



CITY PLAN COMMISSION STAFF REPORT

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

07/17/2024

Project Name
Russell Stover Candies

Docket #6

Request
CD-CPC-2024-00050

Applicant & Owner
Christi Jones
Russell Stover Candies

Location 4900 Oak St
Area About 2 Acres
Zoning R-0.5
Council District 6
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Brush Creek Greenway
South: Institutional, zoned R-0.5
East: Commercial, zoned O-3
West: KC Streetcar ROW

KC Spirit Playbook Alignment
N/A

Land Use Plan

The Midtown/Plaza Area Plan recommends Office (future land use) for this location.

Major Street Plan

Oak St, in this section, is not identified in the City's Major Street Plan.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 4/10/2024. Scheduling deviations from 2024 Cycle 5.2 have occurred.

- Public engagement requirement.
- Applicant requested a date for CPC meeting attendance.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the South Plaza Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 7/2/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

An office building occupies the existing site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning to O-3 so the zoning district reflects the existing conditions.

PROFESSIONAL STAFF RECOMMENDATION

Docket #6 Recommendation
Approval

CONTROLLING + RELATED CASES

CD-AA-2023-00085: APPROVED SUBJECT TO CONDITIONS

A request to approve a temporary use permit for the Russel Stover 100th Anniversary event to include signage and other features depicted on the approved plans for a period not to exceed one year on about 1 acre generally located at 4900 Oak St.

Condition 1 – TUP expires 365 days from the date of approval (3/20/2023). *3/20/2024 expiration date

Condition 2 – Any signs or features placed in the right-of-way may require consent/permitting from the Parks Department and/or Public Works Department. It is the applicant's responsibility to obtain separate consent/permitting.

Condition 3 – Approved use/signs are attached to plans (CD-AA-2023-00085).

CD-BZA-2023-00022: APPROVED SUBJECT TO CONDITIONS

A request to approve a sign variance for a monument sign in a Residential Zoning District on about 2 acres generally located at 4900 Oak St, plus any other necessary variances.

Condition 1 – The monument sign approved in CD-BZA-2023-00022 is permitted for 18 months from the date of this disposition letter (3/17/2023). *sign must be removed 9/17/2024

4038A3: APPROVED

A: A variance to the maximum allowed area of a wall sign in a residential district in the amount of 148 sq ft, to allow for the installation of a new wall sign (Volker façade).

B: A variance to the maximum allowed area of a wall sign in a residential district in the amount of 148 sq ft, to allow for the installation of a new wall sign (Oak façade).

C: A variance to allow a wall sign on a façade without a public entrance, to allow for the installation of a new wall sign (Volker façade).

Condition 1 – Sign lighting must be turned off at 1 am.

PLAN REVIEW

Considering the case history detailed above, the applicant is seeking to rezone the subject site from R-0.5 to O-3 so the zoning district reflects existing conditions.

PLAN ANALYSIS

Residential, Commercial, or Industrial Lot and Building (88-110), Use- Specific (88-300), and Development Standards (88-400)

**indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Lot and Building Standards	No	-	-
Accessory or Use- Specific Standards (88-305 – 385)	No	-	-

Boulevard and Parkway Standards (88-323)	No	-	-
Parkland Dedication (88-408)	No	-	-
Tree Preservation and Protection (88-424)	No	-	-
Parking and Loading Standards (88-420)	No	-	-
Landscape and Screening Standards (88-425)	No	-	-
Outdoor Lighting Standards (88-430)	No	-	-
Sign Standards (88-445)	No	-	-
Pedestrian Standards (88-450)	No	-	-

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 proposed amendment is in conformance with adopted plans and planning policies. AN

B. Zoning and use of nearby property;

There is a property zoned O-3 across the street from the subject site. AN

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

The surrounding area consists of the UMKC campus and an office building. Major corridors also are to the north and west. AN

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

Adequate public facilities and services are connected to the site. AN

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

The existing zoning regulations do not prevent the current tenant from operating. AN

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

N/A

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

Rezoning the site will not detrimentally affect nearby properties. AN

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 property owner gains zoning and development "privileges" attached to non-residential zoning districts, such as signage regulations. If the building is ever demolished, new development will comply with O-3 use and building standards, which is similar to the property adjacent to the subject site. AN

ATTACHMENTS

1. Conditions Report [N/A]
2. Applicants Submittal [none]
3. Public Engagement Materials
4. Additional documents, if applicable [none]
5. KC Spirit Alignment (N/A)

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** as stated in the conditions report.

Respectfully Submitted,

Ahnna Nanoski, AICP
Planning Supervisor

Public Meeting Notice

Please join Russell Stover Chocolates

for a meeting about a correction to the zoning designation for the Stover office building.

case number CD-CPC-2024-00050

proposed for the following address: 4900 Oak Street

Kansas City, Missouri 64112

Meeting Date: July 2, 2024

Meeting Time: 8:00 a.m.

Meeting Location: Virtual - Dial +1 347-774-4962 Code 977214646# OR
Msft. Teams Meeting ID: 392 260 238 231 Passcode q4WE8T

Project Description:

Application to correct office zoning designation from Residential to Commercial.

The use and purpose of the building remains unchanged.

If you have any questions, please contact:

Name: Jim Kissinger

Phone: 9135933421

Email: Jim.kissinger@rstover.com

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,

Jim Kissinger, Vice President Human Resources, Russell Stover Chocolates



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00050

Meeting Date: 7-2-24

Meeting Location: Virtual - Dial in by phone 1 347-774-4962 ID: 977 214 646#

Meeting Time (include start and end time): 8:00 am start, 8:30 am end

Additional Comments (optional):

Agenda:

- Explanation of Rezoning Project
- Answer any posed questions