CITY PLAN COMMISSION STAFF REPORT

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

04/16/2025

Project Name
Genesis Companies Rezoning

Docket #3.1 & #3.2

Request
CD-CPC-2025-00019
Area Plan Amendment

CD-CPC-2025-00001
Rezoning

Applicant
Omid Shahbazian
Constructify 360 LLC

Owner
Great Master LLC

Location	4420 & 4408 Madison Ave
Area	About 1 Acres
Zoning	R-1.5
Council District	6
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Commercial Uses, zoned R-1.5
South: Residential Uses, zoned R-1.5
East: Residential Uses, zoned R-0.5
West: Commercial Uses, zoned B1-2

KC Spirit Playbook Alignment
Medium

Land Use Plan
The Midtown/Plaza Area Plan recommends Office/Residential (Future Land Use) for this location. The proposed plan aligns with this designation. See Criteria A for more information.

Major Street Plan
Madison Ave (in this section) is identified as a Thoroughfare on the City's Major Street Plan.

APPROVAL PROCESS

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval to rezone the subject property so the zoning designation reflects existing conditions and provides realistic flexibility for future growth.

PROJECT TIMELINE
The application for the subject request was filed on 01/06/2025. Scheduling deviations from 2025 Cycle 2.1 have occurred.

- Unpaid invoices, undocumented property owner consent, and unsatisfied public engagement requirements delayed the CPC review.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
At the time this staff report was published, the subject site was located within the West Plaza Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 03/25/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS
A commercial, office-like, building occupies the subject with accessory parking fronting Madison Ave.

CONTROLLING + RELATED CASES
None

PROFESSIONAL STAFF RECOMMENDATION
Docket #3.1 Area Plan Amendment Recommendation
Approval

Docket #3.2 Rezoning Recommendation
Approval

Vicinity Map

PLAN REVIEW

The applicant is seeking to rezone the subject property from R-1.5 (Residential) to B1-2 (Neighborhood Business) so the site's zoning district reflects existing conditions. Additionally, for a commercial office-like structure the B1-2 zoning designation provides the property with more opportunities for potential growth. Review the use table below for examples.

Use	R-1.5	B1-2
Residential Living	P	P
Nursing Home	P	P
Religious Assembly	P/S	P
Residential Mixed-Use Building	-	P
Daycare Center	-	P
Eating or Drinking Establishments	-	P
Bank	-	P
Office (includes Medical)	SUP	P
Retail Sales	-	P

PLAN ANALYSIS

Commercial Lot and Building (88-120), Use- Specific (88-300), and Development Standards (88-400)

**indicates nonconformities*

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120)*	No	-	As a rezoning case without a plan, this section does not apply to the subject request at this time. These factors will be considered during future development or permitting phases.
Accessory or Use- Specific Standards (88-305 – 385)	No	-	
Boulevard and Parkway Standards (88-323)	N/A	-	
Parkland Dedication (88-408)	No	-	
Tree Preservation and Protection (88-424)	No	-	
Parking and Loading Standards (88-420)	No	-	
Landscape and Screening Standards (88-425)	No	-	
Outdoor Lighting Standards (88-430)	No	-	
Sign Standards (88-445)*	No	-	
Pedestrian Standards (88-450)	No	-	

<u>Lot and Building (88-120) and Sign Standards (88-445)</u>

The proposed rezoning can bring the existing building more into compliance with the commercial lot and building and sign standards.

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 companion case CD-CPC-2025-00019 proposes to change the Future Land Use designation from Office/Residential to Mixed-Use Neighborhood, which would better align with the B1- zoning designation.

The Office/Residential future land use is intended for office, residential, or live-work development but does not specifically align with a zoning district. The Midtown/Plaza Area Plan states that the Mixed Use Neighborhood designation is "intended to accommodate and promote neighborhood-serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building's lower floors and residential uses on upper floors. This type of vertical, mixed-use development that includes a variety of business and residential choices should enhance the pedestrian environment of the community … This land use classification generally corresponds with the 'B1-' zoning category within the zoning ordinance."

B. Zoning and use of nearby property;

B1- zoned property exists to the west of the subject property.

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

Madison Ave, a Thoroughfare between the Country Club Plaza and Westport, is a mixture of office, commercial businesses, and high-density residential uses.

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

The public facilities and services needed for development are accessible at the subject site. Public facility and service adequacy for any proposal will be assessed during the building permit review.

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

The existing use is allowed to remain in operation in the current zoning district, however, new uses/businesses or building additions must comply with R-1.5 regulations.

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

N/A

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

Since the immediately surrounding commercial properties are zoned B1- , city staff does not believe the proposed rezoning will 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.
If the proposed rezoning is not approved the property owner would be limited, use-wise, in future growth opportunities.

ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials
3. Written Public Testimony
4. KC Spirit Alignment (CompassKC)

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL (docket #3.1) and APPROVAL (docket #3.2)** as stated in the conditions report.

Respectfully Submitted,

Ahnna Nanoski, AICP
Planning Supervisor

01/06/2025

Omid Shahbazian

Constructify 360, LLC

4420 Madison Ave

Kansas City, KS 64111

January 6th, 2025

Kansas City Missouri Planning and Zoning Commission

City Planning & Development Department 414 E. 12th St.
Kansas City, MO 64106

Dear Members of the Planning and Zoning Commission,

I am writing on behalf of Great Master LLC, the owner of the properties located at 4408 Madison Ave (Parcel Number 140699) and 4420 Madison Ave (Parcel Number 140698) in Kansas City, MO. We are formally requesting the rezoning of these properties from R1.5 to B1-2.

Describe Your Request:

The properties in question are currently zoned R1.5, which has proven to be restrictive in attracting investors or co-developers interested in participating in their development. The requested rezoning to B1-2 is intended to provide greater flexibility and enable a broader range of commercial development opportunities that align with the surrounding area's growth and potential.

Although we do not have a specific development plan at this stage, rezoning is essential to make these properties more appealing to potential stakeholders who may have the vision and resources to capitalize on the area's commercial potential. This zoning change will facilitate more diverse and economically viable uses for the properties.

Legal Description:

The properties under consideration are legally described as follows:

- **4408 Madison Ave, Kansas City, MO 64111**
    - Parcel Number: 140699
    - Current Zoning: R1.5
    - Requested Zoning: B1-2

- **4420 Madison Ave, Kansas City, MO 64111**
    - Parcel Number: 140698
    - Current Zoning: R1.5
    - Requested Zoning: B1-2

We appreciate your time and consideration of this request and are ready to provide any further information that may assist in your decision-making process. We look forward to your favorable response and to continuing our collaboration with the City Planning and Development Department.

Sincerely,

Omid Shahbazian

Constructify 360, LLC

4420 Madison Ave
Kansas City, KS 64111
Phone: 913-282-1727
Email: Omid@Constructify360.com

Public Meeting Notice

Please join Great Master LLC and The WPNA

for a meeting about Public Hearing Meeting: Rezoning and Area Plan Amendment

case number CD-CPC-2025-00019, CD-CPC-2025-00001

proposed for the following address: 4408 Madison Ave, Kansas City, MO, 64111

4420 Madison Ave, Kansas City, MO, 64111

Meeting Date: 25/03/2025

Meeting Time: 18:00 CT

Meeting Location: 4420 Madison Avenue, 2nd Floor Kansas City, MO, 64111

Project Description:

The requested zoning to B1-2 is intended to provide greater flexibility, the rezoning will facilitate more diverse and economically viable uses for the properties.

If you have any questions, please contact:

Name: Omid Shahbazian

Phone:

Email: Omid@builtbygenesis.com

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

COMPASSKC

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,

Omid Shahbazian

Meeting Sign-In Sheet

Project Name and Address

4408-4402 Madison Ave

CDCPC 2025 00001, CDCPC 2025 00019

Rezoning , area plan amendment

Name	Address	Phone	Email
Julie Jennings	4520 Bell	816-215-1388	juliej211@gmail.com WPNA Board
Jacob Gutierrez	4314 Fairmount	816-922-0192	JacobGutierrez93@gmail.com
Kevin Garner	4314 Fairmount	816-377-4307	KevinTGarner@gmail.com
Gil Pintsa	4178 Cambridge	913-314-8403	geebeenkc@gmail.com
Tom S John Marlene	Mercier		Virtual

CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD CPC 2025 00001, CD CPC 2025 00019

Meeting Date: 25/03/2025

Meeting Location: 4420 Madison Ave, 2nd Fl, KCMO, 64111

Meeting Time (include start and end time): 18:00 CT

Additional Comments (optional):

WEST PLAZA
NEIGHBORHOOD • ASSOCIATION
KANSAS CITY, MISSOURI

April 1, 2025

To Whom It May Concern,

I am writing to state that the West Plaza Neighborhood Association (WPNA) Board of Directors carried out a vote regarding the proposed Genesis Companies Rezoning request for 4408 Madison Avenue and 4420 Madison Avenue (Case No CD-CPC-2025-00001 and Case No CD-CPC-2025-00019).

Genesis Companies / Great Masters provided an in-person event for the public and board at 4420 Madison Avenue on 2025-03-25 at 6:00pm. Information was posted on the WPNA Facebook group for the neighborhood association, and we provided an opportunity for residents to submit questions and provide feedback.

Regarding the proposed rezoning from R1.5 to B1-2 (Case No CD-CPC-2025-00001), and amendment to change the future land use designation from Office/Residential to Mixed-Use Neighborhood (Case No CD-CPC-2025-00019), the WPNA Board has voted unanimously to take a stance of **non-opposition** for the project.

Respectfully,

Ken Williams
President, West Plaza Neighborhood Association
www.westplaza.org | president@westplaza.org
816-914-4225