



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development  
Development Management Division

414 E 12<sup>th</sup> Street, 15<sup>th</sup> Floor  
Kansas City, Missouri 64108  
[www.kcmo.org/planning](http://www.kcmo.org/planning)

## Project

Hospital Hill Urban Renewal Plan  
Hearing Date January 7, 2020

Item #	Case	Request
#12	CD-CPC-2019-00215	Incentive Request

Item #	Staff Recommendation(s)
#12	No Recommendation

## Applicant

Robert Long  
EDCKC

## Owner

City of Kansas City, Missouri

<b>Location</b>	2702 Troost Avenue
<b>Area</b>	On about 0.3 acres
<b>Zoning</b>	UR Urban Development
<b>Council District</b>	3 <sup>rd</sup>
<b>County</b>	Jackson
<b>School District</b>	KCMO

## Surrounding Land Uses

**North:** UR Urban Redevelopment

**East:** Commercial uses, UR Urban Redevelopment

**South:** Commercial uses, B4-5

**West:** Residential uses zoned R-2.5.

## Land Use Plan

The Greater Downtown Area Plan recommends downtown mixed use land uses. The request conforms to this recommendation.

## Major Street Plan

Troost Avenue is classified as an established arterial.

## APPROVAL PROCESS



## PUBLIC HEARING REQUIRED

Yes

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Longfellow Community Association.

## REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

## SUMMARY OF REQUEST

Applicant is seeking approval of an amendment to the Hospital Hill Urban Renewal Plan in order to add a single parcel along the southern boundary of the Plan Area.

## PURPOSE

Applicant is proposing the addition of 2702 Troost Avenue, a 1/3 acre parcel at the southwest corner of 27<sup>th</sup> and Troost, to the Hospital Hill Urban Renewal Plan, which requires approval of the above-referenced requests.

## HISTORY

The Hospital Hill No. 2 Urban Renewal Area was first approved by Ordinance No. 41888 on December 1, 1972.

It was amended again in 1995 (Ordinance No. 950034), 1998 (Ordinance No. 980989), and, most recently in 2001 (Ordinance No. 001637) to include two additional areas into the Urban renewal Plan.

## CONTROLLING CASE

Ordinance No. 001637 passed on January 25, 2001 allowed for the addition of two additional areas generally bounded by 21<sup>st</sup> Street, Bruce R. Watkins, Forest, and the Paseo, and bounded by 25<sup>th</sup> Street, West Paseo, 27<sup>th</sup> Street, and Bruce

R. Watkins. The proposed request is in substantial conformance to the controlling plan.

## EXISTING CONDITIONS

This parcel is currently vacant and has been since the previously vacant building was demolished in September 2017.

## NEARBY DEVELOPMENTS

**North:** Longfellow Heights multi-family development/Marcatto multi-family development

**East:** Vacant land/commercial use

**South:** Small commercial use/parking lot

**West:** Single family homes

## KEY POINTS

- Urban Renewal Plan expansion

## Incentive Request

This plan addition is not requesting any additional incentives at this time, it is only to include a one-third acre parcel in the plan area.

## Blight Analysis

The blight analysis provided shows images of deteriorating sidewalk and curbs as well as an unmaintained open lot. Staff does not make a recommendation on the finding of blight, it is incumbent upon the Commission and the Council to determine if the property meets the standards of blighted.

## PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff does not make recommendations on Incentive Request applications.

Respectfully Submitted,



Jamie Hickey  
Lead Planner