



CITY PLAN COMMISSION STAFF REPORT

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

July 5, 2022

Project Name

Leawood Village Rezoning

Docket #5/ Case

CD-CPC-2022-00090

Request

Rezoning without Plan

Applicant

Lance Scott
Cook, Flatt, & Strobel Engineers

Owner

Leawood Village Associates

Location 12917 State Line Rd.

Area About 2.5 acres

Zoning B1-1 & R-2.5

Council District 6th

County Jackson

School District Grandview

Surrounding Land Uses

North: Single Family Residential, Zoned R-7.5

South: Commercial Uses, Zoned B1-1

East: Single Family Residential, Zoned R-7.5

West: Commercial located in Kansas

Major Street Plan

The Major Street Plan identifies State Line Rd as a thoroughfare with 4 lanes at this location.

Land Use Plan

The Red Bridge Area Plan recommends Mixed Use Neighborhood uses for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located within the Blue Hills Estates Homes Association and the Center Planning and Development Council boundaries; therefore, notice was sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement applies to these cases and a public engagement meeting was held on June 21, 2022. A summary of which is attached.

EXISTING CONDITIONS

The subject property is located on the east side of State Line Road. The site is currently a strip mall which will remain. The northern portion of the property which is currently green space and parking is zoned R-2.5. No portion of the strip mall is located within the R-2.5 zoning district.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from R-2.5 (Residential) to B1-1 (Commercial) on about 2.5 acres generally located on State Line Road, approximately 200 feet north of West Blue Ridge Boulevard.

KEY POINTS

- The property is being rezoned to allow for an expansion of the parking lot
- Expansion of parking lot will allow for more landscaping and screening.
- The applicant has submitted a separate application for a project plan which will be heard at the 8-2 CPC to allow for the parking lot expansion/reconfiguration.

PROFESSIONAL STAFF RECOMMENDATION

Docket #5 Recommendation: Approval.

CONTROLLING CASE

There is no controlling case for this property.

REZONING LOCATION



REZONING ANALYSIS

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:

88-515-08-A. Conformance with adopted plans and planning policies;

This rezoning is in compliance with the Red Bridge Area Plan which has a future land use of Mixed Use Community for this site. Rezoning to B1 will allow a mixture of both commercial and residential.

88-515-08-B. Zoning and use of nearby property;

The property that this parking lot serves is currently zoned B1. This will allow for the unification of zoning for the entire property. The developer is planning a reconfiguration of the existing parking lot. Expansion is not allowed under the residential zoning district.

88-515-08-C. Physical character of the area in which the subject property is located;

The physical character of the area is that of commercial and residential. The use of the land will not change. Thus, the applicant's current use of the property as strip mall and parking lot is in line with the physical character of the area.

88-515-08-D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The existing public infrastructure and services provided to the site are adequate to serve the proposed medical office use.

88-515-08-E. Suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The proposed use is the same as it is now. The parking lot will be expanded to allow for better circulation and more spaces. The developer will submit a project plan separately to show landscaping and the new parking lot. This rezoning request is required in order to expand the nonconforming use of the parking lot.

88-515-08-F. Length of time the subject property has remained vacant as zoned;

The site is not vacant. A parking lot and strip mall currently used by the applicant exists on the site.

88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The approval of this application for rezoning would likely have a negligible effect, if any, on nearby properties.

88-515-08-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.

Staff does not believe that the denial of this request would result in any benefit to the health, safety, or welfare of the general public.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval**.

Respectfully Submitted,



Matthew Barnes
Planner

Public Meeting Notice

Please join Leawood Village Associates LLC
for a meeting about Rezoning a portion of the tract from R2.5 to B1.1
case number CD-CPC-2022-00090

proposed for the following address: 12917 State Line Rd., Kansas City, MO 64145

Parcel No. 248984

Meeting Date: Tuesday, June 21, 2022

Meeting Time: 8:00 a.m.

Meeting Location: 12921 State Line Rd., Kansas City, Missouri 64145
Zoom Meeting - Meeting ID: 809 568 5446, Passcode: R3xNKN

Project Description:

Rezoning a 0.588 acre portion of the tract from R2.5 to B1.1, expanding and reconfiguring existing parking lot to add 25 parking spaces, including 5 ADA spaces.

If you have any questions, please contact:

Name: Mark W. Untersee

Phone: (816)389-6414

Email: mark@unterseelaw.net

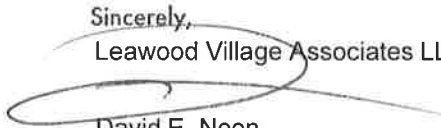
You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



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,

Leawood Village Associates LLC


David E. Noon
Managing Member

Public Meeting Notice
Leawood Village Associates LLC
Case No. CD-CPC-2022-00090

Mark Untersee is inviting you to a scheduled Zoom meeting.

Topic: Public Meeting - Leawood Village Associates LLC - CD-CPC-2022-00090
Time: Jun 21, 2022 08:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/8095685446?pwd=cVBTZlZnamVCc3Mza3RBbm1QN1JrQT09>

Meeting ID: 809 568 5446

Passcode: R3xNKN

LEAWOOD VILLAGE ASSOCIATES, LLC

June 9, 2022

Dear Neighbor:

The enclosed Public Hearing Notice and package of information details a rezoning request for the parking lot located at the North boundary of the Leawood Village Shopping Center. This parking lot was constructed and has been in use for approximately 20 years.

At this time, we are seeking to rezone the original parking lot so that it is consistent with the overall Neighborhood Business (B1.1) zoning of the balance of the shopping center. With this rezoning, we are also proposing improvements to the parking lot with a new configuration which contains islands, curbs, and minor expansion, along with new landscaping, lighting and fencing. These improvements will provide 20 additional spaces on the North and 5 additional ADA accessible spaces throughout the shopping center, as well as provide a better, less congested traffic flow.

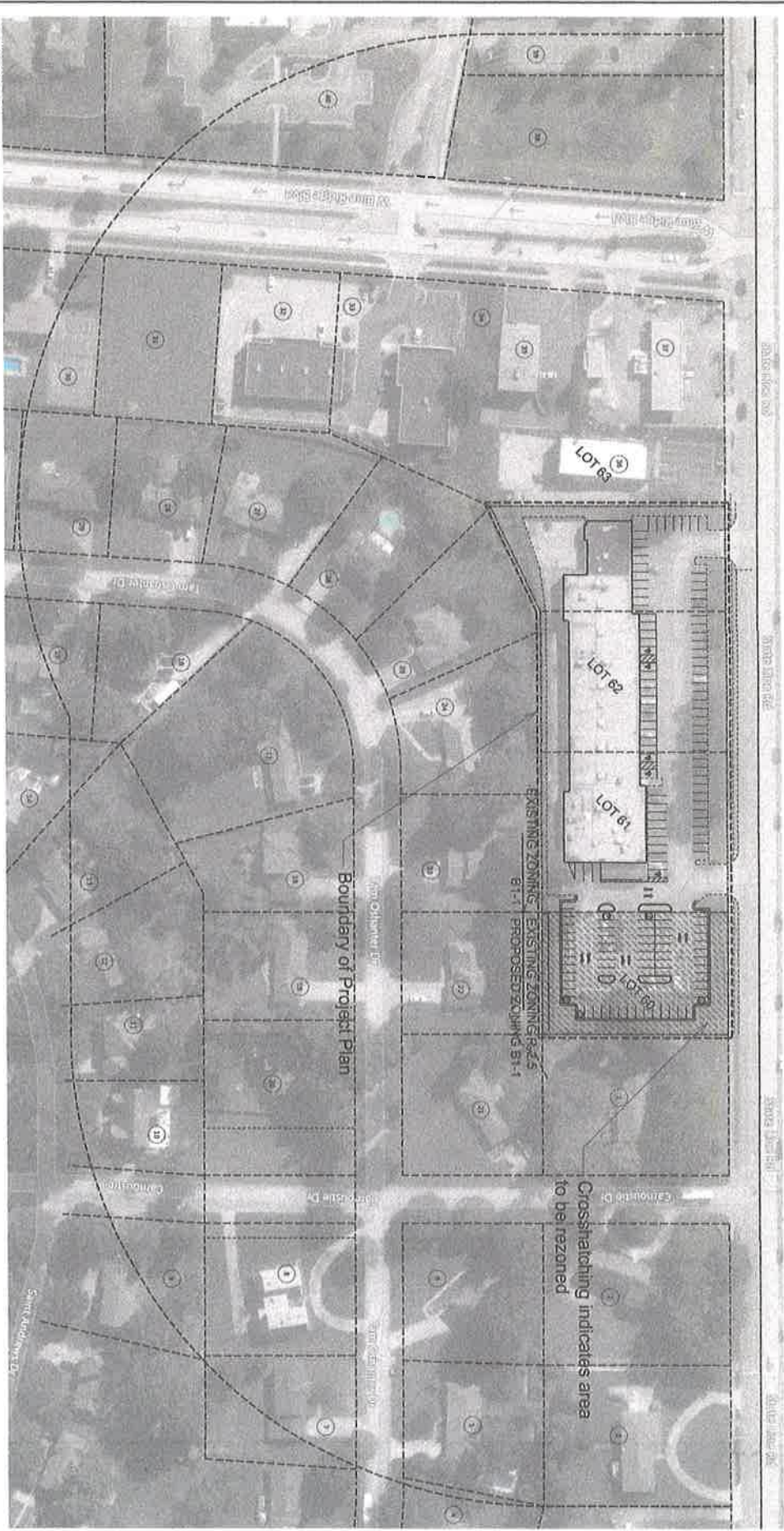
We hope you agree these changes will create an improvement to the existing parking lot and make the area more aesthetically pleasing to our neighbors and customers.

Please review the attached Public Hearing Notice and join us for a meeting on June 21, 2022. If you have any questions, but cannot attend the meeting, please feel free to reach out to Mark Untersee at (816)389-6414.

Thank you.

Sincerely,

Leawood Village Associates, LLC

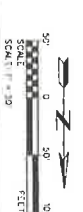


Cross-hatching indicates area to be rezoned

LEGAL DESCRIPTION
 LOT 61, LEWOOD VILLAGE SHOPPING CENTER, LEWOOD VILLAGE, JACKSON COUNTY, MISSISSIPPI

REZONING DESCRIPTION
 LOT 61, LEWOOD VILLAGE SHOPPING CENTER, LEWOOD VILLAGE, JACKSON COUNTY, MISSISSIPPI

INDEX OF SHEETS:
 C1 - OVERALL SITE PLAN
 C2 - GENERAL SITE PLAN
 C3 - GENERAL SITE PLAN
 C4 - GENERAL SITE PLAN
 C5 - GENERAL SITE PLAN



- ADJACENT OWNERSHIP**
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 48. [Owner Name]
 49. [Owner Name]
 50. [Owner Name]

OWNER:
 Leewood Village Shopping Center, LLC
 1234 Leewood Village Blvd
 Jackson, MS 39201

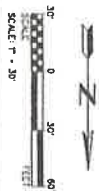
ENGINEER:
 CFS Engineers
 1234 Leewood Village Blvd
 Jackson, MS 39201

ELECTRICAL ENGINEER:
 CFS Engineers
 1234 Leewood Village Blvd
 Jackson, MS 39201

LANDSCAPE ARCHITECT:
 CFS Engineers
 1234 Leewood Village Blvd
 Jackson, MS 39201



	REZONING & PROJECT PLAN LEWOOD VILLAGE SHOPPING CENTER 1234 Leewood Village Blvd Jackson, MS 39201	Project No: 1234 Date: 12/31/2023 Scale: 1" = 30' Author: J.S. Checker: M.K. Title: Project Engineer	Date: 12/31/2023 Scale: 1" = 30' Author: J.S. Checker: M.K. Title: Project Engineer
	OVERALL SITE PLAN C1	Project No: 1234 Date: 12/31/2023 Scale: 1" = 30' Author: J.S. Checker: M.K. Title: Project Engineer	Project No: 1234 Date: 12/31/2023 Scale: 1" = 30' Author: J.S. Checker: M.K. Title: Project Engineer



SITE DATA TABLE

EXISTING ZONING
B1-1 AND R2.5

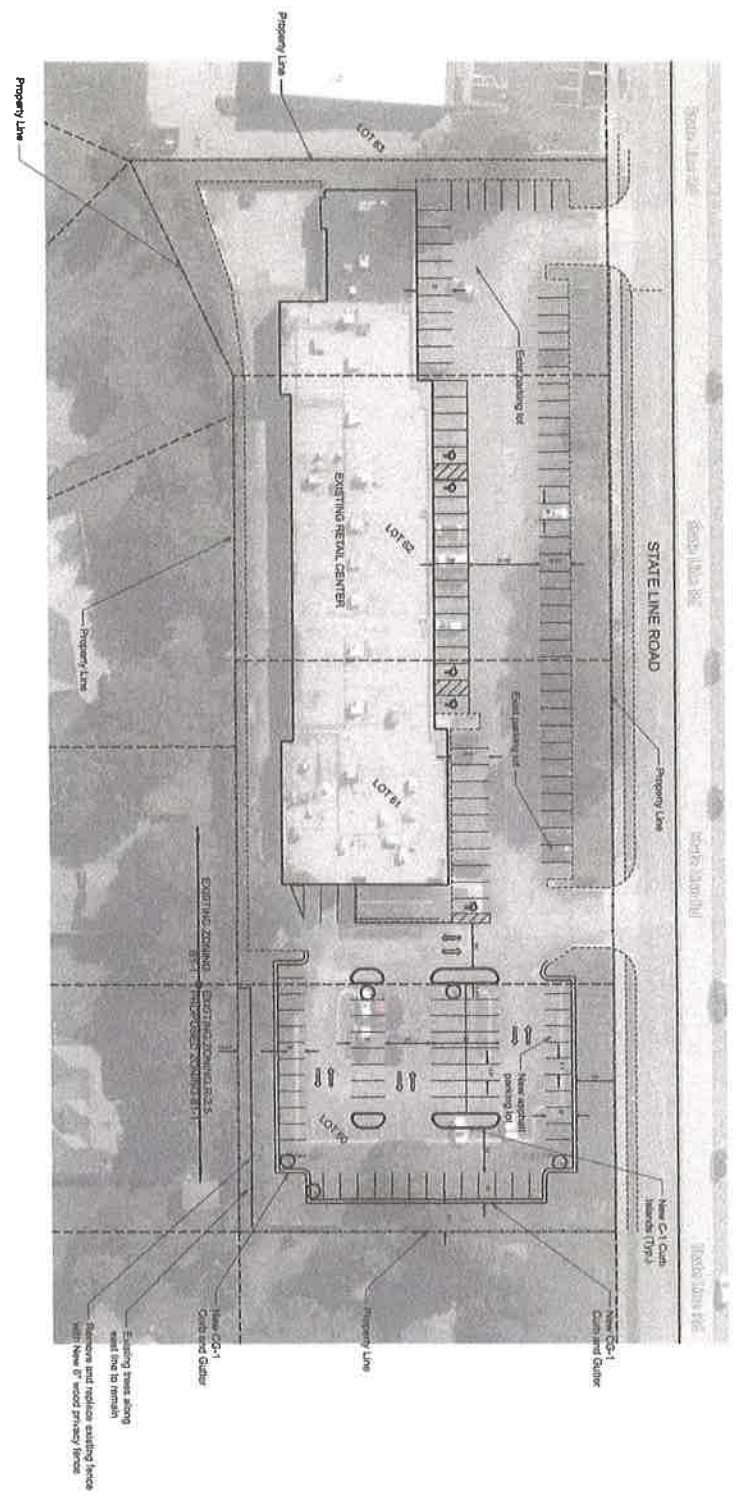
REZONING R2.5 TO B1-1

REZONING AREA - 0.998 Acres

TOTAL SITE AREA - 2.905 Acres

EXISTING PARKING COUNT - 123

PROPOSED PARKING COUNT - 147 (incl. 5 ADA spaces)



Scale
Number
C2

SITE PLAN

REZONING & PROJECT PLAN

LEWOOD VILLAGE SHOPPING CENTER

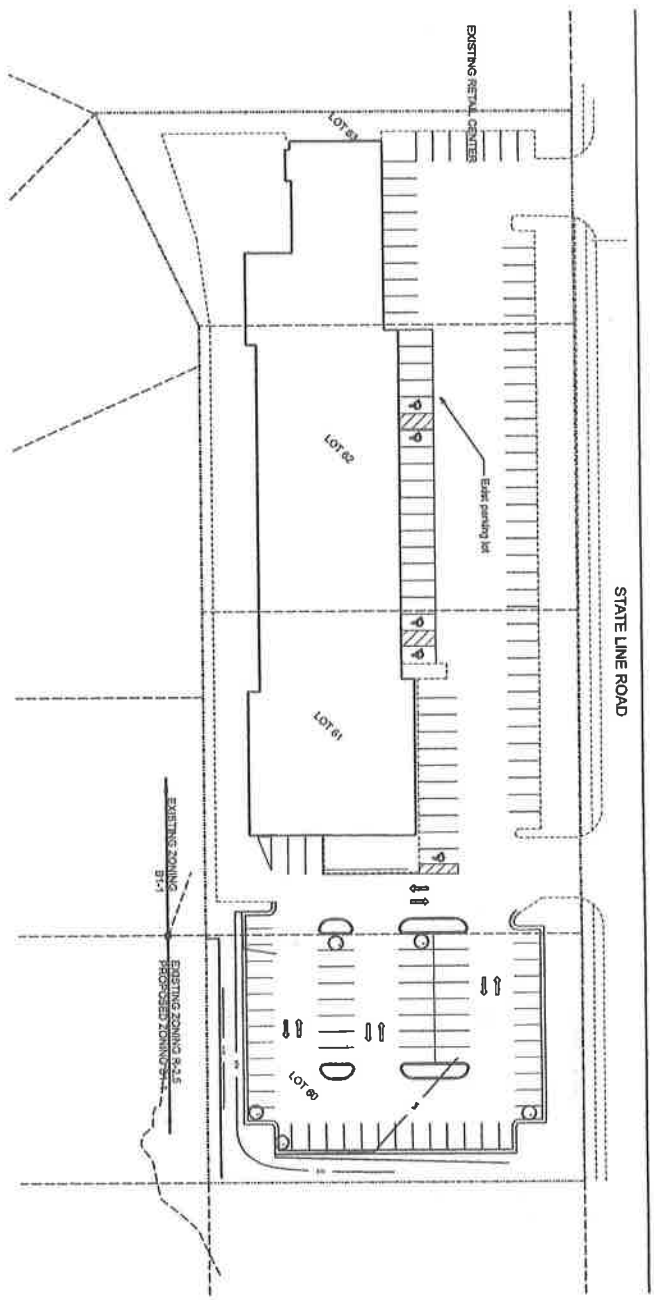
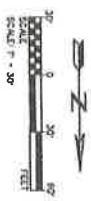
3300 State Blvd. S.W.
Knoxville TN, TN 37922

Project No.	073214
Date	03/18/14
Scale	AS SHOWN
Author	JRS
Checker	JRS
Printer	JRS

Project No.	073214
Date	03/18/14
Scale	AS SHOWN
Author	JRS
Checker	JRS
Printer	JRS

Project No.	073214
Date	03/18/14
Scale	AS SHOWN
Author	JRS
Checker	JRS
Printer	JRS





LEGEND:
 Proposed Major Contour
 Existing Major Contour
 Existing Major Contour

33

GRADING PLAN

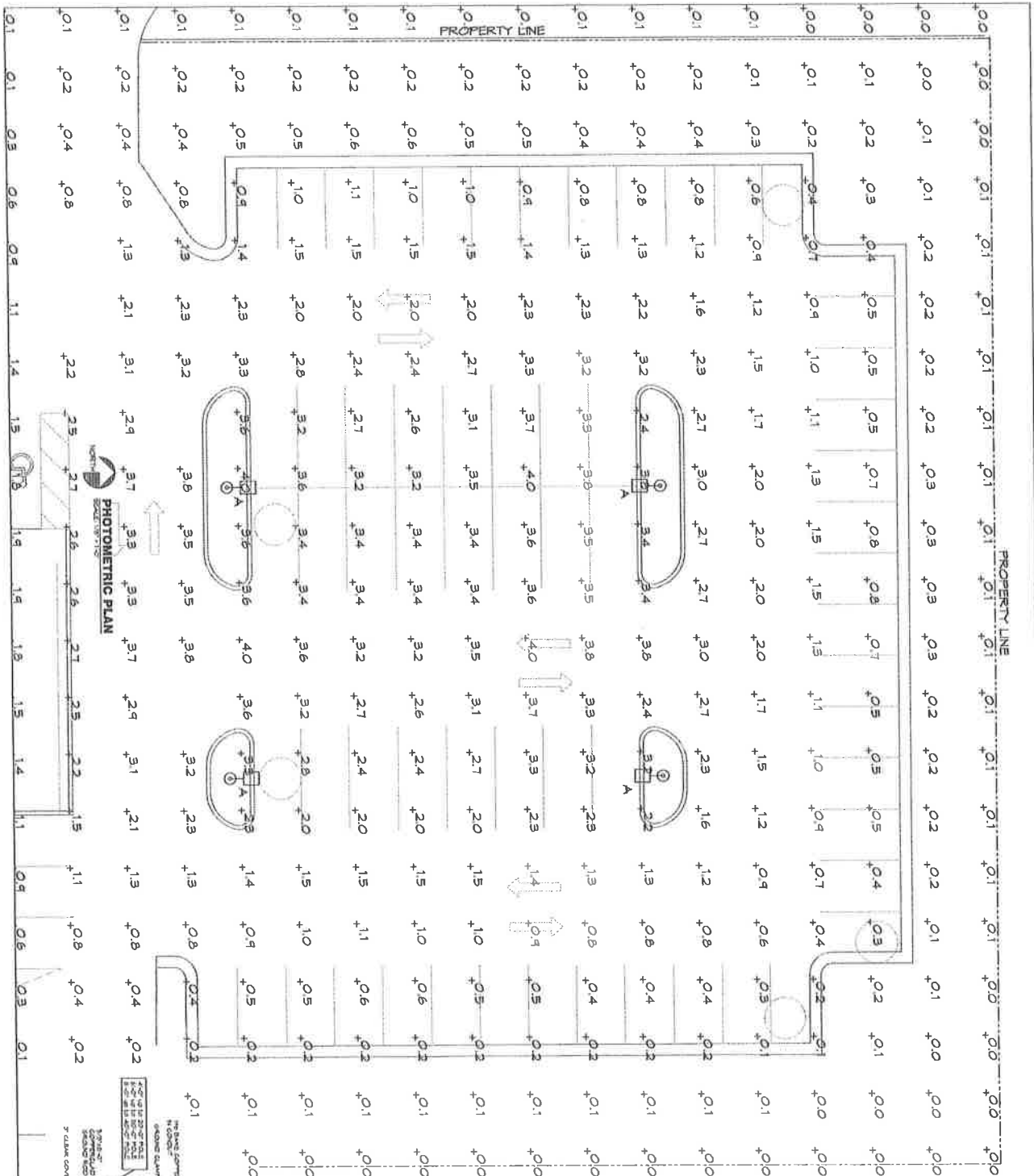
REZONING & PROJECT PLAN

LEWOOD VILLAGE SHOPPING CENTER
 13001 State Line Rd
 Kansas City, MO 64146

Designed by	DATE	FILE
10/27/21	10/27/21	10/27/21
Checked by	DATE	FILE
10/27/21	10/27/21	10/27/21
Project No.	Project Name	Project Location
21-0118	LEWOOD VILLAGE SHOPPING CENTER	13001 STATE LINE RD, KANSAS CITY, MO

DATE	DESCRIPTION	BY
10/27/21	ISSUED FOR PERMIT	10/27/21
10/27/21	REVISED	10/27/21



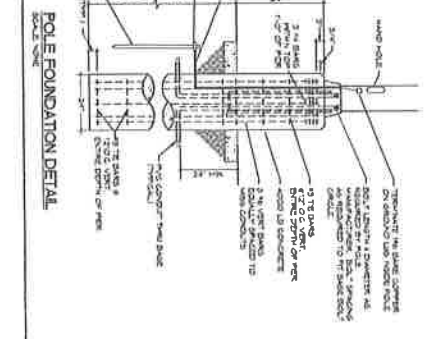


PHOTOMETRIC CALCULATIONS

AREA	AREA	WAX	WAX	WAX/IN	AREA/IN
PERIOD	21 FC	42 FC	21 FC	33.3	12.1

LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	VOLTS	WATT	DESCRIPTION
1	DELTA	120 V	100 W	100 W DELTA
2	DELTA	120 V	100 W	100 W DELTA





ENGINEERS
5720 Papeter
Kansas City, MO 64110
(816)388-1772

A PROJECT FOR:

LEAWOOD VILLAGE SHOPPING CENTER
13015 STATE LINE RD
KANSAS CITY, MO



BRUCE C. SMITH
REGISTERED PROFESSIONAL ENGINEER
NO. 000000000
STATE OF MISSOURI

DATE: 04/15/11

PROJECT: PH-1

SCALE: AS SHOWN

PH-1

PH-1



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2022-00090

Meeting Date: Tuesday, June 21, 2022

Meeting Location: 12921 State Line Rd., Kansas City, Missouri 64145

Meeting Time (include start and end time): 8:00 a.m. - 8:30 a.m.

Additional Comments (optional):

Public Engagement
KCMO City Planning Commission

Re: Leawood Village Associates, LLC ("Applicant/Property Owner")
12917 State Line Rd., Kansas City, Missouri 64145 ("Subject Property")
CD-CPC-2022-00090 ("Rezoning Application")

To Whom it Concerns:

After discussion with the Applicant/Property Owner, we are in support of the Rezoning Application. Our property is located within 300 feet of the Subject Property.

Sincerely,



Signature

Yang Di Wang

Print Name

12901 STATE LINE

Address

6/21-22

Date

Public Engagement
KCMO City Planning Commission

Re: Leawood Village Associates, LLC ("Applicant/Property Owner")
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Sincerely,


Signature

James D. McGuire
Print Name

911 Tam O'Shanter Dr.
Address

August 15, 2022
Date

Public Engagement
KCMO City Planning Commission

Re: Leawood Village Associates, LLC
("Applicant/Property Owner")
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("Subject Property")
CD-CPC-2022-00090 ("Rezoning Application")

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Sincerely,


Signature

GARY L. Corey & Kate Corey
Print Name

907 TAM-O-SHANTEA DAIDE
Address
KCMO 64145

Date 06-14-2022

Public Engagement
KCMO City Planning Commission

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Sincerely,


Signature

CARMEN GUZMAN
Print Name

905 TAMU' SHANTER DR
Address

6/23/22
Date

816-941-4389