Ordinance No. 250009

CD-CPC-2024-00176
Major Amendment – Development Plan

CD-CPC-2024-00175
Rezoning

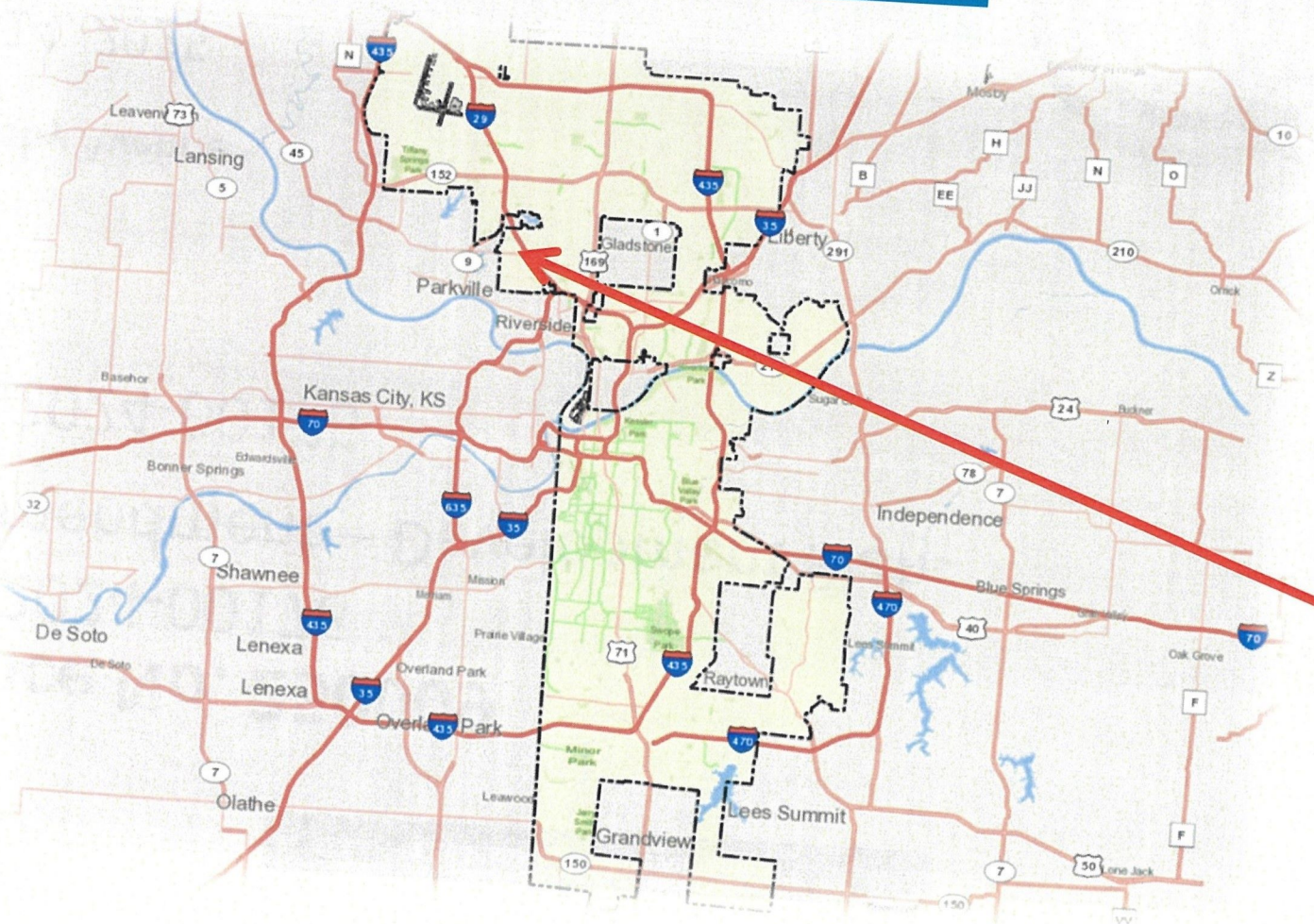
6430 N. Cosby Avenue

January 14, 2025

Neighborhood Planning and Development

KANSAS CITY
MISSOURI

City Planning and Development



KANSAS CITY
MISSOURI

City Planning and Development

View looking north on N. Cosby Avenue

Case No 6576-CP-10 – On April 5, 1988, the City Plan Commission approved a final plan in District CP-1 for the construction of a 3,500 square foot savings and loan building.

Case No 6576-CP-8 – Ordinance 61902, passed January 14, 1988, approved the rezoning of approximately 5.64 acres from District R-2a to District CP-1 and approved a development plan for offices and a savings and loan.

Brief History

KANSAS CITY
MISSOURI

Council District:	2nd
Trash Day:	Thursday (North)
Neighborhood & Homes Associations	
Patrol Division:	North
Show Special Assessments	
Census Neighborhood:	Hawthorne And Picture Hills
School Distrct:	PARK HILL
Park District:	North
PW Maint District:	D1
Impact Fee Zone:	E
Water Inspector Route:	1
MFS Servicer Route:	3
EDC Territory:	North
Zoning:	B1-1, R-1.5
Assessment Effective Date:	8/22/2014
Assessed Land:	98,272
Assessed Improve:	104,464
Exempt Land:	0
Exempt Improve:	0
Current Land Use:	2100 - Commercial (Non-Office)
Future Land Use:	
Square Feet:	61,911.592
Acres:	1.421
Perimeter:	1,042.302
PLSS:	n335119
Legal Description: LOT 1 WEXFORD PLACE FOURTH PLAT	

- The existing zoning: B1-1 / R-1.5
- The proposed zoning: B2-1
- The proposed use: Animal Services, Veterinary
- Existing Parking Stalls: Total #21
- Total Parking Stalls Required: 2.5 per 1,000 square feet

88-315 - ANIMAL SERVICE

88-315-01 - STANDARDS

The use standards of this section apply to animal service uses:

88-315-01-A. All animal shelter or boarding must be within a completely enclosed soundproofed and air-conditioned building.

88-315-01-B. In District R-80, shelter and boarding kennels and stables shall be located not less than 200 feet from any property line except when the property line is a right-of-way line and the right-of-way is at least 100 feet wide.

88-315-01-C. Domestic animals may be exercised in a designated and fenced area outside the building with an attendant present.

88-315-01-D. All outdoor runs or exercise areas must be hard surfaced or grass.

88-315-01-E. A landscaping, screening, and fencing plan to shield the use from adjoining properties and/or public right-of-way must be submitted for approval.

(Ord. No. 120783, § 1, 10-4-2012; Ord. No. 230552, § 2, 6-28-2023)

88-315-02 - NOISE LIMITS

There may be no noise disturbance across property lines into any residential district exceeding 60 dB(A) between the hours of 7 a.m. and 10 p.m. and 55 dB(A) between the hours of 10 p.m. and 7 a.m.

(Ord. No. 230552, § 2, 6-28-2023)

88-315 Animal Service Standards

Staff & CPC Recommendation

CD-CPC-2024-00176
Development Plan – Non-Residential

Approval

CD-CPC-2024-00175
Rezoning without Plan

Approval