



KANSAS CITY MISSOURI

Zoning Map Amendment (Rezoning)

CD-CPC-2024-00028

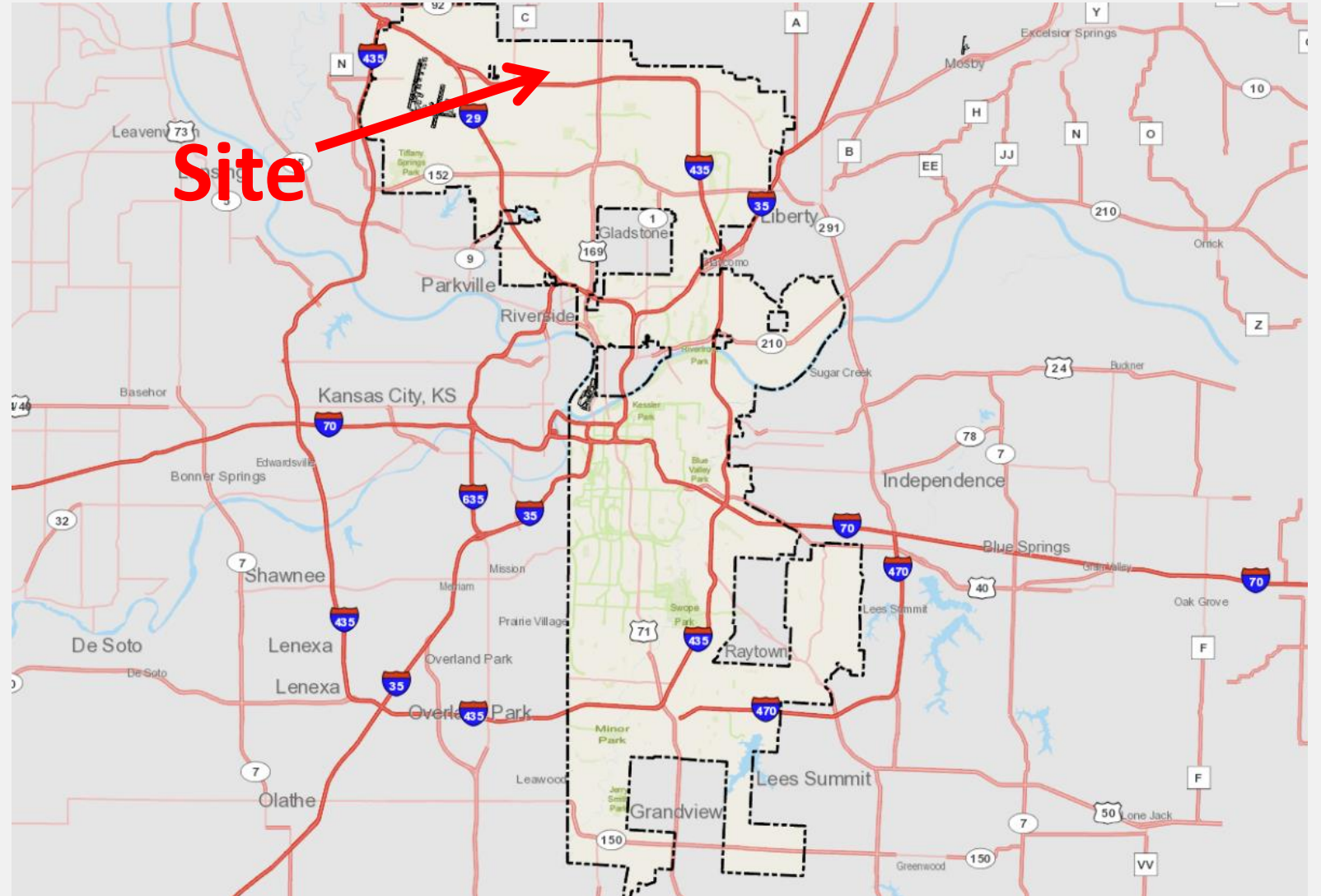
3704 NW Cookingham Dr Rezoning

April 16th, 2024

City Plan Commission

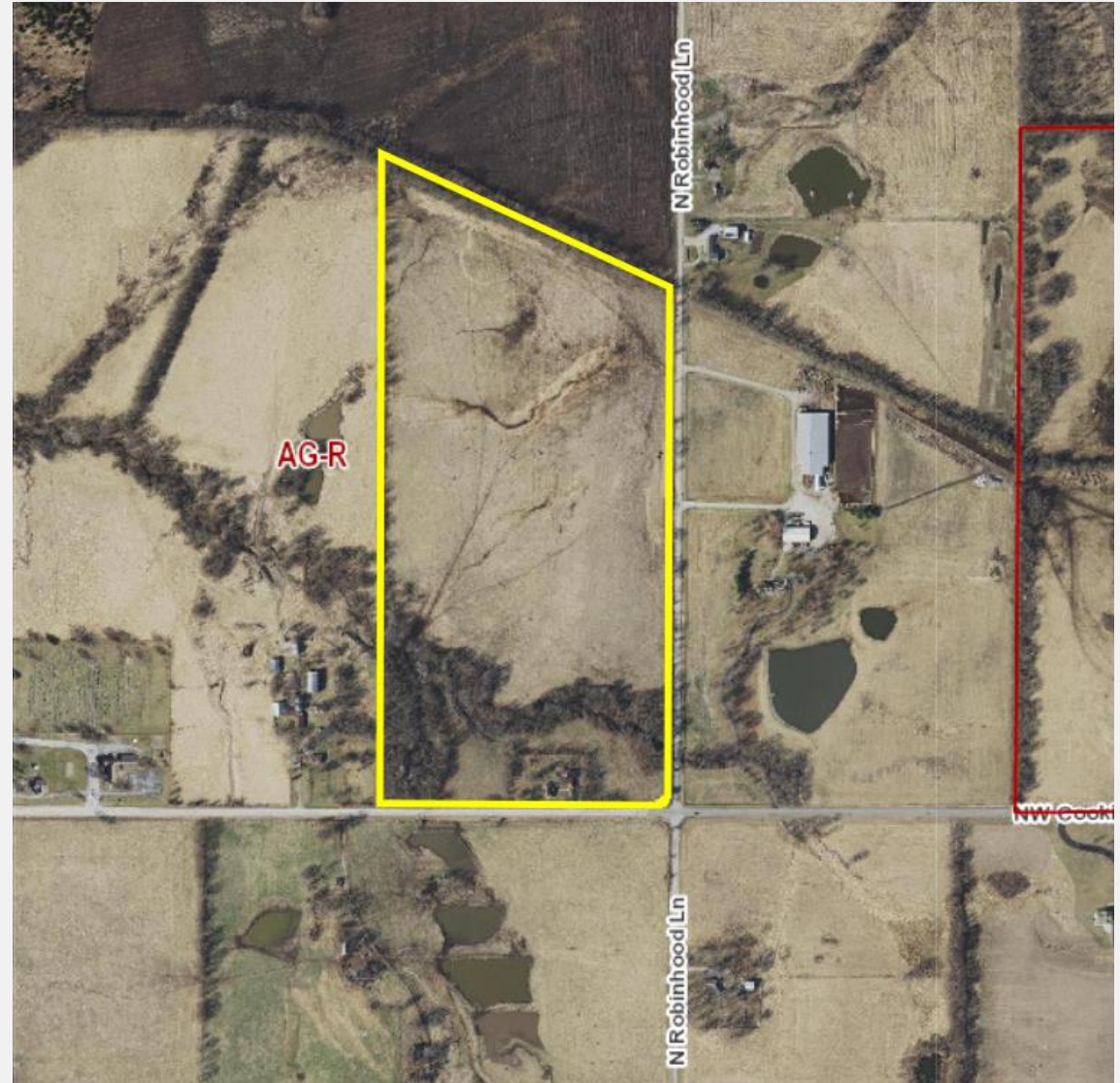


Location



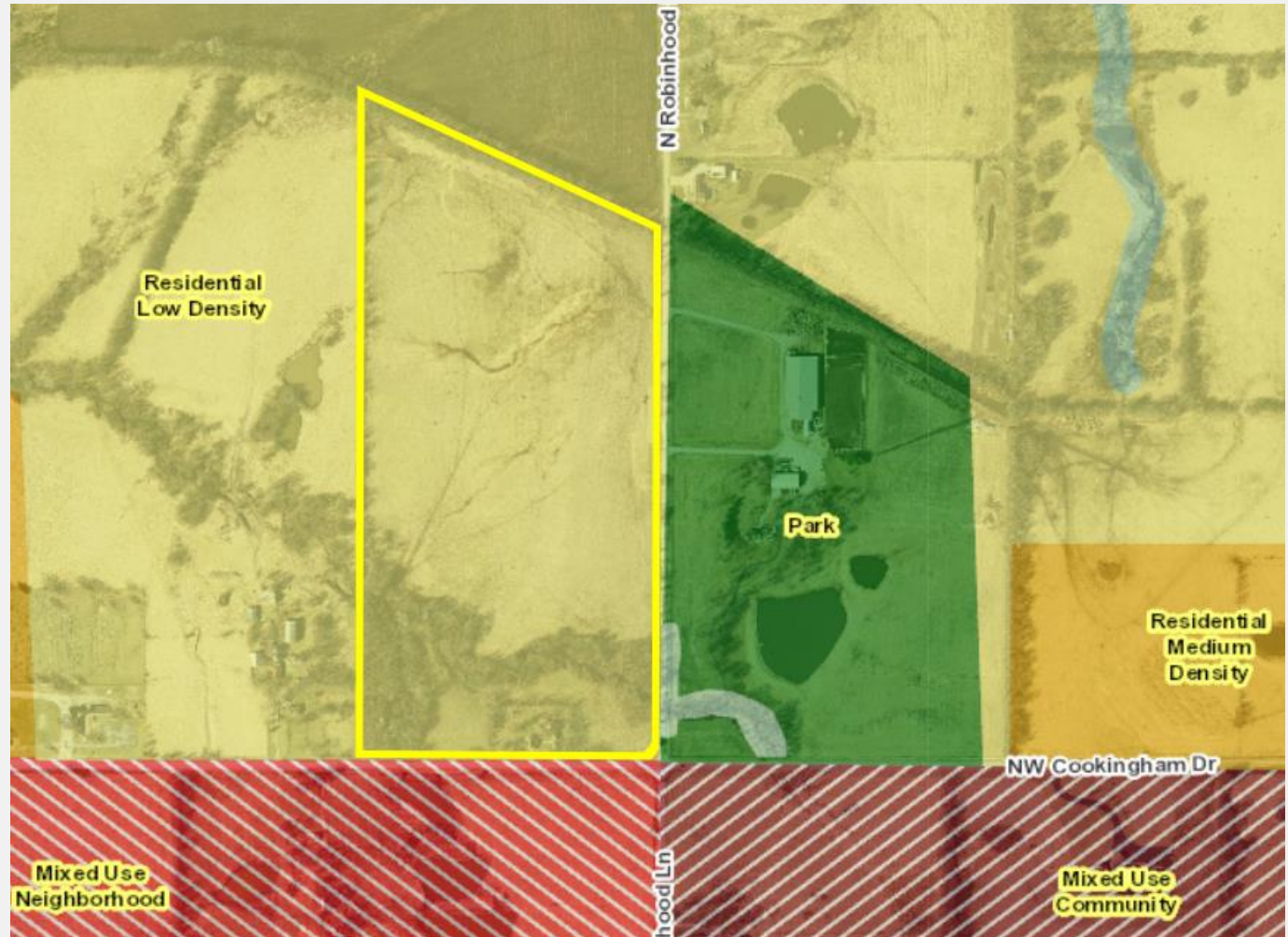
Location

- Location: 3704 NW Cookingham Dr
- Zoning: AG-R (Agriculture-Residential)



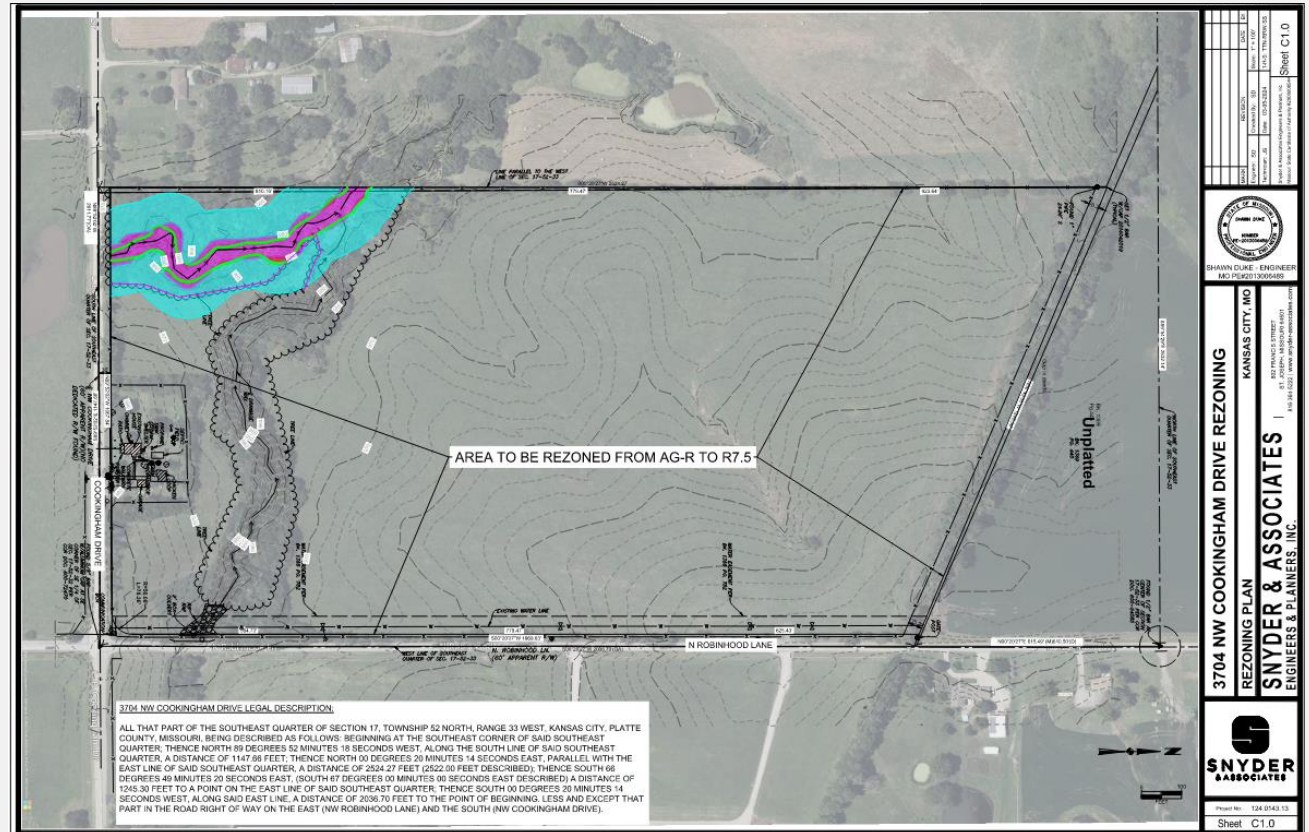
Future Land Use

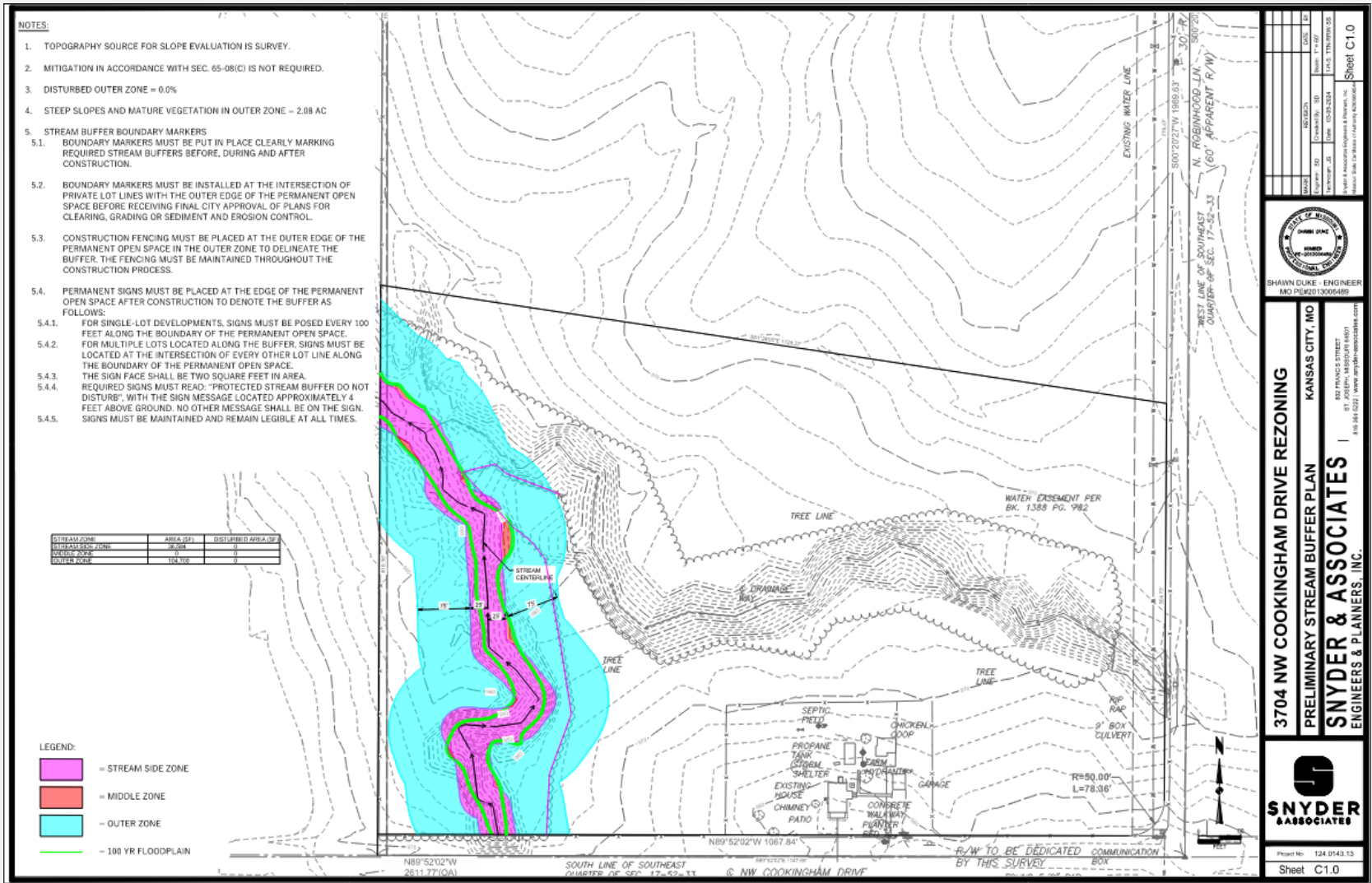
- Future Land Use:
 - Residential Low Density
 - Open Space/Buffer
- KCIA Area Plan Recommendation:
 - R-7.5 & R-10
 - Trails/Passive Recreation



Key Notes

- Roughly 58 acres
- Proposed rezoning from AG-R to R-7.5
- AG-R residential lot minimum: 40 Acres
- Allow for creation of 3 residential lots
- Stream Buffer on southwest corner
- Matches the KCIA Area Plan recommendation





Stream Buffer Plan



View looking northwest from intersection of N Robinhood Ln & NW Cookingham Dr



View looking south on N Robinhood Ln

Review Criteria 88-515-08

a. Conformance with The KC Spirit Playbook, KCI Area Plan and other relevant adopted policies;

The KCIA Area Plan recommends Residential Low Density land use for this location which corresponds with a R-7.5 and R-10 zoning district. This proposal is consistent with the future land use plan. No area plan amendment is required.

b. The zoning and use of nearby property;

Nearby properties are zoned AG-R and MPD.

c. The physical character of the area in which the subject property is located;

Adjacent properties consist mainly of agricultural, civic and residential type uses. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public water serving the site. There is no sanitary sewer on site, these proposed developments will need to install septic tanks to properly serve the lots. Public infrastructure will be brought to City standards when any development is proposed.

e. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

The current zoning designation is AG-R (Agricultural-Residential). The proposed rezoning will change the zoning to R-7.5, which will allow them to create three lots for single-family residential lots. The KCIA area plan future land use supports R-7.5.

f. The length of time the subject property has remained vacant as zoned;

There is currently a single-family home on the site.

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

The rezoning is not expected to 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.

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

Staff Recommendation

Approval without conditions