



CITY PLAN COMMISSION STAFF REPORT

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

October 17, 2023

Project Name
3500 Leeds Trafficway Rezoning

Docket # 5

Request
CD-CPC-2023-00142
Rezoning without Plan

Applicant
Jeff Larson
Hiland Dairy

Owner
Don Edwards

Location 3500 Leeds Trafficway
Area About 2.6 acres
Zoning R-2.5
Council District 3rd
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Undeveloped, zoned R-2.5
South: Manufacturing, zoned M1-5
East: Manufacturing, zoned M1-5/R-2.5
West: Institutional, zoned B1-1, R-2.5

Major Street Plan

Emanuel Cleaver II Boulevard is identified on the City's Major Street Plan as a boulevard. Leeds Trafficway is identified as an established arterial.

Land Use Plan

The Heart of the City Area Plan recommends industrial for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 8/23/2023. Scheduling deviations from 2023 Cycle R have occurred.

- To allow time for the public engagement meeting to take place.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/6/2023. A summary of the meeting is attached to the staff report, see Attachment #3. The applicant also went door to door to engage with all residents within 300' of the subject property.

EXISTING CONDITIONS

The site is located on the southeast corner of Emanuel Cleaver II Boulevard and Leeds Trafficway. The site is undeveloped, heavily wooded and immediately adjacent to Hiland Dairy.

SUMMARY OF REQUEST + KEY POINTS

A request to rezone about 2.59 acres from R-2.5 (residential) to M1-5 (manufacturing) generally located at the southeast corner of Leeds Trafficway and Emanuel Cleaver II Boulevard.

CONTROLLING + RELATED CASES

There are no controlling cases.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

5 APPROVAL WITHOUT CONDITIONS

PLAN REVIEW

The applicant is proposing to rezone the 2.6-acre property from R-2.5 (residential) to M1-5 (manufacturing). The rezoning is required in order to use this property for industrial and manufacturing purposes.

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezoning (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 proposed rezoning is in conformance with the Heart of the City Area Plan which recommends industrial as the future land use for the subject property.

B. Zoning and use of nearby property;

There is a mix of residential, commercial and manufacturing zoning districts within the immediate area of the subject property. The properties located to the south of the subject property are industrial users. A majority of the area located north of the subject property is zoned residential but undeveloped.

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

The subject property is located in an industrial area adjacent to large swaths of vacant and undeveloped lots.

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

The subject property is within proximity to existing infrastructure.

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

The Heart of the City Area Plan recommends industrial uses for the subject property. The current zoning (R-2.5) prohibits manufacturing/industrial activity from occurring on this site.

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

This property has never been developed.

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

The property is currently immediately adjacent to large industrial sites and the rezoning will not 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.

The rezoning would allow for the subject property to be developed and promote more economic activity and vitality which can contribute to passive surveillance and a safer community.

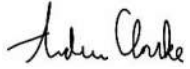
ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL WITHOUT CONDITIONS** as stated in the conditions report.

Respectfully Submitted,



Andrew Clarke, AICP
Planner

PROPOSED REZONING



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 OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2023-00142

Meeting Date: 10/6/2023

Meeting Location: 38~~0~~8 Emanuel Cleaver Blvd, Community Fellowship Church

Meeting Time (include start and end time): 3:00pm - 4:00pm

Additional Comments (optional):

