



CITY PLAN COMMISSION STAFF REPORT

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

August 7th, 2024

Project Name
7332 E US 40 Hwy Rezoning

Docket #4

Request
CD-CPC-2024-00090
Rezoning

Applicant
Patricia Jensen
Rouse Frets White Goss Gentile Rhodes,
P.C.

Owner
Isf Holdings LLC.

Location 7332,73240 E US 40 Hwy
Area About 1 acres
Zoning M1-5,B3-2
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Industrial, Zoned M1-5
South: Industrial/Residential, UR/M1-5
East: Adult Entertainment, Zoned B3-2
West: Light Industrial, Zoned M1-5

KC Spirit Playbook Alignment
CD-CPC-2024-00090
LPR Determination: Very Likely

Land Use Plan
The Riverfront Industrial Area Plan recommends Light Industrial uses for the subject property. The proposed rezoning complies with the future land use.

Major Street Plan
The City's Major Street Plan identifies E US 40 Hwy as a thoroughfare with four lanes at this location

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on June 21st, 2024. No scheduling deviations from 2024 Cycle X have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Blue Valley Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The subject site has been cleared and it currently vacant. The site has been level To the North South East West. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Rezoning from District B3-2 to District M1-5 on about 1 acres generally located at 7332 E US Hwy 40.

CONTROLLING CASE

None.

PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Recommendation: **Approval**

RELEVANT CASES**None****REZONING REVIEW**

The applicant is proposing a request to rezone 1 acre from District B3-2 to District M1-5. This rezoning will allow for light industrial uses that are permitted per the Zoning and Development Code. The subject site was previously a salvage/junk yard for uses motor vehicles. The project site is a vacant parcel made up of two unplatted lots. The majority of the two lots are currently zoned M1-5, the applicant would request that the zoning for both lots is consistent. The proposed rezoning does not require an accompanying plan.

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, REZONINGS (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 Riverfront Industrial Area Plan recommends Light Industrial land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

B. Zoning and use of nearby property;

Nearby properties are zoned M1-5, UR and B3-2. A majority of the subject site is zoned B2-3 and would like to rezone the whole property to M1-5.

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

Adjacent properties consist mainly of light Industrial uses, primarily found in the M1-5 zoning district. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site. Utilities and infrastructure (sanitary sewer) will be brought to City Standards when any development is proposed.

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

The current zoning designation is M1-5/B3-2. The proposed rezoning will change the zoning to M1-5, which corresponds to the Riverfront Industrial future land use plan and the need for economic diversity opportunities.

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

The subject site was previously a junk/salvage yard. The subject site is now vacant, with a newly installed chain-linked fence and new drive approach.

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

The rezoning is not expected to detrimentally affect nearby 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.

A denial of the application will not provide any gain to the public health, safety, and welfare.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

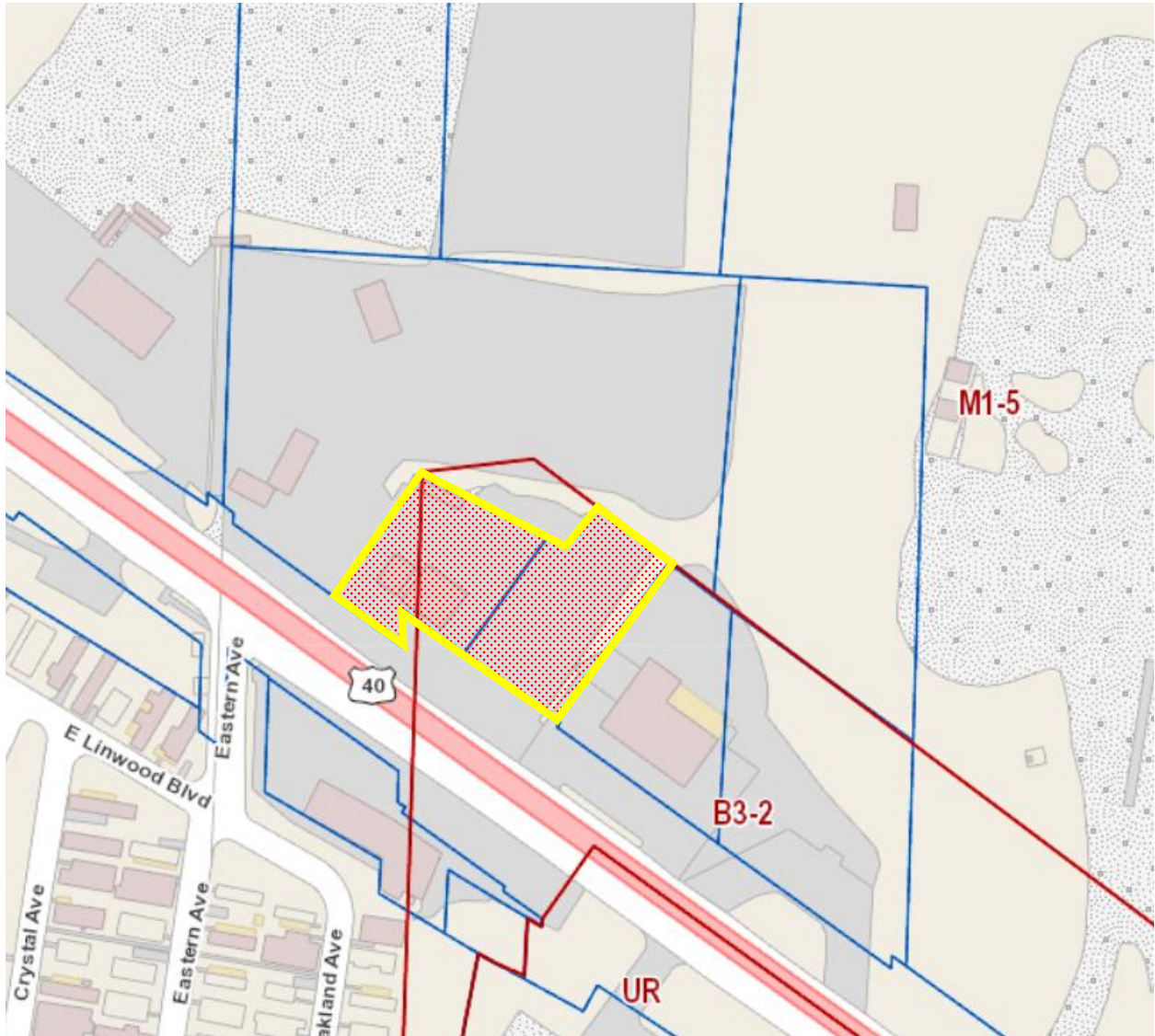
City staff recommends **Approval**.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Justin Smith".

Justin Smith
Planner

7332 E US 40 Hwy Rezoning (Exhibit)



7340 E HIGHWAY 40

PRT NW 1/4 SW 1/4 SEC 18 49 32 DAF BEG PT N LI HWY-40 A DIST OF 217.6 FT
SELY OF W LI SD 1/4 1/4 SEC TH N 30 FT TH SELY 75.4 FT TO TPOB TH SELY ALG
N LI SD HWY 112 FT TH NELY 200 FT TH NWLY 90 FT TH SWLY 50 FT TH NWLY
24.6 FT TH SWLY 150 FT TO TPOB

7332 E HIGHWAY-40

PRT NW 1/4 SW 1/4 SEC 18 49 32 BEG IN NELY LI U S 40 HWY 133 FT SELY OF W
LI SD 1/4 1/4 SEC TH SELY 84.6 FT TH N TO PT 80 FT FRM C/L OF HWY MEAS AT
R/A TH SELY PARL TO SD C/L 100 FT TH NELY AT R/A TO LAST DESC COURSE
150 FT TH NWLY TO PT 150 FT FRM POB MEAS AT R/A WITH C/L TH SWLY 150 FT
TO BEG EXC SELY 24.6 FT MEAS PARL TO SELY PARCEL LI



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
NO ATTENDEES			