



CITY PLAN COMMISSION STAFF REPORT

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

April 20, 2021

Project Name

Better Car Wash

Docket #19 Request

19.1 - CD-CPC-2021-00027 – Rezoning without Plan.

19.2 - CD-CPC-2019-00055 – Project Plan

Applicant

Brett Cox

Renaissance Infrastructure Consulting

Owner

Real Properties Holding Inc.

Location	1421 NW Barry Rd
Area	About 2 acre
Zoning	R-80 & M2-2
Council District	2nd
County	Clay
School District	Platte County

Surrounding Land Uses

North: zoned R-80, Barry Christian church.

South: zoned M2-2, Every service center.

East: zoned B3-2, QuickTrip.

West: zoned R-80/ B3-2, vacant.

Major Street Plan

The City's Major Street Plan NW Barry Road as a Thoroughfare with 4 through lanes at this location

Land Use Plan

The Line Creek Valley Area Plan recommends Mixed Use Community and Institutional land uses for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Hyde Park Neighborhood Association and surrounding properties within 300 feet.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on April 5, 2021, a summary of which is attached.

EXISTING CONDITIONS

The subject property is a combination of 5 parcels generally located at the southwest corner of NW Barry Road and N. Hickory Street. The property has a split zoning of R-80 and M2-2. The site has approximately 350 feet of frontage on NW Barry Road and about 300 feet on N. Hickory Street. Northwest Barry Road and N. Hickory Street are improved with curbs, gutters and sidewalks. This is a signalized intersection. There is a significant change in grade on this site. Access to the site is via a driveway off N. Hickory Street.

NEARBY DEVELOPMENTS

Every has a service center to the south and QuikTrip has a pad site to the east across N. Hickory Street.

SUMMARY OF REQUEST

The applicant is seeking approval of a Rezoning to District B3-1 and a Project Plan to allow for a car wash facility.

PROFESSIONAL STAFF RECOMMENDATION

Docket #19.1 Recommendation: Approval without condition.

Docket #19.2 Recommendation: Continuance to May 18, 2021 without fee to allow action on the rezoning.

CONTROLLING CASE

There is no prior CPC case on this site.



PLAN REVIEW

The site of this rezoning and project plan is a combination of 5 parcels zoned R-80 and M2-2 generally located at the southwest corner of NW Barry Road and N. Hickory Street.

Case No. CD-CPC-2021-00027 is a request to consider rezoning the 2 acres parcel from Districts R-80 (Residential 80) and M2-2 (Manufacturing 2) to District B3-1 (Community Business).

AREA PLAN:

The site is within the Line Creek Valley Area Plan which recommends Mixed Use Community and Institutional land uses for the subject property. The proposed development plan is in conformance with the Area Plan future land use recommendation therefore an area plan amendment is not necessary.

Case No. CD-CPC-2021-00028 is a request to consider approval of a project plan in District B3-1 (Community Business) on about 2 acres generally located at the southwest corner of NW Barry Road and N. Hickory Street to allow for a car wash facility. Staff recommends that this case be continued to the May 18, 2021, CPC docket to allow action on the accompanying rezoning by the City Council.

Requested Deviations

The plan does not stipulate or request any deviation.

Use-Specific (88-300) and Development Standards (88-400)

Standards	Applicability	Meets	More Information
<i>Boulevard and Parkway Standards (88-323)</i>	NO		
<i>Parkland Dedication (88-408)</i>	NO		
<i>Parking and Loading Standards (88-420)</i>	NO	N/A	Will review with project plan
<i>Landscape and Screening Standards (88-425)</i>	NO	N/A	Will review with project plan
<i>Outdoor Lighting Standards (88-430)</i>	NO	N/A	Will review with project plan
<i>Sign Standards (88-445)</i>	NO	N/A	Will review with project plan
<i>Pedestrian Standards (88-450)</i>	NO	N/A	Will review with project plan

PLAN 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;

The proposed zoning is consistent with the Line Creek Valley Area Plan future land use recommendation.

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

Nearby properties are zoned commercial and manufacturing. This is within the Barry Road commercial corridor.

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

This is a fairly dense commercial area along the Barry Road corridor. The buildings along this area all maintain a suburban setback from NW Barry Road.

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

Utilities and infrastructure will be brought to City Standards.

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

The current zoning designation is M2-2 and the development could be done under the existing zoning, but portions of the parcel is zoned R-80.

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

The parcels have never been developed.

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

The rezoning is not expected to detrimentally affect 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.

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

PROFESSIONAL STAFF RECOMMENDATION

19.1 - Staff recommends Approval without conditions.

19.2 - Staff recommends continuance to the May 18, 2021, CPC docket to allow action on the accompanying rezoning.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Olofu Agbaji". The signature is fluid and cursive, with the first name "Olofu" and last name "Agbaji" clearly distinguishable.

Olofu Agbaji
Planner