



CITY PLAN COMMISSION STAFF REPORT

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

April 4, 2023

Project Name
5500 Woodland Rezoning

Docket #8

Request
CD-CPC-2023-00022
Rezoning without Plan

Applicant
Linda Brown
1641 E 59th St Kansas City, MO 64110

Owner
Linda Brown
5500 Woodland Ave Kansas City, MO 64110

Location 5500 Woodland Ave
Area About 0.21 acres
Zoning R-6
Council District 5th
County Jackson
School District Kansas City MO 110

Surrounding Land Uses

North: residential uses, zoned R-6
South: residential uses, zoned R-6
East: residential uses, zoned R-6
West: residential uses, zoned R-6

Major Street Plan

East 55th St is identified on the City's Major Street Plan as a Local Link

Land Use Plan

The Swope Area Plan recommends Residential Low Density for this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 2/7/2023. Scheduling deviations from 2023 Cycle F have occurred.

- Applicant did not post required signage in time for the 3/21/23 hearing.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

"The subject site is located with the Blue Hills Neighborhood Association"

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on February 25, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject contains a building that was constructed prior to 1960. The building has primarily been used for child care since at least 1990.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning without plan from district R-6 to district B1-1 on about 0.21 acres generally located at 5500 Woodland Avenue.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #8 Approval

PLAN REVIEW

No plan required or submitted for this application type.

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;

Although the future land use recommendation in the Area Plan calls for Residential Low Density, the existing structure has been used for commercial uses since at least 1950 and is not residential in nature.

B. Zoning and use of nearby property;

The subject property is surrounded by residential uses and primarily detached homes. There are a few corner properties in the area with neighborhood serving business.

C. Physical character of the area in which the subject property is located;

The subject site is mostly impervious as the area to the south of the building is paved. The surrounding area is mostly developed with housing and some vacant lots scattered around.

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

The site is adequately served by public utilities.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

Under the current zoning, home-based day care and family day care are permitted, but only allow a maximum of 10 children. Additionally, group day cares are permitted with the approval of a special use permit, but only allow up to 20 children. The existing structure can serve more than 10 children and is not residential in nature, therefore, staff supports the rezoning needed to allow the day care center use.

F. Length of time the subject property has remained vacant as zoned;

The subject site contains one building constructed prior to 1940 and has been utilized as a day care sometime between 1990 and late-2010s.

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

The proposed zoning is not expected to detrimentally impact the nearby properties. The building has been used as a day care center previously and the rezoning will bring the building and use into compliance.

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 is no anticipated gain in the case of denial for this rezoning. The building will continue to be non-conforming, as the current R-6 district only allows detached homes. The day care center has served many community members in the past and the applicant/owner hopes to continue serving the community moving forward.

ATTACHMENTS

1. Public Engagement Materials
2. Additional documents, if applicable

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval without conditions.**

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Genevieve Kohn".

Genevieve Kohn
Planner



We envision Better Academy as a safe, well supervised, drug and alcohol-free center dedicated to providing early education, childcare, youth activities, and residents experiences to broaden their knowledge, enhance their self esteem, promote healthy relationships and strengthen their commitments to our communities.

February 6, 2023

Dear Neighbor,

You are receiving this notice because you reside within 300 feet of the **Better Academy**, formerly known as, **Luv Does Matter**. The plans to reopen the facility require me to host a public meeting to get your input on the reopening.

You are an important part of our plans to move forward and I would appreciate your input. If you have questions or concerns about the **Better Academy** Center or programs, please feel free to call me at 816-803-0529.

Your truly,

A handwritten signature in cursive script that reads "Linda Brown".

Linda Brown

Public Meeting Notice

Please join **Linda Brown** for a meeting about the ***Better Academy Center***

Case number CD-CPC-2023-00022 proposed for the following location:

5500 Woodland Avenue.

Meeting Date: Saturday, February 25, 2023

Meeting Time: 11:00 a.m.

Meeting Location: Blue Hills Neighborhood Association Office

5309 Woodland Avenue

If you have any questions, please contact:

Name: Linda Brown

Phone: 816-333-7232

Email: luvdoes67@gmail.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

BHNA CAN/General Membership Meeting

Saturday, February 25th, 2023

"5500 Woodland Rezoning"

Name	Mailing Address	Phone or Email	Member
Mary Moore	5610 Woodland	816 523-4054	✓
Tiffany Sykes	* 5510 Woodland Ave	816 810-2150	
Matthew Robinson	4931 Euclid	559-916-1298	✓
Jane H Hamilton	6023 Park	816-400-2192	
Jason Pann	1780 West Delta	816-216-6571	
Kevin Willy	6007 Highland Ave	816 822 7659	✓
Bobbie Miller	1706 E. 50 th Terr	816 861-4991	✓
DOROTHY WALKER	5840 MICHIGAN AVE	816-343-5416	✓
Georgann Rosebrow	5616 Park Ave #C101/130	816-853-6992	✓
Glenn North	5154 Brookwood	816 861 1852	
Kay Gihl	2015 E 47 th Ave	913-915-8754	✓

BHNA CAN/General Membership Meeting

Saturday, February 25, 2023

"5500 Woodland Learning"

Name	Mailing Address	Phone or Email	Member
Judith Boyd	6031 Michigan KCMO 64130	judith.boyd@att.net	Yes
Smylon Kabisic	1780 Woodland Ave KCMO 64108	smylon@parsonkc.com	No
Carole McLaughlin	5031 Olive St. KCMO 64130	mclaughlincarole10@gmail.com	Yes
KEMMETT HENDRICK	5040 GARFIELD KCMO 64130		YES
P. Casey	5211 Garfield Ave	on file	Yes
Evelyn Anderson	1900 E. 59 TER KCMO 64130	sunshine12@sbcglobal.net	YES
Sheryl Voss	--		
Keri McHugh	--		
Linda Brown	--		
Toy Waldson	5612 WINDYHILL AVE		Yes
Dorand EDDHO	5309 Woodland		

BHNA CAN/General Membership Meeting

Saturday, February 25th 2023

“5500 Woodland Reunion”

Name	Mailing Address	Phone or Email	Member
Eddie Robinson	5045 Garfield	816 924 1723	✓
Mary Robinson	↓	↓	✓
Sharon Johnson	5811 Euclid Ave		
Armer Johnson*	5501 Woodland	816) 2695 045	
Rev. Basil C Obasi	1515 E 59 th St. KCMO 64110	816 643 9932	✓
Paul Taucroft	1526 E 49 th Terr 64110	816 444 5400	✓
Dynne Bridges	6009 Michigan KCMO 64130	816-210-2401	
Cathy Sims	54 th Michigan KCMO	816 935 3600	Y
Inea Ardrey	5516 Olive	816-654-6838	Y
Jametta Weaver	5323 Euclid KCMO	816-361-3434	✓
Shewan White	5309 Paseo	shewanke@gmail	✓

BHNA CAN/General Membership Meeting

Saturday, February 25, 2023

"5500 Woodland Reopening"

Name	Mailing Address	Phone or Email	Member
Ebert Hicks	5447 Garfield	816-444-3421	yes
Maya Collier	* 5506 Woodland	573-528-3984	
Valencia Hardin	* 5508 Woodland	816-915-0603	