



CITY PLAN COMMISSION STAFF REPORT

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

September 20, 2022

Project Name
Gladstone Animal Hospital

Docket #9

Request
CD-CPC-2022-00148
Rezoning without Plan

Applicant
Lisa Hendricks
Mission Veterinary Partners
142 Lilac Lane, Chatham, IL 62629

Owner
BLKS Holdings LLC
907 SW Oldham Pkwy, Less's Summit, MO 64081

Location 7915 N Oak Trfy
Area About 2 acres
Zoning B1-1
Council District 1st
County Clay
School District North Kansas City 250

Surrounding Land Uses

North: Institutional, commercial, undeveloped uses, zoned R-7.5, B1-1
South: Commercial, residential uses, zoned B3-2, R-5
East: Residential, undeveloped uses, zoned R-7.5
West: Commercial uses, zoned B4-2, B3-2

Major Street Plan

North Oak is identified on the City's Major Street Plan as a Thoroughfare.

Land Use Plan

The Gahsland/Nashua Area Plan recommends Mixed Use Neighborhood for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 8/9/2022. No scheduling deviations from 2022 Cycle R have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

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

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 9/8/2022. A summary of the meeting is attached to the staff report.

EXISTING CONDITIONS

The subject site contains a multi-tenant commercial building and a parking lot accessible from N Oak Trfy and NE 79th Ter.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from District B1-1 to District B2-1 to allow for an animal hospital on about 2 acres generally located at 7915 N Oak Trfy.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #9 Approval without conditions

PLAN REVIEW

No site changes are proposed. There is no plan associated with this case type.

PLAN ANALYSIS

Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)	No	N/A	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	No	N/A	
Parking and Loading Standards (88-420)	No	N/A	
Landscape and Screening Standards (88-425)	No	N/A	
Outdoor Lighting Standards (88-430)	No	N/A	
Sign Standards (88-445)	No	N/A	
Pedestrian Standards (88-450)	No	N/A	

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 Area Plan recommends Mixed Use Neighborhood for the subject site. Mixed Use Neighborhood is intended to accommodate uses generally permitted in B1 and B2 zoning districts. This recommended land use extends along N Oak Trfy. The proposed zoning to B2 to allow for a veterinary clinic is appropriate based on adopted policies.

B. Zoning and use of nearby property;

The nearby properties along N Oak Trfy are primarily commercial with various “B” zoning districts. There is residential use and zoning districts to the east.

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

The physical character of the area is largely developed. Rezoning this property will not change the physical character of the site.

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

The site is adequately served by public utilities. There is plenty of existing infrastructure to serve the site if it were to be developed otherwise.

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

The site is suitable for the proposed veterinary use. There are minimal differences between permitted uses in a B1 zoning district compared to a B2 zoning district. If the property were not rezoned, it would still accommodate some commercial uses.

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

The subject site is not vacant. It contains a multi-tenant commercial building that is currently in use.

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

Rezoning the property is not expected to detrimentally affect nearby properties. The proposed use may add some additional noise from dogs barking, etc., but the building where the veterinary office will be located is approximately 250 feet from the nearest residence, so noise should not substantially impact the surrounding properties.

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.

There is no expected hardship to the property owner if the rezoning is not approved. Potential gain to the public if the rezoning is approved is having a veterinary use where people can take their domestic animals.


ATTACHMENTS

1. Conditions Report - N/A
2. Applicants Submittal - N/A
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval without Conditions.**

Respectfully Submitted,



Genevieve Kohn
Planner

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00148

Meeting Date: Sep 8, 2022

Meeting Location: 7027 N. Oak Trafficway
Gladstone MO 64118

Meeting Time (include start and end time):
7:00pm - 8:00pm

Additional Comments (optional):

none

