



CITY PLAN COMMISSION STAFF REPORT

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

February 5, 2025

Project Name

May Technologies Rezoning

Docket #5**Request**

CD-CPC-2024-00105
Rezoning without Plan

Applicant

George Bukaty
George Bukaty & Co. Inc.

Owner

Steve May
MTM Properties

Location 3312 Lewis Ave
Area About 0.9 Acres
Zoning R-2.5/M1-5
Council District 3rd
County Jackson
School District Kansas City

Surrounding Land Uses

North: Residential, zoned R-2.5
South: Industrial, zoned M1-5
East: Industrial, zoned M1-5
West: Industrial, zoned B3-2

KC Spirit Playbook Alignment

CD-CPC-2024-00104: Medium

Land Use Plan

The Blue Ridge Area Plan recommends Future Light Industrial uses for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan

Lewis Avenue is not identified on the City's Major Street Plan. However, East US 40 Hwy is identified as a thoroughfare.

APPROVAL PROCESS**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a rezoning without plan from district R-2.5 (Residential) to district M1-5 (Manufacturing) on about 0.9 acres generally located at the northwest corner of Lewis Avenue and East US 40 Highway to create consistent zoning throughout the lot and facilitate future warehouse construction.

PROJECT TIMELINE

The application for the subject request was filed on 7/25/2024. Scheduling deviations from 2024 Cycle 9.2 have occurred due to processing and recording a minor subdivision lot split on the lot prior to proceeding with the rezoning.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Western Blue Township Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on January 27, 2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently an undeveloped platted lot. The lot was recently subdivided by the applicant so the lot can be developed. There is a mix of native grasses and gravel. There are no curb cuts on the site as the site primarily is accessed through the southern lot.

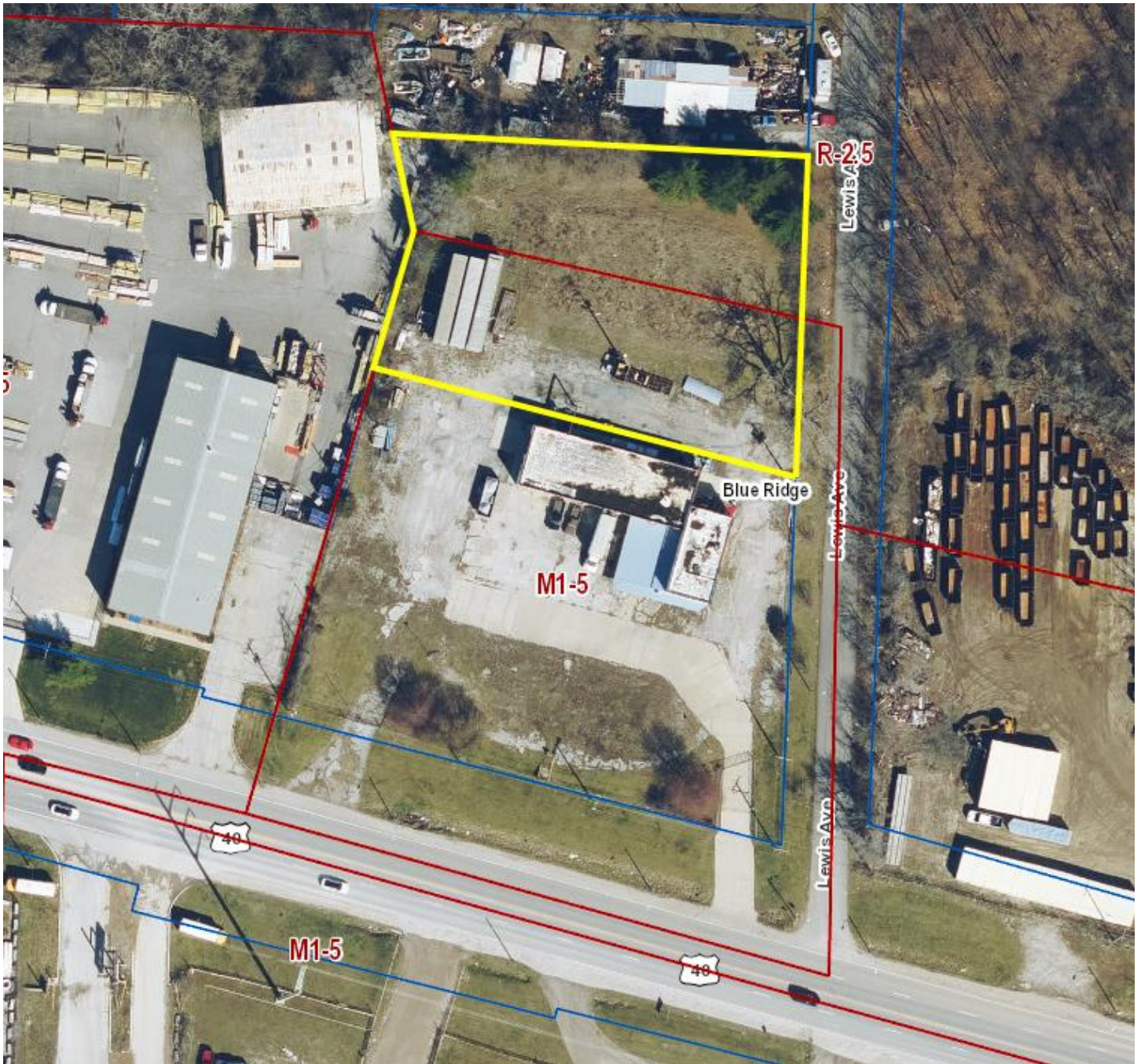
CONTROLLING + RELATED CASES

Minor Subdivision case and when it was approved.

PROFESSIONAL STAFF RECOMMENDATION

Docket #5 Recommendation: Approval

Vicinity Map –



PLAN REVIEW

The subject property is currently split zoned; the applicant is proposing to rezone the subject property from district R-2.5 (Residential) to district M1-5 (Manufacturing). The applicant has requested a rezoning to allow for the construction of a warehouse on the property, an expansion of May Technologies to the south. The majority of the lot is zoned M1-5, as seen on the map above. The rezoning will create a consistent zoning district throughout the lot. The future land use at this location is light industrial; no area plan amendment is required.

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 Blue Ridge Area Plan recommends light industrial uses 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.

The Long Range Planning division stated, *"The proposed rezoning will align the parcel in question with the future land use designation of light industrial. The M1 zoning and light industrial designation allows for indoor-dominant industrial uses, with some truck traffic for deliveries. The Blue Ridge Area Plan identifies a subarea immediately west of the property as a commercial and neighborhood-serving mixed-use node, however the subject property is not within this subarea. Any proposed development and expansion should utilize access from 40 Highway and Lewis Avenue should not be used for vehicular access to the site due to the unimproved nature of the street."* – Jonathan Feverston

B. 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. 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. Suitability of the subject property for the use 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. 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.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

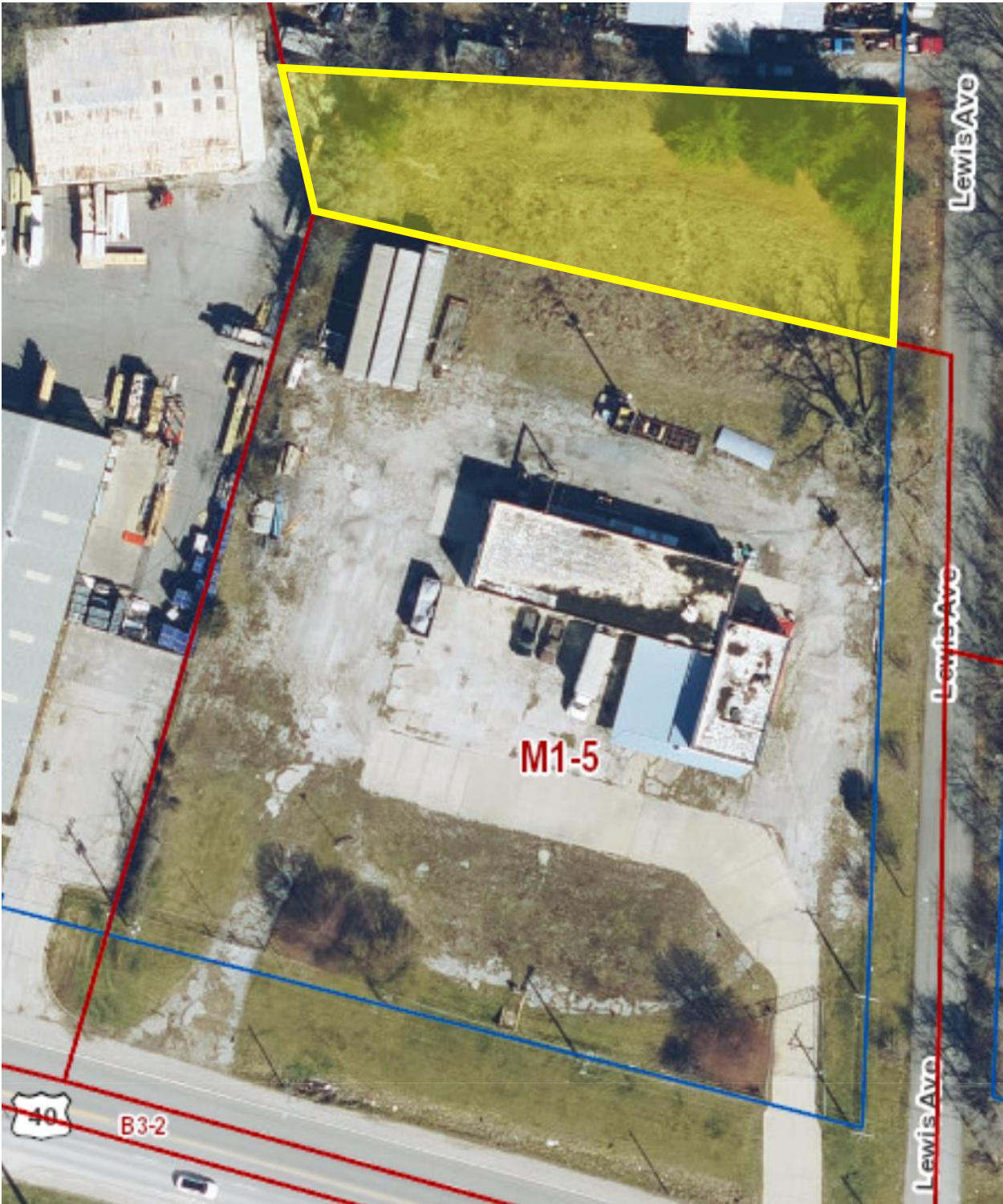
City staff recommends **Approval** as stated in the conditions report.

Respectfully Submitted,



Justin Smith
Planner

Rezoning Exhibit (3312 Lewis Avenue)



RE: CD-CPC-2024-00105

January 29, 2025

Dear Justin,

The required letters of invitation to a public meeting were mailed to the neighboring property owners by Certified Mail on January 1, 2025. I received no replies. I held the meeting at V's Restaurant on US 40 Hwy at 5:00 pm in a reserved room. I waited until 6:00 pm and no one attended or sent any comments.

Sincerely,

George E Bukaty

Agent



MTM Properties LLC

Attending:

