



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project

Mexico City Avenue Rezoning
Hearing Date July 7, 2020

Item	Case	Request
#11	CPC-2020-00082	Rezoning without a plan

Item	Staff Recommendation(s)
#11	Approval without Conditions

Applicant

Jason Robbins
Aylett Survey & Engineering

Owner

W T Mann Company

Location Generally located on the north side of I-29, at terminus of N. Mexico City Avenue, north of NW 132nd Street

Area On about 160 acres

Zoning AG-R

Council District 2nd

County Platte

School District Platte County

Surrounding Land Uses

North: Agricultural farmland zoned AG-R.

East: Agricultural farmland zoned AG-R.

South: Agricultural farmland zoned AG-R.

West: Agricultural farmland zoned AG-R.

All Directions: Agricultural farmland zoned AG-R.

Land Use Plan

The KCI Area Plan recommends Industrial, Open Space/ Buffer land uses. The request conforms to this recommendation.

Major Street Plan

North Mexico City Avenue and NW 136th Street are classified as a four-lane thoroughfare requiring 80 ft of right-of-way. Both streets are unbuilt at this time. Northwest 132nd Street is not classified at this location.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

*Common City practices dictate the applicant post a Public Hearing sign on the property. This is a "courtesy notice" under section 88-515-04-C in the Zoning and Development Code and may be waived by the City Plan Commission. Due to the precautionary measures for Coronavirus/Covid-19 City Hall has been closed to the public. Therefore, this courtesy notice could not be created nor posted on the property. All other required public hearing notifications were accomplished.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to properties within 300 feet of the subject parcel.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a virtual public meeting on June 1, 2020, a summary of which is attached.

SUMMARY OF REQUEST

Applicant is seeking approval of a rezoning from District AG-R to District M1-5.

PURPOSE

Applicant is proposing a rezoning without a plan which requires approval of the above-referenced requests.

HISTORY

There are no prior CPC cases on this parcel.

CONTROLLING CASE

There is no controlling case on this parcel.

RELATED RELEVANT CASES

There is no prior CPC case on this parcel.

EXISTING CONDITIONS

The 160-acre subject parcel is located at the terminus of N. Mexico City Avenue. It is specifically located at the intersections of I-29/ I-435, NW 132nd Street and NW Roanridge Road (outer road). The parcel is currently farmed with agricultural crop. There is a regulated stream and stream buffer that bisects the parcel from northwest to south east. This area is also identified as an Open Space/ Buffer in the KCI Area Plan. There are no Public infrastructures (road, sewer and water) will have to be extended to serve this parcel for any development to occur.

Surrounding land uses are generally agricultural farmland zoned AG-R. To the east of the site is the Stamper Quarry, a 3,000 acre underground and above ground mining and quarry operation. Access to the site is via half clover interchange off I-29/ I-435. Mexico City Avenue is the main exit from KCI Airport economy parking lot.



KEY POINTS

- Ordinance No. 190567 passed by City Council on July 18, 2019, rezoned about 380 acres generally located along NW 132nd Street between N. Winan Avenue and N. Mexico City Avenue from Districts M2-3 and B3-3 to AG-R.
- Ordinance No. 190568 passed by City Council on July 18, 2019, approved a development plan in District AG-R (Agricultural Residential) for the purpose of expanding the Stamper Quarry Development Plan (Martin Marietta Kansas City, LLC) to add approximately 1,172 acres to the previously approved Development Plan containing approximately 1,629 acres, for a total area of 2,801 acres, to allow a rock quarry including rock crushing and an asphalt plant.
- The parcel is at the terminus of N. Mexico City Avenue, and at the intersections of I-29/ I-435, NW 132nd Street and NW Roanridge Road (outer road).
- Public infrastructures (road, sewer and water) will have to be extended to serve this parcel for any development to occur.

PLAN REVIEW

Outdoor Lighting Standards (88-430)

A lighting plan is not provided because this is a rezoning without a plan – no plan is required.

Sign Standards (88-445)

A sign plan is not provided because this is a rezoning without a plan – no plan is required.

Pedestrian Standards (88-450)

The standards of this section will apply and be evaluated when a development is proposed.

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;

The proposed zoning is consistent with the KCI Area Plan future land use recommendations.

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

The zoning and use of surrounding properties are AG-R and farmed with crops.

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

The surrounding areas are agricultural farmland.

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

There existing public infrastructure within proximity of this parcel. For the parcel to be developed, all public infrastructure must be extended to serve the parcel.

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

The farming can continue under the proposed M1 zoning until the parcel is developed.

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

The property has never been developed.

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

The surrounding land uses are agricultural farmland, underground and above ground mining and quarrying. These uses can continue regardless of the zoning.

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.

There is no perceived gain if this rezoning was denied.

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval without conditions** based on the application, plans, and documents provided for review prior to the hearing:

Respectfully Submitted,



Olofu Agbaji
Lead 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 PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2020-0082

Meeting Date: June 1, 2020

Meeting Location: Zoom Call

Meeting Time (include start and end time): 3:00pm - 5:00pm

Additional Comments (optional):

Reviewed City Plan Commission for rezoning of Mexico City Ave

