

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2019-00150

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Ordinance Number

Brief Title

A request to approve a rezoning application in Districts B3-2 and M1-5 from Districts B3-2 (Community Business 3-2) and M1-5 (Manufacturing 1-5) to District B4-2 (Heavy Business/Commercial 4-2).

Details

Location: 8625 Troost Ave, or generally located at southeast of the intersection of E 85th St and Troost Ave

Reason for Legislation: Rezoning applications require Council approval.

At its October 15, 2019 meeting, the City Plan Commission recommended approval of CD-CPC-2019-00150.

EXISTING CONDITIONS:

The site is currently split zoned with B3-2 along the front 1/3rd and M1-5 for the remaining rear (west) 2/3rds of the property.

PLAN REVIEW/ ANALYSIS:

Rezoning Analysis:

The applicant desires to rezone the property to unify the property with a consistent zoning designation, and to have consistent applicable zoning regulations that fit the character of the area. The applicant is proposing to renovate the existing building with a small addition to the rear for a food preparation service business. The proposed use falls within the "Manufacturing, Production and Industrial Service" specifically subcategory of "Artisan - Artisanal Food and Beverage Manufacturing". This use requires a Special Use Permit in the B3 zoning district, but is permitted by right in the M1 zoning district.

By rezoning the property to B4 allows for a consistent application of the City's Zoning and Development Code. The proposed use is allowed by right in the B4 zoning district and moves the property closer into conformance with the recommend land use of the Red Bridge Area Plan (see area plan analysis section below).

Area Plan Analysis:

The Red Bridge Area Plan was adopted on March 2, 2017, by Resolution No. 170125. The area plan recommends a land use of "Commercial" for this site, with some light industrial land use recommendations further to the south and west. The commercial land use category is "Primarily intended to accommodate "heavier" commercial activities and / or operations that

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	5 th District (Barnes, Parks-Shaw)
Applicants / Proponents	Applicant Chris Woods 8509 W 145th Terrace Overland Park, KS 66223 City Department City Planning & Development Other
Opponents	Groups or Individuals
	Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 10-15-19 By Archie, Baker-Hughes, Crowl, Henderson, Macy, May <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken
	<input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass
	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass

are not found in or compatible with mixed-use neighborhood oriented environments. Included are large-scale commercial developments targeted in designated areas along major arterials. This land use classification generally corresponds with the “B3” and “B4” zoning category within the zoning ordinance.”

This proposal seeks to unify the zoning classification of property and move the property closer into conformance with the recommended land uses of the Area Plan; therefore a companion area plan amendment application is not required.

RECOMMENDATION:

The City Planning and Development Department staff recommends that Case No. CD-CPC-2019-00150 be **approved** based on the application, plans, and documents provided for review prior to the hearing without conditions.

See City Plan Commission Staff report for more information.

Policy or Program Change	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Operational Impact Assessment	n/a

Finances

Cost & Revenue Projections – Including Indirect Costs	n/a
Financial Impact	n/a
Funding Source(s) and	n/a

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Appropriation Account Codes	

Fact Sheet Prepared By: Christopher Hughey, AICP Staff Planner	Date: 10/22/2019	Initial Application Filed: August 16, 2019
Reviewed By: Joseph Rexwinkle, AICP Division Manager Development Management	Date: 10/22/2019	City Plan Commission: October 15, 2019 Revised Plans Filed: n/a
Reference Numbers: Case No. CD-CPC-2019-00150		