

COMMUNITY PROJECT/REZONING

211063

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00086

Brief Title

A request to approve a rezoning from District R-7.5 (Residential 7.5) to District R-80 (Residential 80) on about 1.9 acres located at 8450 Oldham Road to allow for Animal Boarding and Community Supported Agriculture.

Details

Location: 8450 Oldham Road
Reason for Legislation: Rezoning require Council approval.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	5th District (Barnes, Parks-Shaw)
Applicants / Proponents	Applicant Jeanaya Thomas 8450 Oldham Rd Kansas City, MO 64138 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (8-0) 10-19-2021 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

PLAN REVIEW

There is an existing single-family home on the subject site. The site previously consisted of two lots that were each less than 80,000 square feet in lot area. As a result, the applicant has combined the lots at the county which will allow the subject site to comply with the lot and building standards of the proposed R-80 zoning. The applicant intends to rezone the property from R-7.5 to R-80 in order to operate a fresh produce stand and animal boarding.

More specifically, the applicant has stated that the property is located within an official USDA-designated food desert and being able to offer fresh produce and baked goods to the community on a regular basis would help the community as a whole. The applicant was given a \$3,000 grant by a local non-profit, Cultivate KC, to help install a 1,000 square foot raised bed garden to help grow more food for the community. The applicant intends to operate a roadside produce stand to provide more immediate access to the public. A “doggy daycare” (animal boarding) is also proposed which is will help supplement the overhead cost of the urban agriculture operations.

REZONING ANALYSIS

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:

88-515-08-A. Conformance with adopted plans and planning policies;

The plan complies with the Blue Ridge Area Plan. The proposed uses are allowed within the proposed R-80 zoning district.

88-515-08-B. Zoning and use of nearby property;

The nearby properties are all zoned R-7.5 and are single-family residential. There are existing single-

family homes to the immediate north and west that are zoned R-6. The abutting property to the east and the property to the south are zoned B2-2 and B3-2 respectively. Staff believes that the proposed zoning of R-80 is appropriate for this location because it is a very similar zoning and the proposed uses within the R-80 zoning will ultimately serve and benefit this area.

88-515-08-C. Physical character of the area in which the subject property is located;

The subject site has historically been residential in nature with a single-family home on the site. The overall block in which the subject property is located is also residential in character. This rezoning will retain the current low density residential character of the area while also allowing for a produce stand and animal boarding which are anticipated to benefit the nearby area in the future.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The existing public infrastructure and services provided to the site are adequate. The site is served by water, sewer, and electric.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The site is currently zoned R-7.5 and does not allow for community-supported agriculture or animal boarding uses. The subject site has historically been residential and that is reflected in the area plan's land use recommendation.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The site is not vacant. A single-family home has been on the property for many years.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed produce stand and animal boarding could potentially increase vehicular and pedestrian traffic in the neighborhood. However, there is a long driveway on the property which should allow for vehicles to park along and eliminate any stacking or parking on Oldham Road.

88-515-08-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.

The approval of the rezoning will potentially provide an additional healthy food option with the proposed fresh produce stand. Denial of this

request will limit the property owner to essentially only use the property as a private residence.

CPC RECOMMENDATION

On October 5, 2021 the CPC recommended approval of CD-CPC-2021-00086 without conditions.

Continued from Page 1

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

Finances

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

--

Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: **Date:** 10-27-2021

Zach Nelson
Staff Planner

Reviewed By: **Date:** 10-27-2021

Joe Rexwinkle
DMD Manager
City Planning &
Development Department

Initial Application Filed: 04-21-2021

City Plan Commission: 10-19-2021

Revised Plans Filed: N/A

Reference Numbers:

Case No. CD-CPC-2021-00086