



CITY PLAN COMMISSION STAFF REPORT

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

January 23, 2024

Project Name
4000 NW 80th Street Rezoning

Docket # 3

Request
CD-CPC-2023-00177
Rezoning without Plan

Applicant
Justin Burton

Owner
Justin Burton

Location 4000 NW 80th Street
Area About 7 acres
Zoning R-5
Council District 2nd
County Platte
School District Platte County R-III

Surrounding Land Uses

North: Residential, zoned R-5
South: Residential, zoned R-80
East: Undeveloped, zoned R-1.5
West: Residential, zoned R-80/R-7.5

Major Street Plan

NW 80th Street is not identified on the City's Major Street Plan.

Land Use Plan

The Line Creek Valley Area Plan recommends park for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 12/08/2023. No scheduling deviations from 2024 Cycle 1.2 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 01/03/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

A detached home is located on the seven-acre site and a regulated stream runs along the northeastern perimeter of the property.

SUMMARY OF REQUEST + KEY POINTS

A request to rezone 6.94 acres from R-5 (residential) to R-80 (residential) generally located at 4000 NW 80th Street.

CONTROLLING + RELATED CASES

There are no controlling or related cases for this property.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation
3 APPROVAL

PLAN REVIEW & ANALYSIS

The applicant is seeking to rezone the 7-acre property to a lower residential intensity designation. This rezoning would permit the property owner to have a gravel drive to access a proposed accessory building in which they can hold equipment that is necessary to maintain their property.

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 rezoning to district R-80 conforms with the Line Creek Valley area plan.

B. Zoning and use of nearby property;

The subject property is surrounded by low density residential uses and zoning districts.

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

The rezoning to R-80 is more representative of the surrounding environment in which the subject property is located.

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

Existing public facilities and services currently serve the site.

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

The R-80 zoning district is suitable for the existing property. Other R-80 zoning districts can be found nearby the subject property.

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

The subject property currently has a detached home that was constructed in 2012.

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

The rezoning to R-80 will not detrimentally affect nearby properties as they are currently zoned R-80.

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 this application would require that all driveway improvements be entirely impervious and could have negative impacts on the nearby stream buffer.

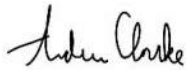
ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

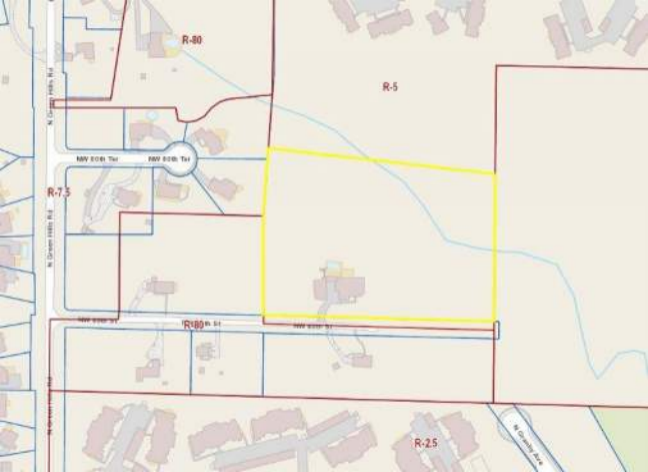
PROFESSIONAL STAFF RECOMMENDATION

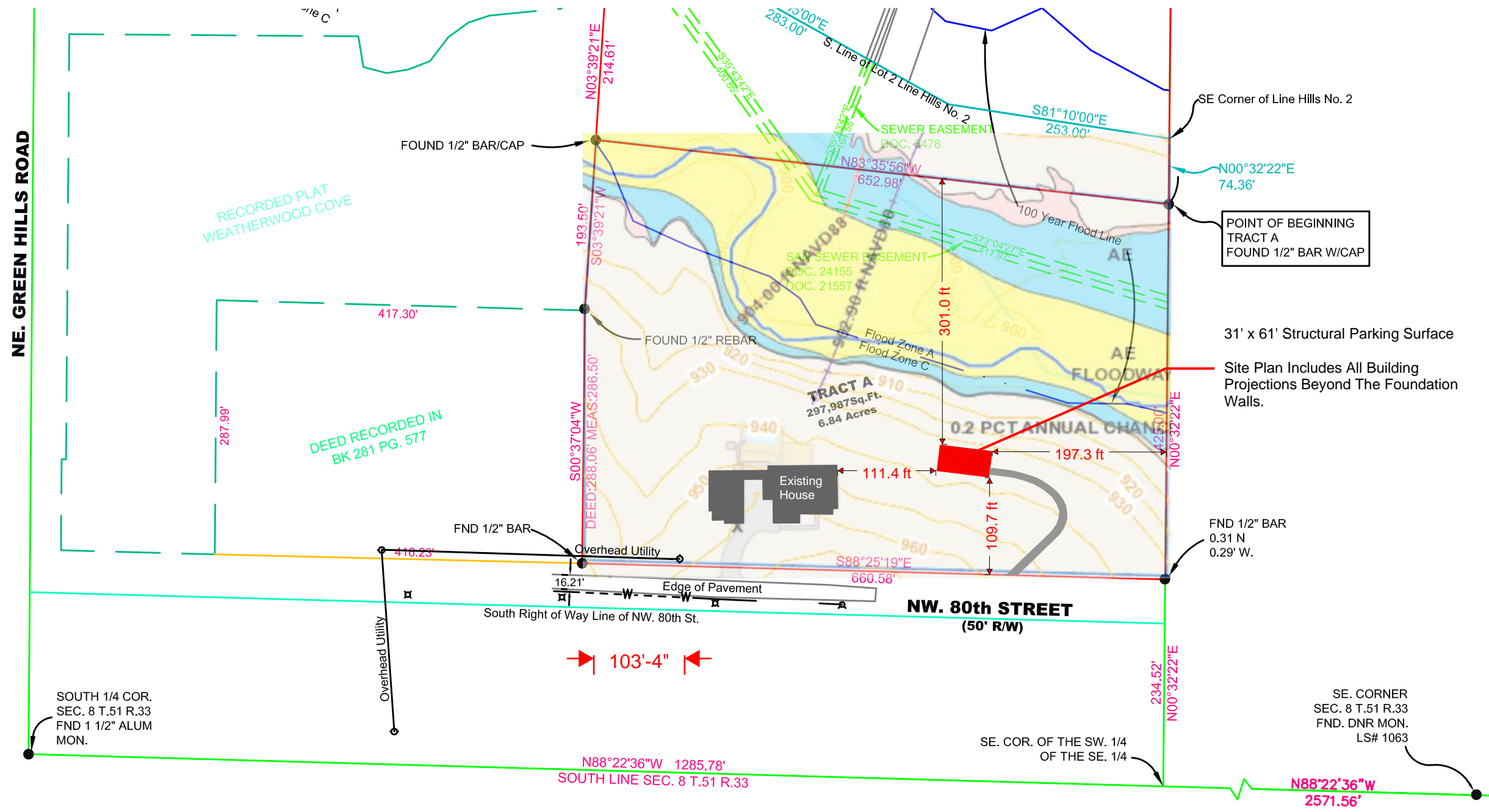
City staff recommends **APPROVAL** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner





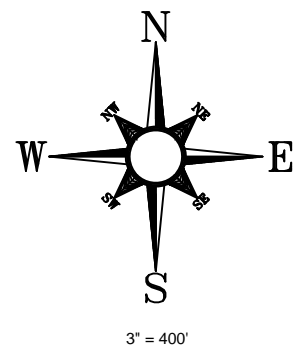
SURVEY

Kansas City, Platte County, Missouri Section 8, Township 51 North, Range 33 West

PROPERTY DESCRIPTION TRACT A:
 All that part of the Southeast Quarter Section 8 Township 51 Range 33, Kansas City, Platte County, Missouri, described as follows:
 Commencing at a point on the West line of the Southeast Quarter of said Section 8, a distance of 660.00 feet, South of the Northwest corner of said Quarter Section, thence South 88 degrees 41 minutes 04 seconds East, a distance of 1290.66 feet to the East line of the West half of said Quarter Section. Thence South 00 degrees 32 minutes 22 seconds West along the East line of West one-half of said Quarter Section a distance of 1299.42 feet to the POINT OF BEGINNING; thence North 83 degrees 35 minutes 56 seconds West to a point on the East line of Weatherwood Cove a recorded plat in Kansas City, Platte County, Missouri a distance of 652.98 feet, Thence South 03 degrees 39 minutes 21 seconds West along the East line of said Plat a distance of 193.50 feet; Thence South 00 degrees 37 minutes 04 seconds West to a point on the Northerly Right-Of-Way line of Northwest 80th Street, a distance of 286.50 feet, Thence South 88 degrees 25 minutes 19 seconds East along said Right-Of-Way line a distance of 660.58 feet to a point on the East line of the West half of said Quarter Section, Thence North 00 degrees 32 minutes 22 seconds East a distance of 425.00 feet to the POINT OF BEGINNING, except that part in roadway.

Containing 297986.8 Square Feet or 6.84 Acres more or less.

Property owner:
 Tracts A:
 Justin & Carrie Burton
 4000 NW 80th Street
 Kansas City, Missouri 64151



BASIS OF BEARINGS
 Held West line of the West 1/2 of the Southwest Quarter of Section 8, Township 51, Range 33 as: S00°32'22\"/>

PROJECT LOCATION MAP
 Section 8, Township 51N, Range 33W
 4000 NW 80th Street

- LEGEND**
- Set 1/2" Rebar, W/Cap #352D
 - ⊙ Fnd. Monument as noted on Drawing
 - B/L Building Line
 - U/E Utility Easement
 - Fence
 - Power Pole
 - Light Pole
 - Fire Hydrant

4000 NW 80th Street Kansas City, Platte County, Missouri	DATE: _____ REVISION: _____ Survey Prepared For: Justin Burton 4000 NW 80th Street Kansas City, MO 64151
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 PUBLIC HEARING
CITY HALL, KANSAS CITY, MISSOURI
CD-CPG-2023-00177
1-23-24
City Plan Commission
For information call 816-513-8601



SIGN IN SHEET

Public Meeting: Zoning change to 4000 NW 80th St. CD-CPC-2023-00177

Date: January 3rd, 2023 5:30 p.m.

Print Name
Justin Burton
Carrie Burton
Collin Burton
No attendees participated in the phone meeting. I spoke with all but 2 of the Neighbors and no one was in opposition. All expressed support to the proposed change.