



CITY PLAN COMMISSION STAFF REPORT

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

April 19, 2022

Project Name Subterra

Docket #19 Request

2 - CD-CPC-2022-00043 – Rezoning without Plan.

Applicant

Steve Warger

Owner

Subterra, LLC.

Location	8610 Wilson Ave
Area	About 40 acres
Zoning	MPD
Council District	4 TH
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: zoned M1-5/ M3-5, Railroad.

South: zoned R-2.5, single family residences.

East: City of Independence, Mobile Home Court (residential).

West: Interstate 435.

Major Street Plan

There is no street identified by the City's Major Street Plan at this location. Interstate 435 is a freeway.

Land Use Plan

The Riverfront Industrial Area Plan recommends Light Industrial land use for the subject property. The proposed rezoning is consistent with the future land use recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on April 4, 2022, a summary of which is attached.

EXISTING CONDITIONS

The 40-acre site is generally located at the northeast corner of Interstate 435 and Wilson Avenue. The site has about 325 feet of frontage on Wilson Avenue with about 180 feet within the KCMO and 140 feet within the City of Independence. This acts as the main access point into the property. To the north of the site are existing active railroad tracks. There are existing single-family homes just south of the project site. The Kansas City International Academy is located on the south side of Wilson Avenue. The eastern portion is bordered by a mobile home court, which is both in Kansas City on the north and Independence, Missouri on the south.

Access to the site is via an existing driveway off Wilson Avenue in the City of Independence. The drive extends from south to north through the site about 800 feet and turns east, then curving to the north and back west, to the entrance of an underground mine. The entrance to the mine has a sealed garage door and is also fenced to prevent entry. The site has electrical service.

NEARBY DEVELOPMENTS

Kansas City International Academy is located on the south side of Wilson Street.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from District MPD (Master Planned District) to District M1-5 (Manufacturing) and US (Underground Storage).

PROFESSIONAL STAFF RECOMMENDATION

Docket #2. Recommendation: Approval without condition.

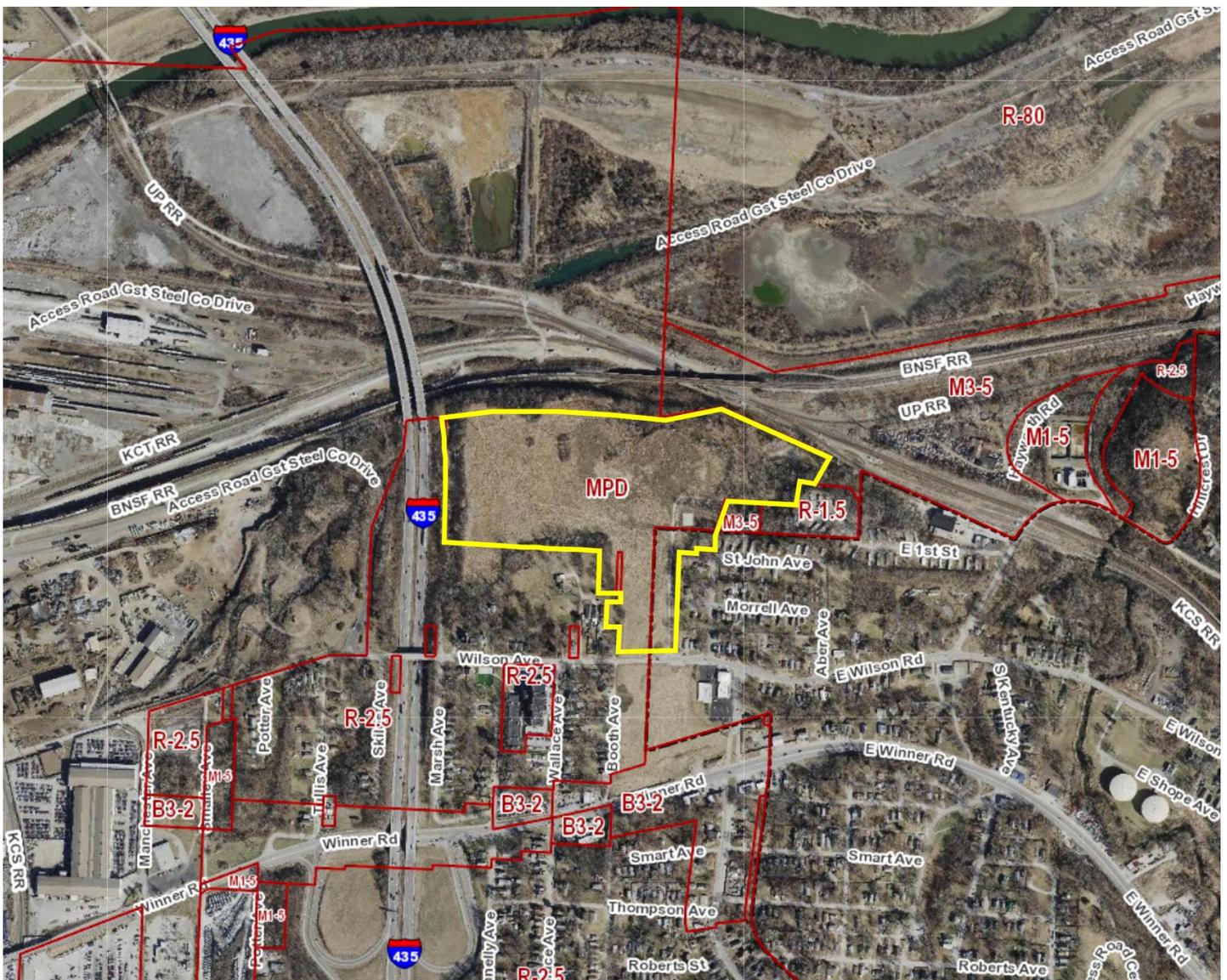
CONTROLLING CASE

Case No. 14313-MPD – Ordinance No. 120875 passed by City Council on August 7, 2012, rezoned 40 acres from Districts R-2.5 (Residential 2.5) and M 3-5 Manufacturing 3 (dash 5) to District MPD (Master Planned Development) and approved a preliminary development plan for the MOKAN Teamsters Apprenticeship Training area, which also served as a preliminary plat, in an area generally located south of Atchison, Topeka & Santa Fe Railroad, west of the Gulf Mobile Ohio Railroad, north of Wilson Avenue and Morrell Avenue and east of Marsh Avenue.

RELATED CASES

Case No. 221-S-7 – Resolution No. 120874 approved an amendment to the Blue Valley Industrial Area Plan by amending the Proposed Land Use Plan and Map on about 40 acres generally located south of Atchison, Topeka & Santa Fe Railroad, west of the Gulf Mobile Ohio Railroad, north of Wilson Avenue and Morrell Avenue and east of Marsh Avenue from Low Density Residential (1-8 Units Per Acre) to Heavy Industrial.

PROJECT LOCATION



PLAN REVIEW**Background**

Ordinance No. 120875 passed by City Council on August 7, 2012, rezoned the 40-acre tract from Districts R-2.5 (Residential 2.5) and M 3-5 Manufacturing 3 (dash 5) to District MPD (Master Planned Development) and approved a preliminary development plan for the MOKAN Teamsters Apprenticeship Training area, which also served as a preliminary plat, in an area generally located south of Atchison, Topeka & Santa Fe Railroad, west of the Gulf Mobile Ohio Railroad, north of Wilson Avenue and Morrell Avenue and east of Marsh Avenue. This plan was never implemented and the MPD rezoning lapsed thereby necessitating the need for the rezoning.

The applicant is requesting to rezone the 40-acre parcel from District MPD (Master Planned District) to District M1-5 (Manufacturing) and US (Underground Storage) since the MOKAN Teamster plan is no longer viable.

AREA PLAN:

The site is within the Riverfront Industrial Area Plan Light Industrial land use for the subject property. The proposed development plan is in conformance with the Area Plan future land use recommendation therefore an area plan amendment is not necessary. Staff is supportive of the rezoning.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO		
<i>Parkland Dedication (88-408)</i>	NO		
<i>Parking and Loading Standards (88-420)</i>	NO		
<i>Landscape and Screening Standards (88-425)</i>	NO		
<i>Outdoor Lighting Standards (88-430)</i>	NO		
<i>Sign Standards (88-445)</i>	NO		
<i>Pedestrian Standards (88-450)</i>	NO		

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 proposed zoning is consistent with the Riverfront Industrial Area Plan future land use recommendation.

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

Nearby properties are zoned a mix of residential and manufacturing.

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

This is a mixed use of existing single family homes zoned residential and manufacturing.

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

Utilities and infrastructure will be brought to City Standards when any development is proposed.

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

The current zoning designation is MPD but the proposed plan has not been implemented. The prior zoning was M3-5, so staff is supportive of the M1-5/ US zoning district.

88-515-08-F. length of time the subject property has remained vacant as zoned;
The parcels have never been developed.

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning is not expected to detrimentally affect 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.
A denial of the application will not provide any gain to the public health, safety, and welfare.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends approval without condition.

Respectfully Submitted,



Olofu Agbaji
Planner

Minutes of Meeting

Date: April 4th 2022

Time : 530 to 630 pm

Type: Zoom

A meeting was held based on invitations sent to property owners within 200 feet of the property. One couple Rosie and Bob Hoover joined the meeting. Their address is 3365 BLUE RIDGE BLVD INDEPENDENCE, MO 64052.

Steve Warger presented the existing conditions and zoning and explained the purpose of the rezoning to a zoning without plan to an industrial use on the surface and underground space. Neither had comments.

We told them as stated in our meeting notice that we would be available from 530 to 615 pm on Tuesday evening April 5th 2022.

No one else joined the meeting.

Date: April 4th 2022

Time : 530 to 630 pm

Type: at Location

Per our invitation we held a second meeting at the site location. This meeting was to allow persons who may not have the zoom access to participate. Mr. Bob Hoover showed up for this meeting and was interested if any of the property along the east side was available for purchase. We told him not at this time but would let him know if things changed.

No one else showed up at the site.

Respectfully submitted

Steven M Warger

