



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

10/16/2024

**Project Name**  
11530 NW Prairie Road Rezoning

**Docket #10**

**Request**  
CD-CPC-2024-00117  
Rezoning without plan

**Applicant**  
Neel Patel  
Trueparkings KC LLC

**Owner**  
Parkingexpert KC LLC

Location 11530 NW Prairie View Road  
Area About 10.75 Acres  
Zoning B3-3  
Council District 1<sup>st</sup>  
County Platte  
School District Park Hill

**Surrounding Land Uses**  
**North:** Undeveloped, zoned KCIA  
**South:** Commercial, zoned B3-3  
**East:** Interstate-29, zoned AG-R  
**West:** Undeveloped, zoned KCIA

**Land Use Plan**  
The KCI Area Plan recommends Commercial/Industrial for this location. The proposed rezoning aligns with this designation. See Criteria A for more information.

**Major Street Plan**  
This section of NW Prairie View Road is 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 district B3-3 (Commercial) to M1-2 (Manufacturing).

## PROJECT TIMELINE

The application for the subject request was filed on 08/22/2024. Scheduling deviations from 2024 Cycle 10.1 have occurred to allow for the applicant to conduct a public engagement meeting compliant with the Zoning and Development Code.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is not located within a registered neighborhood or homes association.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/04/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

## EXISTING CONDITIONS

The subject property has three existing structures, one principal and two accessory buildings. Most of the site is paved. There are two curb cuts accessing the site off of NW Prairieview Road.

## CONTROLLING + RELATED CASES

None

## PROFESSIONAL STAFF RECOMMENDATION

Docket #10 Approval

**VICINITY MAP**



**PLAN REVIEW**

No plan submittal is required for this application type. The applicant does not have specific plans for the property at this time. The M1-2 district allows for industrial uses that are of interest (auto-oriented) to the applicant and provides safety measures and requires entitlement for uses that might raise concerns for the wider community.

**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 complies with the future land use designation.

The Future Land Use for the area is "Commercial and Industrial" which supports "light industrial" uses along the I-29 corridor and aligns well with the proposed M-1-2 zoning."

**B. Zoning and use of nearby property;**

The surrounding properties are used commercially, and are zoned KCIA and B3-3, which are mainly commercial districts.

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

The subject property is surrounded on two sides (north and west) with undeveloped parcels, with an airport valet parking service to the south, NW Prairieview Road/I-29 and commercial uses to the east.

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

Public facilities will be adequate to serve development allowed by the rezoning request and will be reviewed during any future entitlement requirements.

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

The subject property has been used for outdoor storage/parking in compliance with Chapter 80, the previous zoning code, and has been in continuous use since the adoption of Chapter 88. The property is well suited for the uses of the B-3 district, despite the outdoor storage/parking use no longer being allowed in the Chapter 88 zoning district. The use and zoning of the surrounding properties are similar and the proximity of the site to the KCI Airport supports the existing use.

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

The subject property has not recently been vacant and has been used commercially for at least 20 years.

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

The rezoning will not have a detrimental effect on nearby properties. Any future changes to the use will require review and approval by the City and the appropriate board/commission.

**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.**

Should the rezoning be denied the property would most likely remain in the current use of outdoor storage/parking or be vacated.

**ATTACHMENTS**

- 1. Public Engagement Materials

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval**.

Respectfully Submitted,



Larisa Chambi, AICP  
Planning Supervisor







CITY OF  
KANSAS CITY,  
MISSOURI

# CITY PLANNING & DEVELOPMENT

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## Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Started at 7:55AM and We waited till 8:20AM. Not one showed up to the public meeting 2 screen shot of the meeting including date and time is provided.