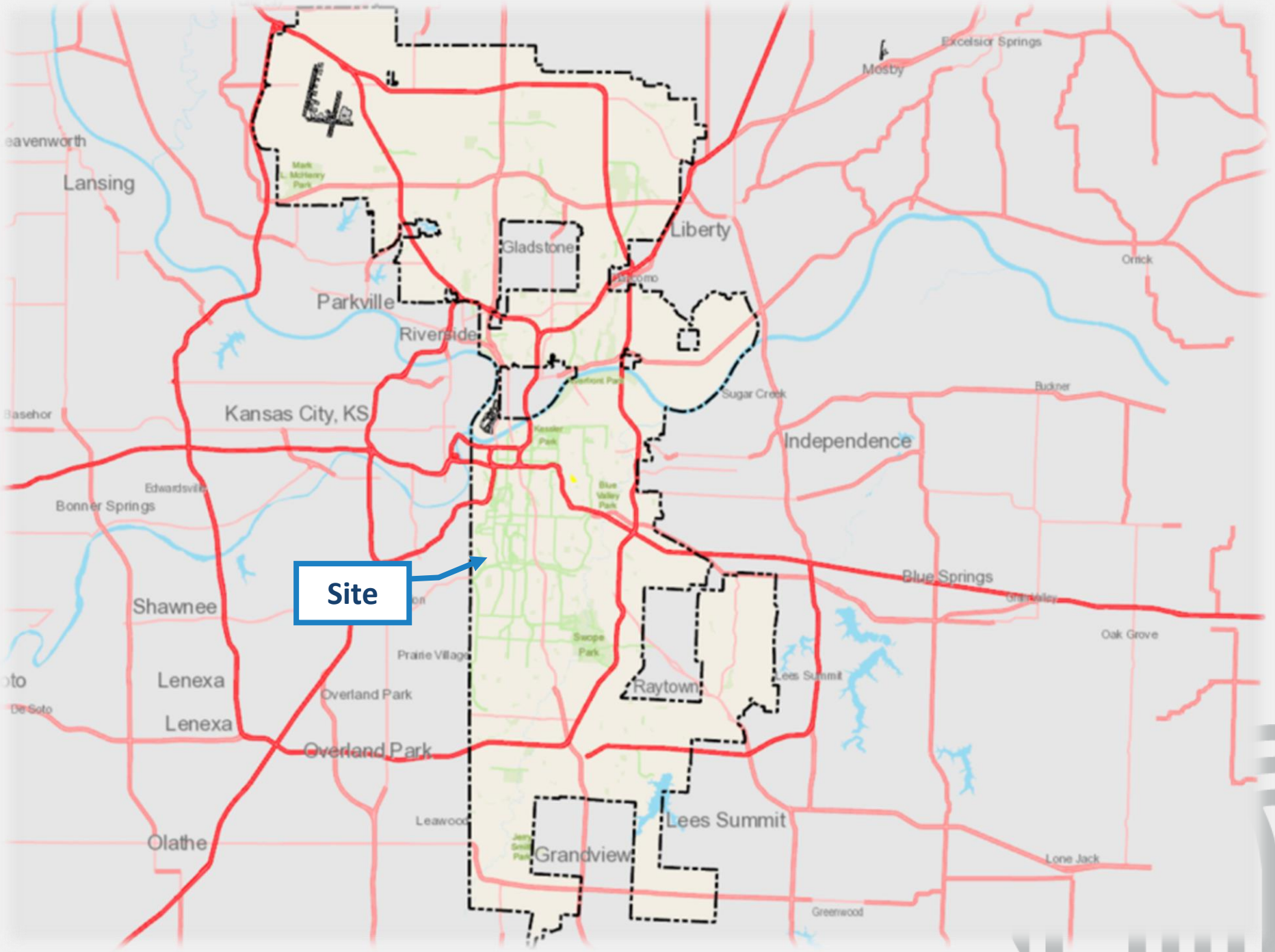
Ordinance

The applicant is seeking approval to rezone the subject property, with an associated area plan amendment, so the zoning designation reflects existing conditions and provides realistic flexibility for future growth.

date

Prepared for

Neighborhood Planning & Development Committee


Site
Lansing
Leavenworth
Kansas City, KS
Parkville
Riverside
Gladstone
Liberty
Mosby
Excelsior Springs
Orrick
Sugar Creek
Buckner
Independence
Blue Springs
Oak Grove
Lees Summit
Raytown
Bonner Springs
Edwardsville
Shawnee
Lenexa
Overland Park
Prairie Village
Olathe
Grandview
Leawood
Greenwood
Lone Jack
De Soto

Site
Madison Ave
Madison Ave
45TH

FOR LEASE
816 221 2200
Madison Ave

4420 MADISON AVE
GENESIS
COMPANIES

88-515-08 - REVIEW CRITERIA

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;

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

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

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

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

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

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

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.

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

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

KANSAS CITY MISSOURI

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amendment;

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

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

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

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.

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.

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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.

If the proposed rezoning is not approved the property owner would be limited, use-wise, in future growth opportunities.

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Use	R-1.5	B1-2
Residential Living	P	P
Residential Mixed-Use	-	P
Bank	-	P
Eating or Drinking Establishment	-	P
Office (includes Medical)	SUP	P
Retail Sales	-	P
Day Care Center	-	P

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CITY PLAN COMMISSION RECOMMENDATION

Approval – Area Plan Amendment

Approval – Rezoning