

CITY PLAN COMMISSION STAFF REPORT

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

April 5, 2022

Project Name 1600 N Corrington Ave Rezoning

Case Number

Request

CD-CPC-2022-00045 Rezoning without Plan

Applicant

Kathleen Warman Warman Architecture + Design

Owner

Charles Cuda

Opes Property Management

Location 1600 N Corrington Ave

Area About 2.6 acres

Zoning M3-5 Council District 4th

County Jackson School District KCMO 110

Surrounding Land Uses

North: Office/Warehouse, zoned M3-5
South: MHC Kenworth, zoned M3-5 & M1-5
East: Vehicle Storage, zoned M3-5
West: Office/Warehouse, zoned M3-5

Major Street Plan

The Major Street Plan does not identify any streets at this location.

Land Use Plan

The Riverfront Industrial Area Plan recommends Office land uses for the subject property.

APPROVAL PROCESS

Staff Review City Plan
Commission City Council

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within any registered neighborhood or civic organizations, therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement applies to these cases and a public engagement meeting was held on March 24, 2022.

EXISTING CONDITIONS

The subject property is located on the west side of North Corrington Avenue approximately 1400 feet north of East Front Street. This building is part of a greater office complex consisting of four buildings. The building is an office building with loading docks on the back/interior side.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from District M3-5 (Manufacturing) to District M2-5 (Manufacturing) on about 3 acres generally located on the west side of North Corrington Avenue approximately 1400 feet north of East Front Street.

KEY POINTS

- The property is being rezoned to allow for a medical office to be on site that specializes in care for truck drivers.
- The M4 district does not allow for Office/Medical, though it allows for Office

PROFESSIONAL STAFF RECOMMENDATION

Docket #11 Recommendation: Approval.

CONTROLLING CASE

There is no controlling case for this property.

REZONING LOCATION



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;

This rezoning is in compliance with the Riverfront Industrial Area Plan which has a future land use of Office use for this site. Downzoning to M2-5 will allow for the site to continue to have Office uses but additionally allow for Office/Medical.

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

The nearby properties are all zoned for Manufacturing with the subject site being surrounded by M3 zoning in all directions. The building type and uses are the similar to the 3 other buildings within this office complex.

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

The physical character of the area is that of an industrial park. The subject building is designed to be an office building with rear loading docks. It is landscaped and has a brick façade. Thus, the applicant's current use of the property as office/warehousing in in line with the physical character of the area.

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 to serve the proposed medical office use.

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

The proposed use is similar to the use that occupied the building previously. Staff previously approved the interior remodel of the building due to the International Building Code not differentiating Office from Medical Office which our zoning code does. Since this was not identified at that step the applicant completed the remodel of the office. The discrepancy was identified when they applied for a business license.

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

The site is not vacant. A single-story building currently used by the applicant exists on the site.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and The approval of this application for rezoning would likely have a negligible effect, if any, on nearby properties.

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.

Staff does not believe that the denial of this request would result in any benefit to the health, safety, or welfare of the general public. If denied the applicant would have the financial burden of having paid for a remodel for a use that staff previously approved but not be able to operate.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends Approval.

Respectfully Submitted,

Matthew Barnes

Planner

Public Meeting Notice

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,

NOTICE OF APPLICATION

To whom it may concern,

This letter serves as notice of our intent to file an application with the City Planning and Development Department in the City of Kansas City, Mo. The application is for consideration of a

Permit
Preliminary plat
Development plan
Rezoning from District

to District

Project Description:

City Code Engagement Requirements:

You are receiving this letter since city code requires a public meeting be held regarding our application(s) and that all contacts associated to any registered neighborhood or civic organization whose boundaries include the project property address are notified. We are contacting you and all other registered contacts for your neighborhood organization to initiate a dialogue about a public meeting. This meeting may be hosted by your organization or ours, and we would like to discuss this with you. Please consult with your neighborhood organization and then contact us (contact information provided below) as soon as possible to discuss meeting details. After discussion, please select one member from your organization to email the City of Kansas City, Mo. at publicengagement@kcmo.org with written confirmation of who is hosting the meeting.

Name:

Email:

Phone:

Title/Role:

Company/Employer:

Representing:

If we do not receive the confirmation email-referenced above within ten calendar days, we will host the meeting ourselves. And, as a registered contact, you will be invited. Our application requires approval from the Board of Zoning Adjustment or City Council following a recommendation from the City Plan Commission. After this meeting, the City Plan Commission will hold a public hearing at City Hall. If and when our application is docketed for City Plan Commission consideration, a notice of this hearing will be mailed to all property owners within 300 feet of our project address, as well as contacts with your organization that have provided a mailing address.

Sincerely,