



CITY PLAN COMMISSION STAFF REPORT

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

June 15, 2021

Project Name

Above & Beyond Home Health Rezoning

Docket

#6

Request

CD-CPC-2021-00089

Applicant

Brian Hackworth – Above & Beyond Health LLC

Owner

Bi-County United Way of Cass & Jackson

Location 4727 Logan Ave

Area About 0.77 acres

Zoning R-1.5

Council District 5th

County Jackson

School District Independence 160

Surrounding Land Uses

North: zoned B3-2, commercial uses

South: zoned R-7.5, single family residences

East: zoned R-7.5, single family residences

West: zoned R-80, single family residences

Major Street Plan

The City's Major Street Plan does not classify Logan Avenue.

Land Use Plan

The Little Blue Valley Area Plan recommends Mixed Use Neighborhood land uses. This request conforms to this recommendation.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to properties within 300 feet of the subject parcel.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 applies to this request. The applicant held a public meeting on June 7, 2021, a summary of which is attached.

EXISTING CONDITIONS

The subject site is located an eighth mile south of 40 HWY on Logan Ave. The property was formerly a United Way office and Center for Success.

SUMMARY OF REQUEST

The applicant is seeking approval of a rezoning from R-1.5 to O-2 in order to operate a Home Health office and adult day care operation.

PROFESSIONAL STAFF RECOMMENDATION

Docket #6

Recommendation

#6

Approval with conditions

CONTROLLING CASE

There is no controlling case on this parcel.

REZONING ANALYSIS

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;

The Little Blue Valley Area Plan recommends Mixed Use Neighborhood land uses within this area. The proposed O-2 zoning is in conformance with the area plan. No area plan amendment is required with this rezoning.

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

This subject site sits between residential developments zoned R-7.5 and R-80, and a commercial area zoned B3-2 & B2-2.

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

The surrounding neighborhood is generally a mixture of commercial uses & single family residential uses.

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

The existing public facilities are adequate for the proposed request.

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

The current zoning would allow for a single family residence on the site, or a low-impact commercial use via a special use permit, such as a bed & breakfast or neighborhood-serving retail.

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

The subject property is not vacant.

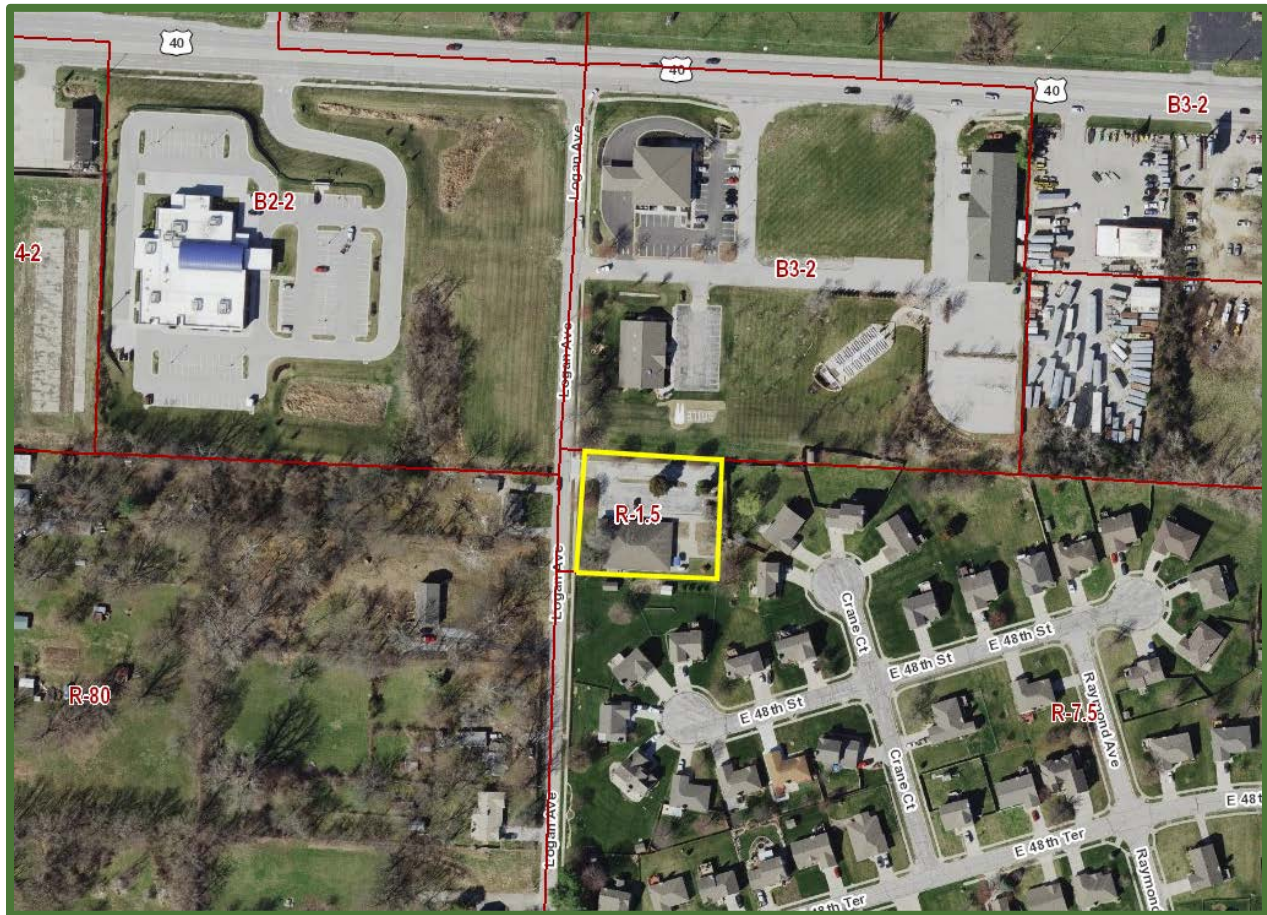
88-515-08-G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The proposed rezoning is not anticipated to detrimentally affect any nearby properties. The proposed zoning district of O-2 appears to be appropriate for this site, as it was formerly used as an office.

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.

There does not appear to be any gain to the public health, safety, or welfare due to the denial of the rezoning request.

Figure 1 – An overview of the subject site



PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **approval without conditions** based on the application, plans, and documents provided for review prior to the hearing.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jared Clements'.

Jared Clements
Planner