



CITY PLAN COMMISSION STAFF REPORT

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

May 16, 2023

Project Name
Santa Fe Elementary Office Rezoning

Docket #4

Request
CD-CPC-2023-00042 – Rezoning without plan

Applicant
Carla Barksdale
In-House Counsel, LLC

Owner
Hickman Mills School District.

Location 9000 Old Santa Fe Rd
Area About 2.17 acres
Zoning R-7.5
Council District 5th
County Jackson
School District Hickman Mills

Surrounding Land Uses
North: Multifamily residences, zoned R-2.5
South: Residential uses, zoned R-7.5
East: Multifamily residences, zoned R-2.5
West: Hickman Mills HS, zoned R-7.5.

Major Street Plan
Eastern Avenue and Old Santa Fe Road are not identified on the City's Major Street Plan at this location.

Land Use Plan
The Hickman Mills Area Plan recommends Office/ Residential land use for this location. This proposal is consistent with the future land use plan.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 03/23/2023. Scheduling deviations from 2023 Cycle J have not occurred.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

There are no registered neighborhood or homes associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on April 11, 2023. A summary of the meeting is attached to the staff report, see Attachment #2.

EXISTING CONDITIONS

The 2.17-acre subject site of this proposed rezoning is generally located at the northwest corner of Eastern Avenue and Old Santa Fe Road. It is part of the overall Hickman Mills High School campus. The vacant Santa Fe Elementary School building sits at the corner of Old Santa Fe Road and Eastern Avenue.

To the north and east of the site are existing multifamily residential complexes. To the south are existing single family homes. West of the site is the high school and further west is the Oracle (Cerner) Campus.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning without a plan from District R-7.5 to District O.

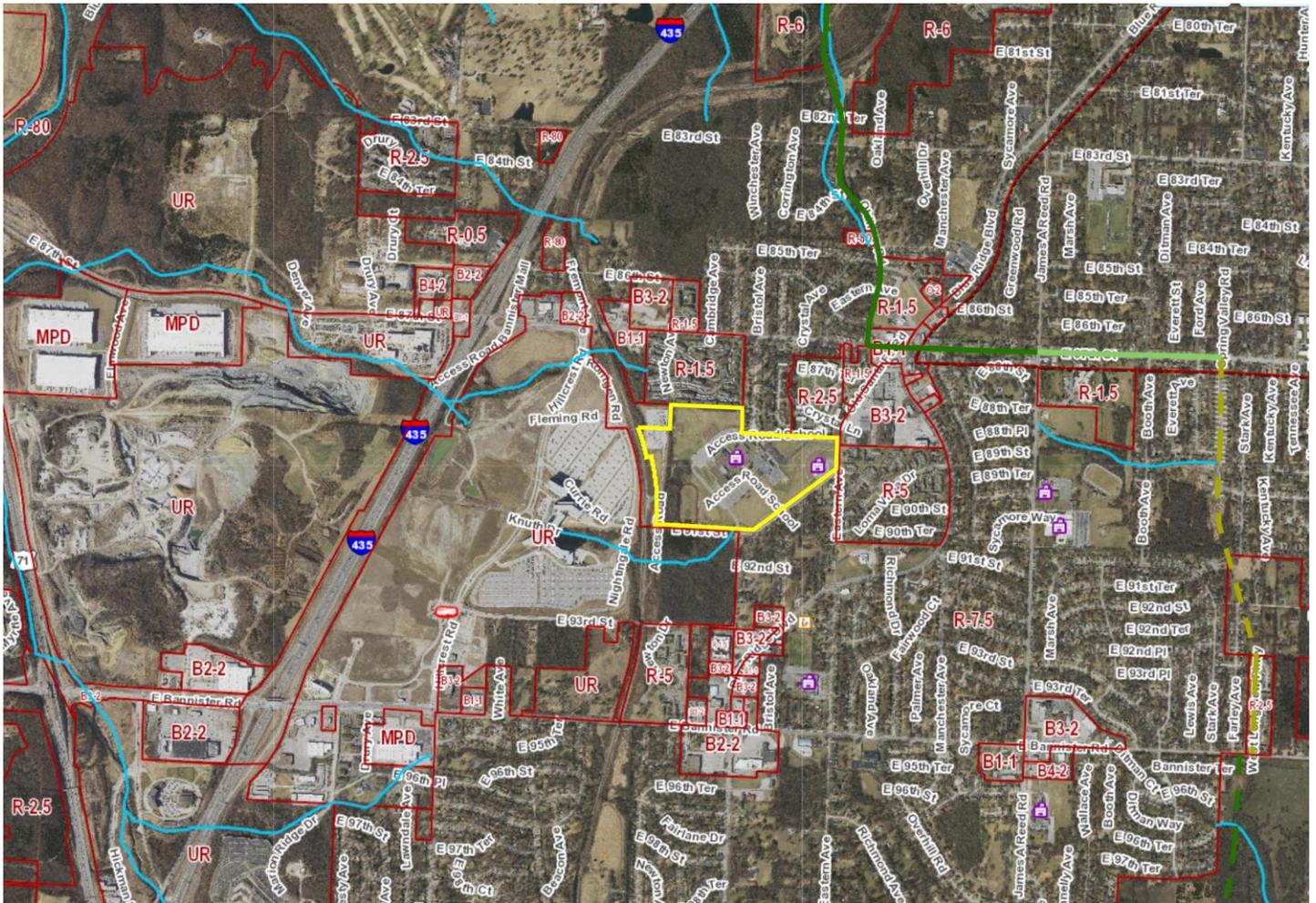
CONTROLLING + RELATED CASES

There is no controlling plan.

PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Approval without condition.

PROJECT LOCATION



PLAN REVIEW

The applicant is seeking approval to rezone the 2.7-acre parcel from District R-7.5 to District O, to allow for the reuse of the vacant school district administrative office building. The existing building has not been used as a school for sometime. It has been used by the school district for other administrative and office uses. The school district would like to repurpose the school. The proposed rezoning does not require a plan, but the applicant submitted an accompanying rendering of what the office will look like when renovated (see Attachment #2). There is an existing minor subdivision lot split to separate the structure from the High School to allow for the sale of the to the applicant. Staff will not provide any comments on the submitted concept plan.

PLAN ANALYSIS

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 Hickman Mills Area Plan recommends Office/ Residential land use for this location. This proposal is consistent with the future land use plan. (OA)
- B. Zoning and use of nearby property;
Nearby properties are zoned residential. (OA)
- C. Physical character of the area in which the subject property is located;

This is a mixed use of existing single-family homes and multifamily apartments zoned residential. (OA)

- D.** Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;
There are existing public infrastructure serving the site. Utilities and infrastructure will be brought to City Standards prior to change in occupancy. (OA)
- E.** Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;
The current zoning designation is R-7.5 which is residential. Due to the proximity of the site to existing single family residences staff is supportive of the rezoning to office. (OA)
- F.** Length of time the subject property has remained vacant as zoned;
Staff is not sure of the length of time the building has been vacant. (OA)
- G.** The extent to which approving the rezoning will detrimentally affect nearby properties; and
The rezoning is not expected to detrimentally affect nearby properties. (OA)
- 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. (OA)

PROFESSIONAL STAFF RECOMMENDATION

Docket #4 - Approval without condition.

Respectfully Submitted,



Olofu O. Agbaji
Planner

ATTACHMENTS

1. Public Engagement Materials
2. Additional documents, if applicable – Rendering and Letter of support.



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case #

Meeting Date:

Meeting Location:

Meeting Time (include start and end time):

Additional Comments (optional):

Meeting Sign-In Sheet

Project Name and Address

CD-CPC-2023-00042 - LM2 Construction and Consulting, LLC rezoning request

9000 Old Santa Fe Road, Kansas City, MO 64138

Name	Address	Phone	Email
Jackie Jones	8407 E. 9 th St	816-967-1134	
Celia Salter	1621 NE 12 th St KCMO	816- 583 -8308	
Dianna Jordan	8812 CORRINGTON AVE	816 304-2988	
Dennis Lester	10801 Rustin Way	816-399-5025	PastorLester@bethelkcmo.org
Diana Cruz	7608 E 118 th St	707-496-9291	



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Yaw Obeng M.Ed.
Superintendent of Schools

March 14, 2023

LaTasha McCall
CEO
LM2 Construction & Consulting, LLC
228 N.W. Executive Way
Lee's Summit, MO 64063

Re: Support for LM2 Construction & Consulting, LLC Rezoning Request

Dear Ms. McCall,

On behalf of the Hickman Mills School District, I offer my wholehearted support for rezoning the property under contract between LM2 and the District from residential to office use to suit your business needs.

When the District entered into the contract with LM2 to purchase the Hickman Mills Administrative Center located at 9000 Old Santa Fe Road in Kansas City, we did it with the understanding that LM2 would work with the City to legally divide the property. I understand that a zoning issue must be resolved prior to the legal division of the property as the property is currently zoned for residential use.

Although the Hickman Mills property under contract is zoned residential, the District has historically used the building as an "Administrative Center" with offices for staff. The building is currently used to support legal aid services, McKinney Vento store, Loads of Love laundry, and administrative offices. The District's current use of the building is consistent with your intent to use the building for LM2's administrative offices.

LM2 has been a beacon in the Hickman Mills community through the years. I am happy to work with you and your team to ensure that your commitment to purchasing LM2's flagship office - as a proud alumna of the Hickman Mills School District - becomes a reality.

In closing, I want you to know that we look forward to being your "neighbor." We support rezoning of the property under contract from residential to office use. Please let me know if you need any additional assistance with making your dream a reality.

Best regards,

A handwritten signature in black ink, appearing to read "Yaw Obeng", is written over a horizontal line that extends across the width of the signature area.

Yaw Obeng
Superintendent
Hickman Mills C-1 School District

