

KANSAS CITY MISSOURI

Zoning Map Amendment (Rezoning)

CD-CPC-2024-00105

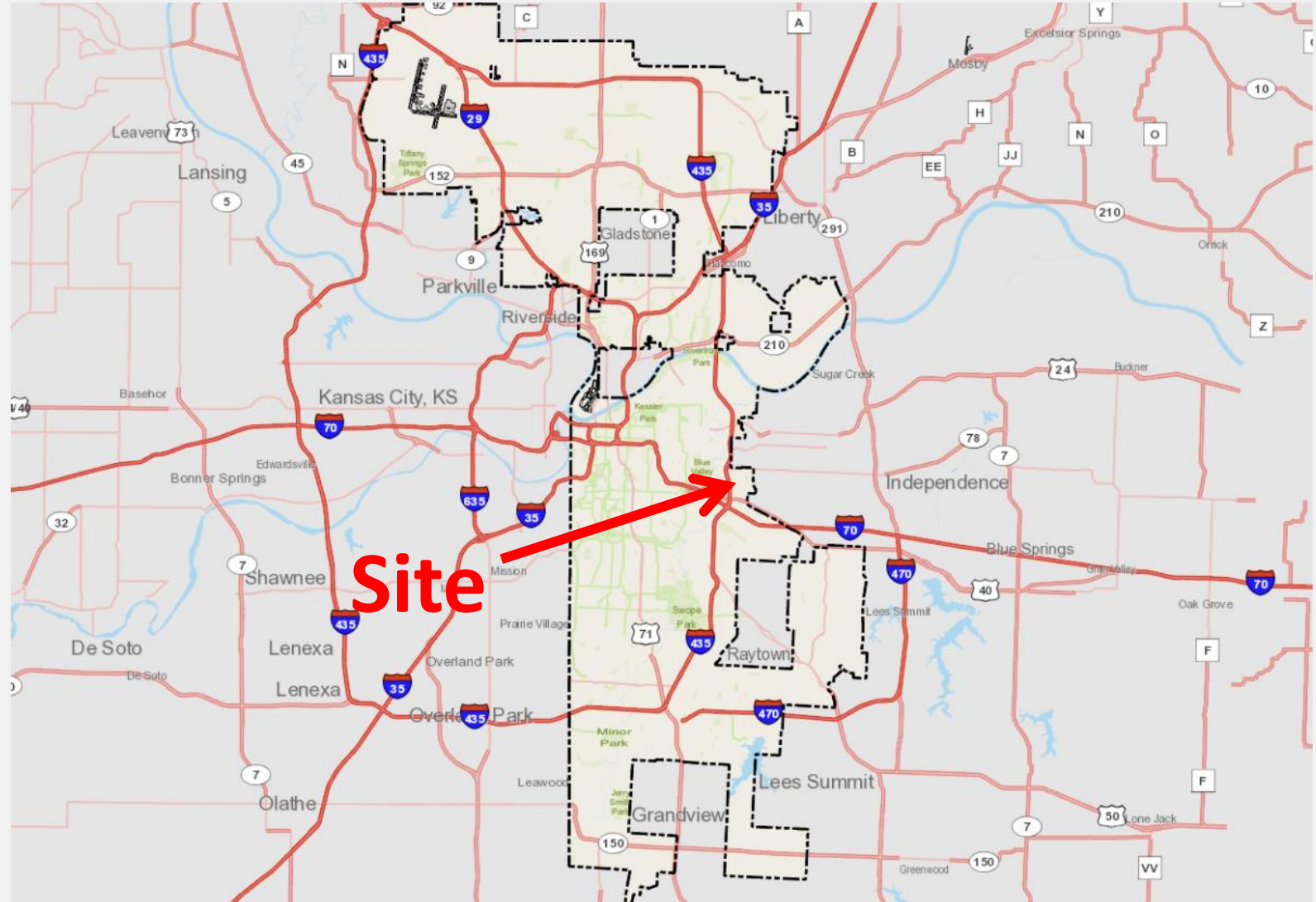
May Technologies Rezoning

February 5, 2025

City Plan Commission



Location

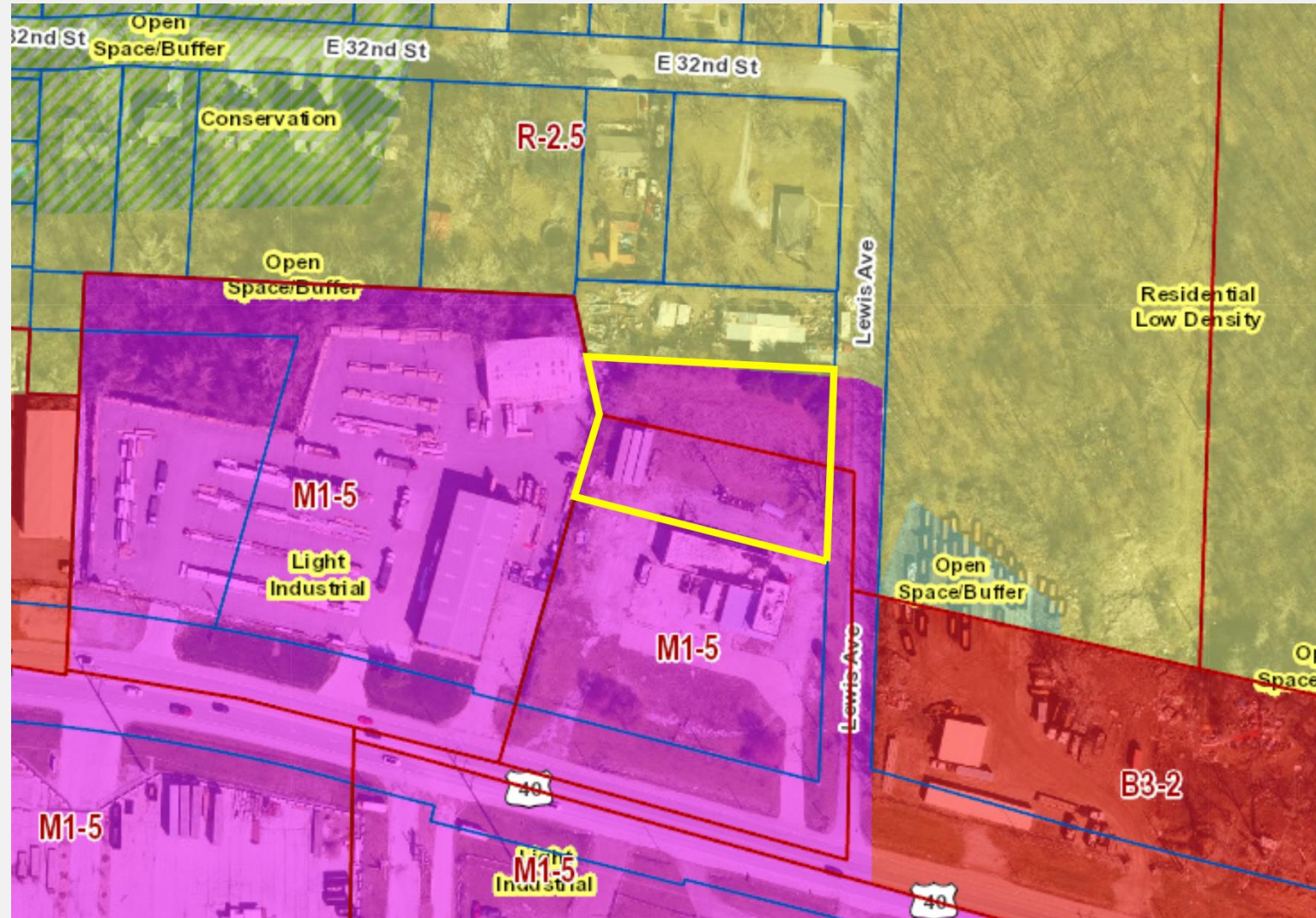






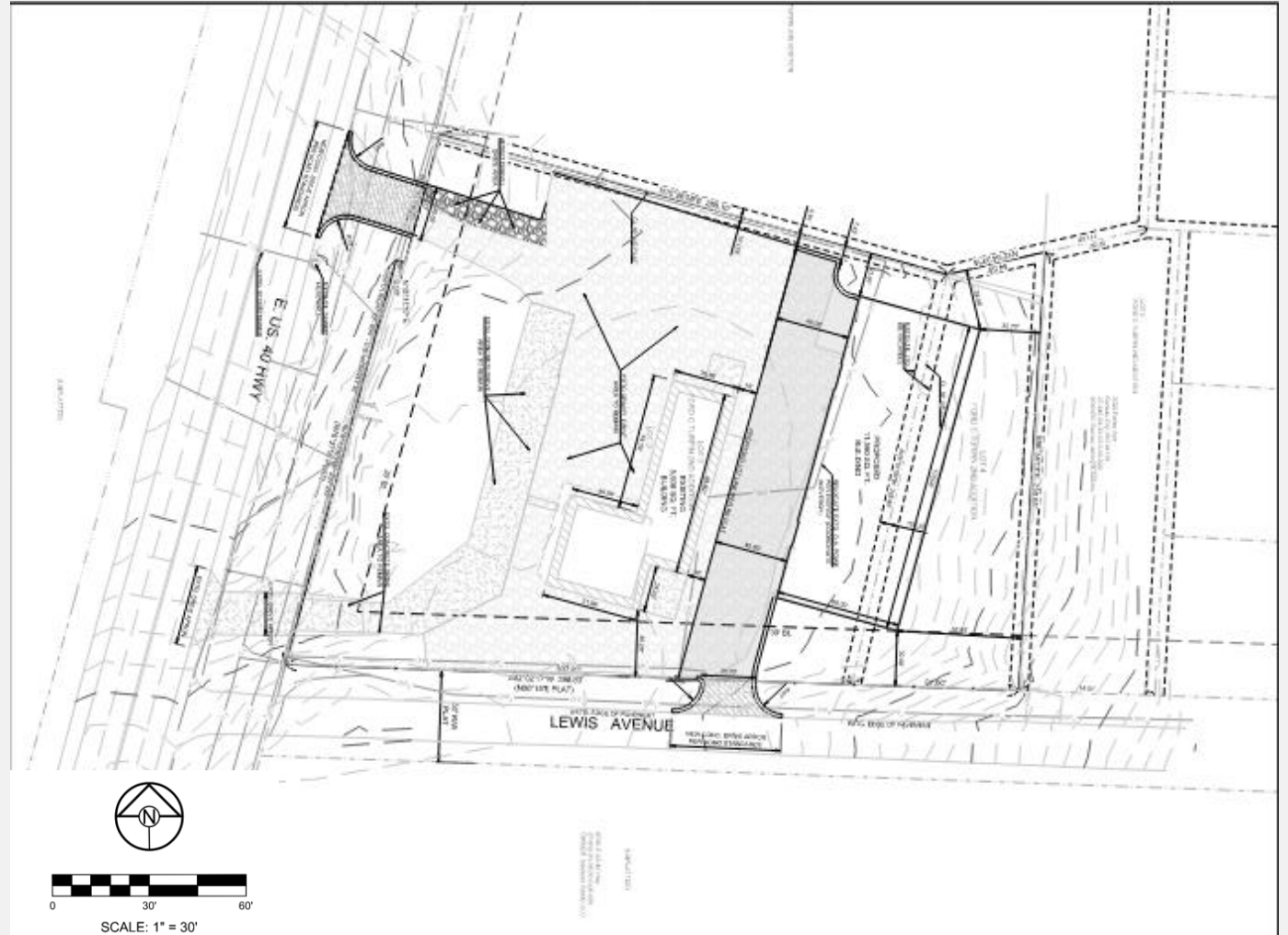
Future Land Use

- Future Land Use:
 - Light Industrial
- Blue Ridge Area Plan Recommendation:
 - M1 Zoning District



Key Notes

- Roughly 1 acre
- Proposed rezoning from R-2.5 to M1-5
- Allow for the expansion of May Technologies
- Matches the Blue Ridge Area Plan recommendation





View looking northwest on East US Highway 40 and Lewis Avenue



View looking west on Lewis Avenue

Review Criteria 88-515-08

a. Conformance with The KC Spirit Playbook, KCI Area Plan and other relevant adopted policies;

The Blue Ridge Area Plan recommends light industrial use at this site which corresponds with the proposed use. The requested rezoning is consistent with the area plan; an area plan amendment to the Blue Ridge Area Plan is not required.

b. The zoning and use of nearby property;

To the north is a residential neighborhood known as the Ford C Turpin 2nd Addition, zoned R-2.5. To the south is an outdoor warehousing operation which was previously a drive-in movie theatre, zoned M1-5. To the east, is a storage container rental service, zoned B3-2. To the west, is a contractor's garage, Deck Supply zoned M1-5.

c. The physical character of the area in which the subject property is located;

The physical character of the area is relatively flat. The site is a mix of native grasses and gravel. The East US 40 Highway corridor is primarily industrial uses.

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

Public facilities and services are adequate to serve the site for future development.

e. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The subject property is currently undeveloped, and is not suitable for the existing zoning it is restricted to. Staff would not suggest building residential uses this close to an industrial corridor.

f. The length of time the subject property has remained vacant as zoned;

The property became a vacant lot in 2024 after recording a minor subdivision lot split. It was previously joined with the southern lot.

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

The rezoning will not be a detriment if the proposed development is designed properly. The applicant will need to work with City Staff to ensure that there is an adequate landscape buffer from the northern properties that are zoned residential.

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 would be a hardship for the applicant. The majority of the applicant's lot is zoned industrial. Creating a consistent zoning district for the entirety of the lot would not impose on public health, safety or welfare.

Staff Recommendation

Approval without conditions