



CITY PLAN COMMISSION STAFF REPORT

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

July 18th, 2023

Project Name
Johnson Contracting and Design

Docket #9

Request
CD-CPC-2023-00102
Rezoning without Plan

Applicant
Kathleen Warman
Warman Architects + Design

Owner
Paul Johnson
Johnson Contracting and Design

Parcel ID 171651, 172036
Area About 2 acres
Zoning AG-R
Council District 2nd
County Platte
School District Platte County R-III

Surrounding Land Uses
North: Residential, Platte City
South: Vacant, zoned AG-R
East: Agricultural, zoned AG-R
West: Vacant, zoned AG-R

Major Street Plan
The City's Major Street Plan does not identify Highway 92 as an established Major Street at this location

Land Use Plan
The KCIA Area Plan recommends Industrial uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 6/12/2023. No Scheduling deviations from 2023 Cycle M have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no Neighborhood Association 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 July 10th, 2023. A summary of the meeting is attached to the staff report, see Attachment #2.

EXISTING CONDITIONS

The subject site is currently undeveloped. The land to the South and East is currently undeveloped. To the North, is unincorporated Platte County. To the west, is an Agricultural use. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Rezoning from District AG-R (Agriculture Residential) to District M1-1 (Manufacturing one dash one) on about 2 acres generally located at Highway 92, 0.5 miles east of N Bethel Ave.

CONTROLLING CASE/Relevant Cases

None.

PROFESSIONAL STAFF RECOMMENDATION

Docket #9 Recommendation: **Approval**

REZONING REVIEW

The applicant is proposing a request to rezone approximately 2 acres from District AG-R to District M1-1. This rezoning will allow for Construction Office. The project site is a vacant parcel made up of 2 platted lots. 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 KCIA Area Plan recommends Industrial 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;

Nearby properties are zoned AG-R. Majority of the uses appear to Agricultural uses and the property abuts Platte City.

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

Adjacent properties consist mainly of AG-R. 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 no existing public infrastructure serving the site. Utilities and infrastructure will serve the site and 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 AG-R. The proposed rezoning will change the zoning to M1-1, which is compliant with the future land use. Most of the parcels surrounding are vacant or not in Kansas City, Missouri.

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

The subject site has never been developed.

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 that reads "Justin Smith". The signature is written in a cursive style.

Justin Smith
Planner



A1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"
 NORTH

REVISIONS

BY DATE

DATE:	XX.XX.XX
DESIGNED BY:	KAW
DRAWN BY:	JDE
APPROVED BY:	XXX

SHEET NUMBER
AS-101-B

JOB NUMBER
5942-23

KATHLEEN ANN WARMAN - ARCHITECT
 MO # A-5819

Johnson Contracting + Design
Company Headquarters
 NW Mo. 92 Highway
 Kansas City, MO
PRELIMINARY
 ARCHITECTURAL SITE PLAN

Paul Johnson
Johnson Contracting +
Design, LLC
 12950 N Champanel Way
 Platte City, MO

WARMAN ARCHITECTURE+DESIGN
 1735 SWIFT AVE.
 NORTH KANSAS CITY, MISSOURI 64116
 V. 816.474.2233 F. 816.474.1051
 Missouri State Certificate of Authority #ARC 000745



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2023-00102

Meeting Date: 7/10/23

Meeting Location: 12950 N. CHAMPANEL WAY
PLATTE CITY, MO 64079

Meeting Time (include start and end time): 3:00 PM - START
3:25 PM - END

Additional Comments (optional):

NO NEIGHBORING PROPERTY OWNERS ATTENDED.

