



CITY PLAN COMMISSION STAFF REPORT

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

April 16th, 2024

3704 NW Cookingham Dr Rezoning Project Name

Docket #6

Request

CD-CPC-2024-00028
Rezoning

Applicant

Shawn Duke
Snyder & Associates, Inc.

Owner

Gurjant Badiesha
Badiesha Hotels, Inc.

Location

3704 NW Cookingham

Area

About 58 acres

Zoning

AG-R

Council District

1st

County

Platte

School District

Platte County R-III

Surrounding Land Uses

North: Agricultural, Zoned AG-R

South: Agricultural, Zoned AG-R

East: Agricultural, Zoned AG-R

West: Single-Family, Zoned AG-R

KC Spirit Playbook Alignment

Case Number: CD-CPC-2024-00028
LRP determination: N/A

Land Use Plan

The KCIA Area Plan recommends Residential Low Density uses for the subject property.

Major Street Plan

The City's Major Street Plan identifies NW Cookingham Dr as a thoroughfare with 4 lanes at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on March 10th, 2024.

No scheduling deviations from 2024 Cycle 4.2 have occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

No 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 April 9th, 2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site is currently undeveloped as a whole. On the southern portion of the lot, there is a single-family dwelling. To the North, is land designated to an agricultural use (farm land). To the South, is agricultural land that is undeveloped. To the East, is a farm that is currently existing. To the West, is a single-family dwelling. There is an associated regulated stream within the subject site on the southwestern portion.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Rezoning from District AG-R (Agricultural-Residential) to District R-7.5 (Residential) on about 58 acres generally located at 3704 NW Cookingham Dr.

CONTROLLING CASE

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #6 Recommendation: **Approval**

RELEVANT CASES

None- This is the first plan type to be associated with this parcel.

REZONING REVIEW

The applicant is proposing a request to rezone 58 acres from District AG-R (Agriculture-Residential) to District R-7.5 (Residential). This rezoning will allow for future development of single-family lots. Each lot that is created will have to maintain a 3-acre minimum due the lack of public sewer in the area. The 3-acre minimum will allow for each lot to install a septic tank. If the lot split meets the requirements of the Zoning and Development Code, then the lots can be split via Type 2 Minor Subdivision Lot Split. The project site is a vacant parcel made up of one unplatted lots. 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 KCIA Area Plan recommends Residential Low-Density 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 AG-R and MPD.

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

Adjacent properties consist mainly of agricultural, civic, and residential uses. 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 water serving the site. There is no sanitary sewer, these proposed development will need to install septic to properly serve the lot. Utilities and infrastructure 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 AG-R (Agricultural-Residential). The proposed rezoning will change the zoning to R-7.5, which will allow them to create three lots for single-family residential. The KCIA area plan future land use supports R-7.5.

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

Staff is not sure of the length of time the property has been vacant.

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

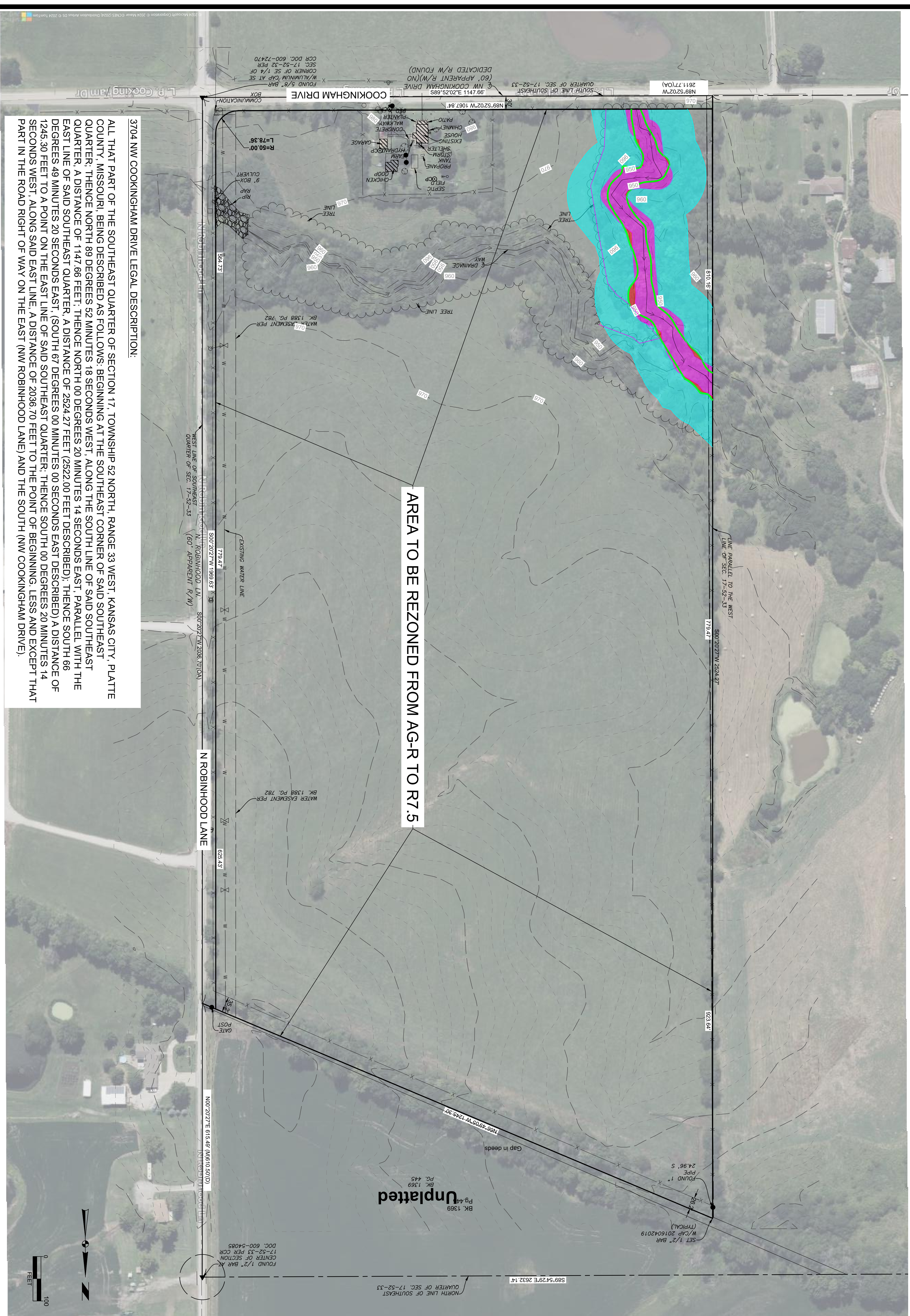
PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval**.

Respectfully Submitted,

A handwritten signature in black ink that reads "Justin Smith". The signature is written in a cursive, flowing style.

Justin Smith
Planner



AREA TO BE REZONED FROM AG-R TO R7.5

3704 NW COOKINGHAM DRIVE LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1147.66 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 14 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2824.27 FEET (2522.00 FEET DESCRIBED); THENCE SOUTH 66 DEGREES 49 MINUTES 20 SECONDS EAST, (SOUTH 67 DEGREES 00 MINUTES 00 SECONDS EAST DESCRIBED) A DISTANCE OF 1245.30 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 20 MINUTES 14 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 2036.70 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PART IN THE ROAD RIGHT OF WAY ON THE EAST (NW ROBINHOOD LANE) AND THE SOUTH (NW COOKINGHAM DRIVE).



3704 NW COOKINGHAM DRIVE REZONING

REZONING PLAN

KANSAS CITY, MO

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

SHAWN DUKE - ENGINEER
MO PE#2013006489

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" = 100'	
Technician: JS	Date: 03-05-2024	T-R-S: TTN-RRW-SS	

Snyder & Associates Engineers & Planners, Inc.
Missouri State Certificate of Authority #2006008544

Sheet C1.0

SNYDER & ASSOCIATES

Project No: 124.0143.13

Sheet C1.0

March 29, 2024

To: Property Owners within 300' of the 3704 NW Cookingham Drive, KCMO

RE: CD-CPC-2024-00028 Rezoning

Dear Neighbors,

Mr. Gurjant Badiesha, Owner of Badiesha Hotels, Inc which owns the property at 3704 NW Cookingham Drive (NW Corner of Cookingham Dr. & Robinhood Lane) has submitted an application to the City of Kansas to rezone his property from AG-R to R-7.5. Mr. Badiesha wants to construct a new home on his property and subdivide that area into a separate lot from the rest of the agricultural land. To accomplish this the City of Kansas City requires the property to be rezoned.

We would like to invite you to a public engagement meeting we will be hosting to provide information about the proposed rezoning and answer any questions.

The meeting will be a virtual meeting held via Microsoft Team on **Tuesday April 9, 2024 at 5:30 pm**. Below is information on how to connect to the virtual meeting.

<https://tinyurl.com/3704NWCookinghamDr>

Meeting ID: 220 509 247 283

Passcode: BMokyy



Enclosed is a notice for the public engagement meeting as well as an aerial map exhibit showing the areas included in the proposed rezoning.

The proposed rezoning is scheduled to be heard at the April 16, 2024 City Planning Commission Meeting.

If you have any questions feel free to reach out to me. Below is my contact information.

Shawn Duke, PE
Snyder & Associates, Inc.
sduke@snyder-associates.com
816-436-0732 Office

Sincerely,
SNYDER & ASSOCIATES, INC.



Shawn Duke, P.E.
Project Manager/Engineer

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:

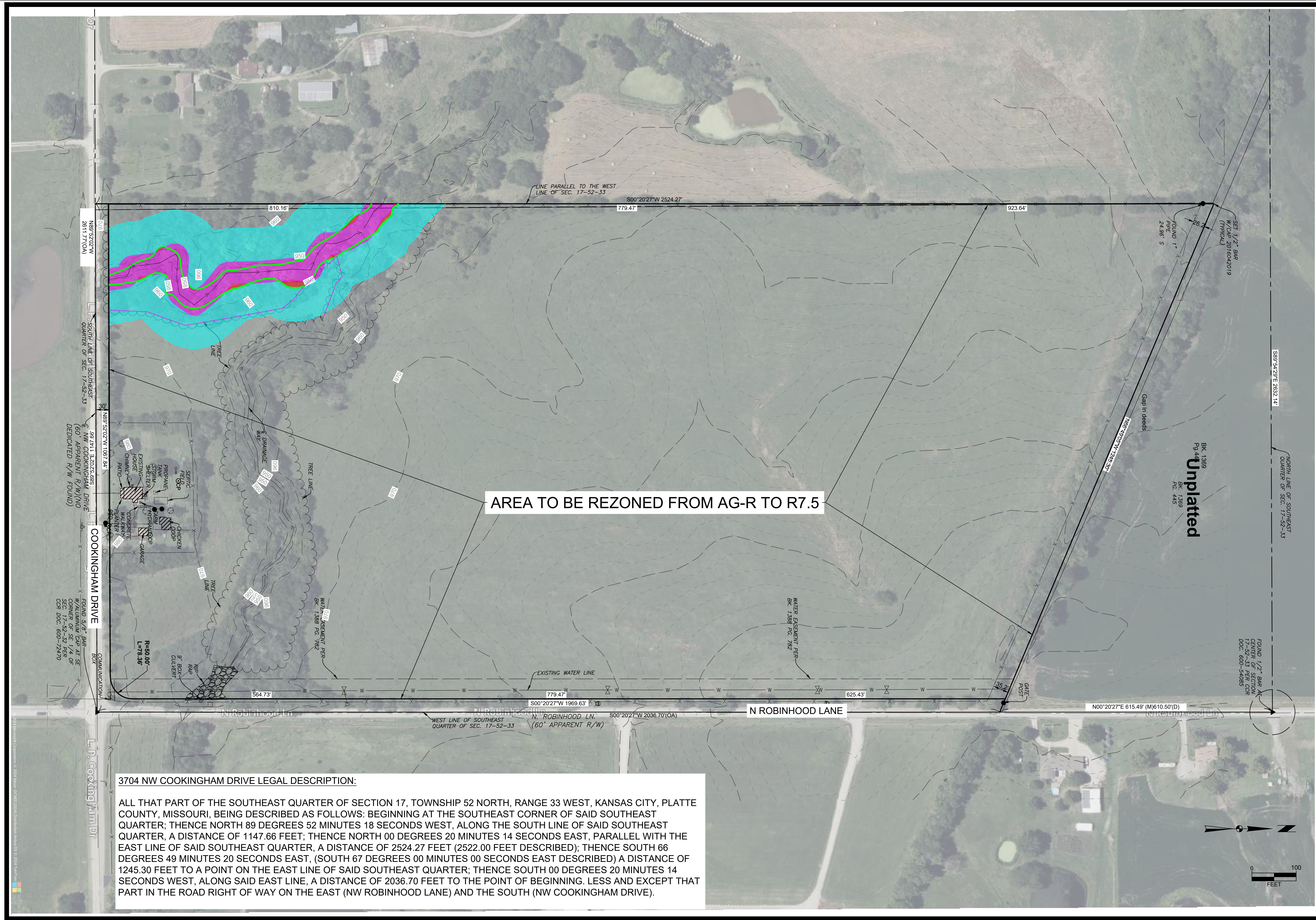
Email:

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,



AREA TO BE REZONED FROM AG-R TO R7.5

3704 NW COOKINGHAM DRIVE LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 52 NORTH, RANGE 33 WEST, KANSAS CITY, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1147.66 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 14 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2524.27 FEET (2522.00 FEET DESCRIBED); THENCE SOUTH 66 DEGREES 49 MINUTES 20 SECONDS EAST, (SOUTH 67 DEGREES 00 MINUTES 00 SECONDS EAST DESCRIBED) A DISTANCE OF 1245.30 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 20 MINUTES 14 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 2036.70 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART IN THE ROAD RIGHT OF WAY ON THE EAST (NW ROBINHOOD LANE) AND THE SOUTH (NW COOKINGHAM DRIVE).

MARK	REVISION	DATE	BY
Engineer: SD	Checked By: SD	Scale: 1" = 100'	
Technician: JS	Date: 03-05-2024	T-R-S: TTN-RRW-SS	

STATE OF MISSOURI
SHAWN DUKE
NUMBER PE-2013006489
PROFESSIONAL ENGINEER

SHAWN DUKE - ENGINEER
MO PE#2013006489

3704 NW COOKINGHAM DRIVE REZONING

REZONING PLAN

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

KANSAS CITY, MO

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.0143.13

Sheet C1.0

Sheet C1.0

Meeting Sign-In Sheet

Project Name and Address

Name	Address	Phone	Email
Allen Wilmes	12335 N Robinhood Ln	816-695-7215	
George Wayne Steinmeir	12001 NW Robinhood Ln	816-392-4796	
Monte Peterson	4040 NW Cookingham	816-464-5402	



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):