City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250522
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Approving an amendment to the Truman Plaza Area Plan on about 1.2 acres generally located at the northeast corner of E. 12th Street and Hardesty Avenue by changing the recommended land use from residential urban low density to mixed use neighborhood to allow for the construction of a medical office (CD-CPC-2025-00065)

Discussion

KC Care Health Center is proposing to construct a new clinic and office at the northeast corner of E. 12th Street and Hardesty Avenue. The site is 1.2 acres consisting of two parcels and is currently split zoned B3-2 (Commercial) and R-1.5 (Residential). The existing structure which will be demolished was previously used as a Knights of Columbus Hall. Only a very small portion of the site, less than 7,500 square feet (southwest corner) where the existing building is located, is zoned B3-2. The proposed use (medical office and office) is not permitted in the R-1.5 zoning district, which requires a rezoning to commercial zoning district. Staff and the applicant agreed that rezoning the site to B1-1 would permit the future medical office and prohibit more intensive uses as the site is adjacent to residential zoning and uses. The B1-1 zoning is compatible with multiple properties zoned the same along the southside of E. 12th Street.

Staff from the Long Range Planning Division required an area plan amendment to the Truman Plaza Area Plan to change the future recommended land use from residential low density to mixed use neighborhood. The rezoning to B1-1 and area plan amendment to the Truman Plaza Area Plan will bring the proposed project into conformance with the City's adopted plans and planning policies.

The applicant held public engagement on April 28th, 2025 and staff did not receive any letters of opposition to the rezoning application. The City Plan Commission heard the case on June 4th, 2025 and voted 4-0 to recommend approval of the area plan amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable, as this is a zoning ordinance.

3. How does the legislation affect the current fiscal year?
   Not applicable, as this is a zoning ordinance.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable, as this is a zoning ordinance.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Potentially.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
This ordinance has no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

- ☒ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
- ☐ Maintain and increase affordable housing supply to meet the demands of a diverse population.
- ☐ Address the various needs of the City's most vulnerable population by working to reduce disparities.
- ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
- ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

There is no prior legislation associated with this site.

Service Level Impacts

No service level impacts were identified.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   No potential health impacts were identified.

2. How have those groups been engaged and involved in the development of this ordinance?
   The applicant held the required pubic engagement on April 28th, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
   No information related to the sustainability of this project was submitted to the City.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)