Tiffany Springs Road is identified on the City's Major Street Plan as a Local Link.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning without plan from district M2-3 (Manufacturing) to district R-80 (Residential) on about 25 acres generally located at 9500 Northwest Old Tiffany Springs Road.

PROJECT TIMELINE

The application for the subject request was filed on 03/28/25. No Scheduling deviations from 2025 Cycle 5.1 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on April 14, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently one undeveloped lot. There is a mix of grasses and mature tree canopy. There is a pond on the east side of the lot. The site has primarily been used for agricultural uses. There is no regulated stream on the site.

CONTROLLING + RELATED CASES

CRBR-2024-22283 – Single Family – New Plan, approved on 12/20/2024 in error. M2-3 zoning districts don't allow single-family houses.

PROFESSIONAL STAFF RECOMMENDATION

Docket #5 Recommendation: Approval without Conditions

Vicinity Map –**PLAN REVIEW**

The applicant is proposing to rezone the subject property from district M2-3 (Manufacturing) to district R-80 (Residential). The applicant has requested the rezoning to allow for the construction of a single-family house. City Staff reviewed and approved the single-family house in error. In a M2-3 zoning district, a single-family house is prohibited. The permits division has issued an at-risk permit, in order to continue with the construction of the house, pending the outcome of this rezoning case.

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (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 KCIA Area Plan recommends a future land use of agricultural residential for this location, which corresponds with the proposed R-80 zoning districts. No Area Plan Amendment is required for this rezoning proposal.

"The rezoning highly aligns with the KCIA Area Plan as the parcel has a future land use of "Agriculture Residential which the new R-80 designation matches." – Alexis Berra, 1st District Planner

B. Zoning and use of nearby property;

Abutting properties to the north, east and west are zoned M2-3, however, the neighboring properties are developed with single-family houses. To the south is a property zoned R-80 with a single-family home on the site.

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

The physical character of the area is relatively flat with a large amount of green space. There is a large tree canopy to the east. The average lot sizes in the area are 25 acres or more, with the exception of several lots varying in size of 2.5 to 5 acres immediately east of the subject property.

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

The site currently has access to a public water main but no public sewer access. The applicant is proposing to install a septic tank on site.

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 M2-3. The proposed rezoning will amend the zoning map to R-80. The R-80 zoning district will permit a single-family house, currently prohibited within a M2 (Manufacturing) zoning district.

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

The city has no record of the subject property being developed; it has only been used for agricultural purposes.

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

The rezoning will not be a detriment to the nearby properties. Should the rezoning be denied, the current zoning allows an intense industrial use to be established.

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 as the property would most likely remain undeveloped.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials
3. *KC Spirit Alignment*

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval without Conditions** as stated in the conditions report.

Respectfully Submitted,



Justin Smith
Planner

Rezoning from M2-3 to R-80



Public Engagement Notes – 9500 NW Old Tiffany Springs Rd

April 14th, 2025

Start: 5:55 pm

End: 7:00 pm

None of the residents that were sent notification attended the meeting – we waited with the zoom call open for 65 minutes.

Attendance:

Thomas Freeman (Starr Homes)

Destiny Livak (Starr Homes)

Jared Klein (Homeowner)

Questions:

None

SUMMARY

Area Plan Alignment:

High, Medium, Low

KC Spirit Playbook Alignment:

High, Medium, Low, **N/A**

CC- Connected City

DO - Diversity & Opportunity

HAC- History, Arts & Culture

HE - Healthy Environment

PAA - People of All Ages

POS - Parks & Open Spaces

SAN - Strong & Accessible Neighborhoods

SC - Smart City

SEG - Sustainable & Equitable Growth

WDC - Well Designed City

Evaluation	Goal	Notes
High		
Medium		
Low		

Alignment Comments:

This rezoning highly aligns with the KCI area plan as the parcel has a future land use of "Agriculture Residential" which the new R-80 designation matches.