



CITY PLAN COMMISSION STAFF REPORT

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

December 18, 2024

Project Name

6430 N. Cosby Rezoning

Docket # 10.1 & 10.2

Request

CD-CPC-2024-00175
Rezoning without Plan

CD-CPC-2024-00176
Development Plan – Non-residential

Applicant

John Lazenby

Owner

NBH Bank

Location	6430 N. Cosby Avenue
Area	About 1.5 Acres
Zoning	B1-1
Council District	2 nd
County	Platte
School District	Park Hill

Surrounding Land Uses

North: Residential, zoned R-5
South: Commercial, zoned B1-1
East: Commercial, zoned B2-2
West: Residential, zoned R-1.5

KC Spirit Playbook Alignment

Likely

Land Use Plan

The Line Creek Valley Area Plan recommends Future Mixed Use Community for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan

N. Cosby Avenue and NW 64th Terrace are not identified on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning without plan from B1-1 to B2-1 and an amendment to a previously approved development plan to allow for animal services, veterinary.

PROJECT TIMELINE

The application for the subject request was filed on 11/7/2024. No scheduling deviations from 2024 Cycle 12.2 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 12/5/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The 1.5 acre site was previously a bank with a drive-through facility.

CONTROLLING + RELATED CASES

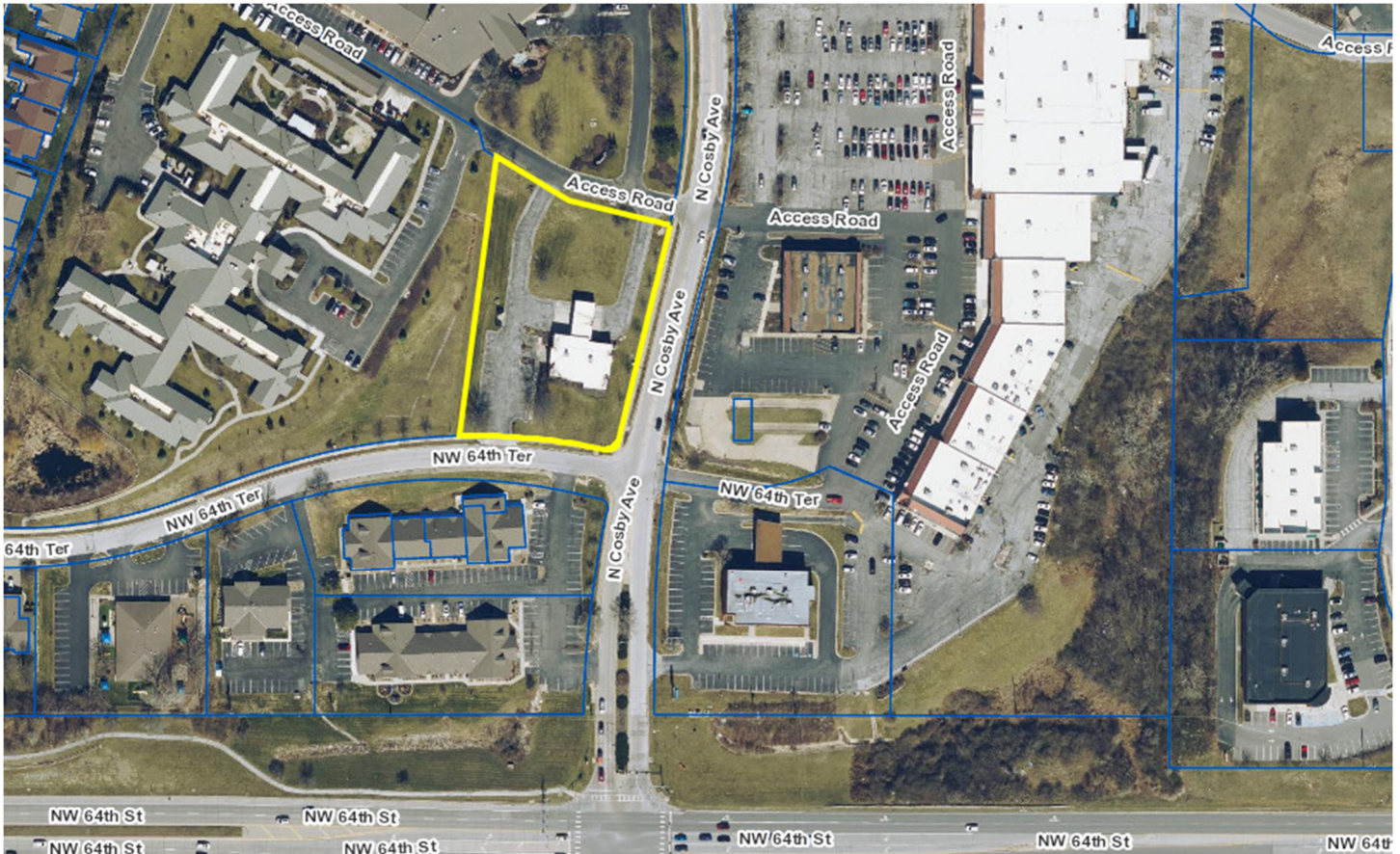
Case No 6576-CP-10 – On April 5, 1988, the City Plan Commission approved a final plan in District CP-1 for the construction of a 3,500 square foot savings and loan building.

Case No 6576-CP-8 – Ordinance 61902, passed January 14, 1988, approved the rezoning of approximately 5.64 acres from District R-2a to District CP-1 and approved a development plan for offices and a savings and loan.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

10.1	APPROVAL
10.2	APPROVAL WITH CONDITIONS

Vicinity Map**PLAN REVIEW**

The applicant is proposing to repurpose the existing structure, which was previously a bank, into a veterinary office which includes boarding as an accessory use. The animal services use requires the applicant to apply for a rezoning from District B1-1 to District B2-1 as well as a major amendment to the previously approved development plan which only permitted a bank on the subject property. The applicant is not proposing any changes to the existing parking area, curb cuts or major changes to the exterior of the existing building. The applicant will be required to submit building plans to renovate the structure from a bank to a veterinary office.

PLAN ANALYSIS

The current controlling plan was last amended in 2009 to allow the creation of one lot and allow the construction of an assisted living facility containing a total of 141 units directly west of the subject property. The veterinary office will be required to comply with the Animal Service standards in 88-315 of the Zoning and Development Code. Section 315 states, "There may be no noise disturbance across property lines into any residential district exceeding 60 dB(A) between the hours of 7 a.m. and 10 p.m. and 55 dB(A) between the hours of 10 p.m. and 7 a.m." The applicant has stated that the principal use will be a veterinary office but will also include some boarding. Staff believe this is an excellent reuse of an existing structure and provides an amenity for neighboring residents. Staff believes the structure is located far enough away from the surrounding residential developments that noises from the animal services will not be a negative impact.

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 rezoning is in compliance with the Line Creek Valley Area Plan and KC Spirit Playbook. The area plan recommends low intensity uses, such as the proposed veterinary use. The KC Spirit Playbook supports repurposing existing vacant buildings.

B. Zoning and use of nearby property;

There is commercial zoning (B zoning district) and high density (R-1.5 zoning district) adjacent to the subject property.

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

The subject property is approximately 400 feet north of NW 64th Street and within close proximity of several large commercial shopping centers.

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

The existing building is currently served by public facilities.

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

The subject property is suitable to be used for animal services, more specifically a veterinary office because it can provide a service for nearby residents.

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

The subject property has been vacant since 2023.

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

The rezoning from B1-1 to B2-1 will not detrimentally affect nearby properties due the existing building being located nearly 300 feet away from the nearest residential unit to the north and west. The applicant is not proposing any exterior changes to the existing site or expansion of the parking area or drive-through lanes.

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.

Denial of the application would result in a vacant building which can contribute to negative activity within the area.

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

- A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**
The proposed rezoning is in compliance with the Line Creek Valley Area Plan and KC Spirit Playbook. The area plan recommends low intensity uses, such as the proposed veterinary use. The KC Spirit Playbook supports repurposing existing vacant buildings.
- B. The proposed use must be allowed in the district in which it is located;**
The applicant is requesting to rezone the subject property from B1-1 to B2-1 to allow for a veterinary office.
- C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**
The existing vehicular ingress and egress to and from the site provides for safe, efficient, and convenient movement of traffic.
- D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
The applicant is not proposing any exterior changes to the site that would negatively impact pedestrian and bicycle movement.
- E. The plan must provide for adequate utilities based on City standards for the particular development proposed.**
The site is currently served by existing utilities.
- F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.**
The applicant is not proposing changes to the existing building. Signage has not been reviewed with this submittal however, the applicant will be required to submit a sign permit in compliance with the Zoning and Development Code.

The animal boarding use will be located within the existing building. Outdoor space for the animals to play (if any) will be limited to regular business hours.
- G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.**
The applicant is not proposing any exterior changes to the subject property.

- H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.**

The applicant is not expanding the existing vehicular use area.

- I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

No trees will be removed.

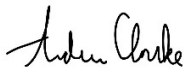
ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommend **APPROVAL** for CD-CPC-2024-00175 (rezoning) and **APPROVAL WITH CONDITIONS** for CD-CPC-2024-00176 (major amendment) as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Lead Planner



Plan Conditions

Report Date: December 12, 2024

Case Number: CD-CPC-2024-00176

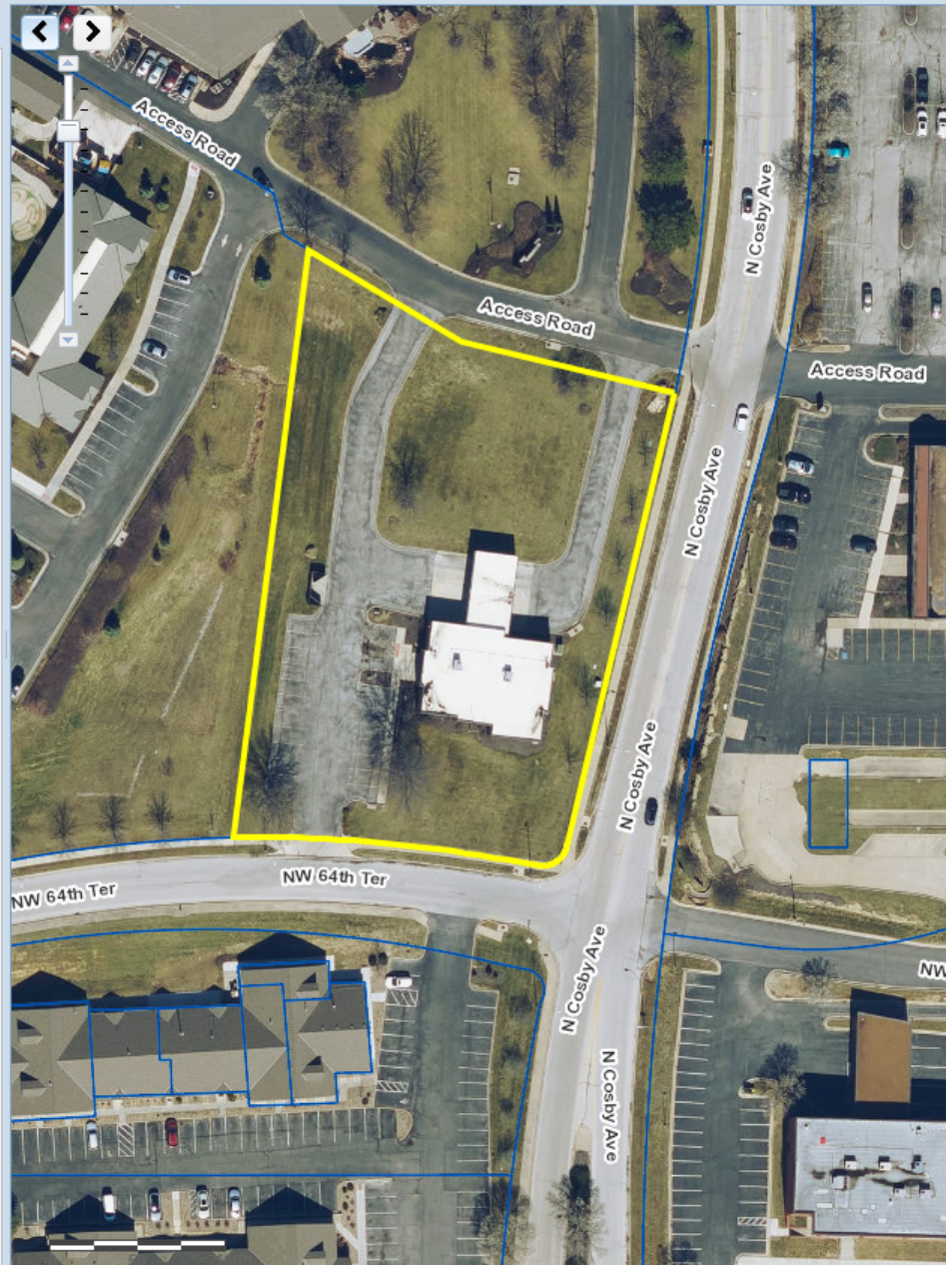
Project: 6430 N. Cosby Rezoning

Condition(s) by City Planning and Development Department. Contact Andrew Clarke at (816) 513-8821 / Andrew.Clarke@kcmo.org with questions.

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.

[Search/Tools](#)[Results](#)[Print Map](#)[Download](#)[< Back to search tools](#)**Parcel Data****Parcel Notification**

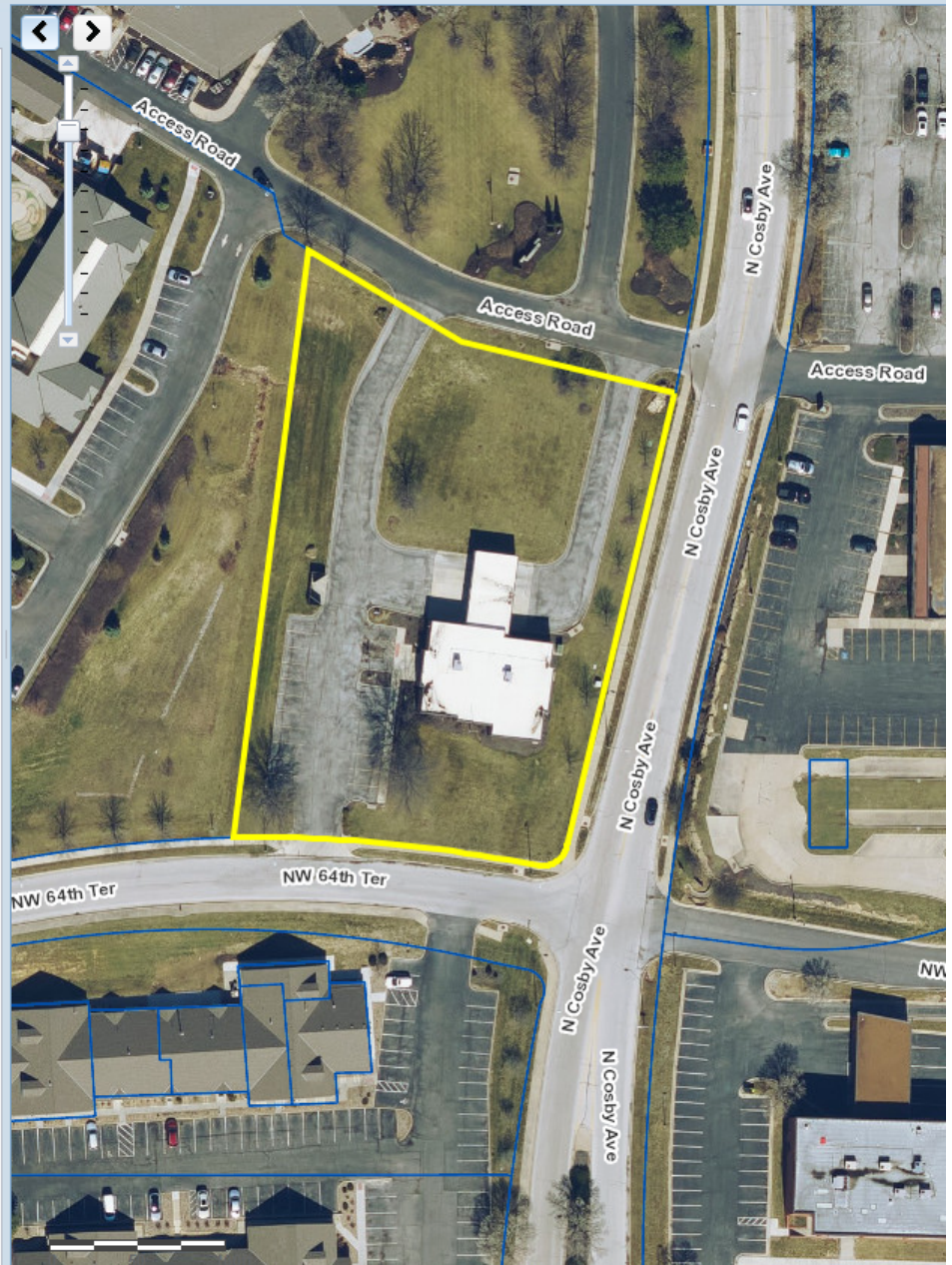
Council District:	2nd
Trash Day:	Thursday (North)
Neighborhood & Homes Associations	
Patrol Division:	North
Show Special Assessments	
Census Neighborhood:	Hawthorne And Picture Hills
School District:	PARK HILL
Park District:	North
PW Maint District:	D1
Impact Fee Zone:	E
Water Inspector Route:	1
MFS Servicer Route:	3
EDC Territory:	North
Zoning:	B1-1, R-1.5
Assessment Effective Date:	8/22/2014
Assessed Land:	98,272
Assessed Improve:	104,464
Exempt Land:	0
Exempt Improve:	0
Current Land Use:	2100 - Commercial (Non-Office)
Future Land Use:	
Square Feet:	61,911.592
Acres:	1.421
Perimeter:	1,042.302
PLSS:	n335119
Legal Description: LOT 1 WEXFORD PLACE FOURTH PLAT	



- The existing zoning: B1-1 / R-1.5
- The proposed zoning: B2-1
- The proposed use: Animal Services, Veterinary
- Existing Parking Stalls: Total #21
- Total Parking Stalls Required: 2.5 per 1,000 square feet

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Census Neighborhood:	Hawthorne And Picture Hills
School District:	PARK HILL
Park District:	North
PW Maint District:	D1
Impact Fee Zone:	E
Water Inspector Route:	1
MFS Servicer Route:	3
EDC Territory:	North
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Public Meeting Notice

Please join: JOHN LAZENBY and NATE PRATHER

for a meeting about: REZONING FROM B1-2 to B2-1

Case number: CD-CPC-2024-00175

Proposed for the following address: 6430 N Cosby Ave. Kansas City, MO

Meeting Date: 12/5/2024

Meeting Time: 5:30pm

Meeting Location: Nathan Prather is inviting you to a scheduled Zoom meeting.

Topic: Public Meeting Notice for 6430 N Cosby Ave Kansas City, MO 64151

Time: Dec 5, 2024, 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84309466109?pwd=htHvHI5lcXiTWCwMcRgfrSBtIAWhcP.1>

Meeting ID: 843 0946 6109

Passcode: 607953

One tap mobile

+13052241968,,84309466109#,,,,*607953# US

+13092053325,,84309466109#,,,,*607953# US

Dial by your location

• +1 312 626 6799 US (Chicago)

Meeting ID: 843 0946 6109

Passcode: 607953

Find your local number: <https://us06web.zoom.us/j/84309466109?pwd=htHvHI5lcXiTWCwMcRgfrSBtIAWhcP.1>

Project Description: Rezoning to allow veterinary clinic at proposed address

If you have any questions, please contact:

Name: Nate Prather

Phone: (816) 217-8023

Email: ntprather@opescre.com

You are receiving this notice in accordance with the 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,

Nathan Prather

Opes Commercial Real Estate

Office: (816) 268-4483

Cell: (816) 217-8023