

CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00011

3112 Flora Ave Rezoning

April 1, 2026

Docket # 9

Request

Rezoning

Applicant

James Baker
Fulson Housing

Owner

Mid City Towers II Inc

Site Information

Location	3112 Flora Ave
Area	0.15 Acres
Zoning	R-1.5
Council District	3 rd
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Residential, R-1.5
South: Residential, R-1.5
East: Parking, R-1.5
West: Parking, R-0.5

Land Use Plan

The Heart of the City Area Plan recommends Residential Medium Density for this location. The proposed plan has a medium alignment with this designation. See Criteria A for more information.

Major Street Plan

Flora Avenue is not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a Rezoning from District R-1.5 (Residential) to District R-0.5 (Residential) on about 0.15 acres generally located at 3112 Flora Avenue.

Existing Conditions

The subject site is currently developed with an access drive which serves the parking area to the west on a separate parcel. This parking is not directly tied to the multiunit residential building. There is no associated regulated stream with the subject site.

Neighborhoods

This site is located within the Historic East Neighborhood Coalition, Boston Heights and Mount Hope Neighborhood Association, and the Ivanhoe Neighborhood Council.

Required Public Engagement

Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on February 23, 2026. A meeting summary is attached; see Attachment #3.

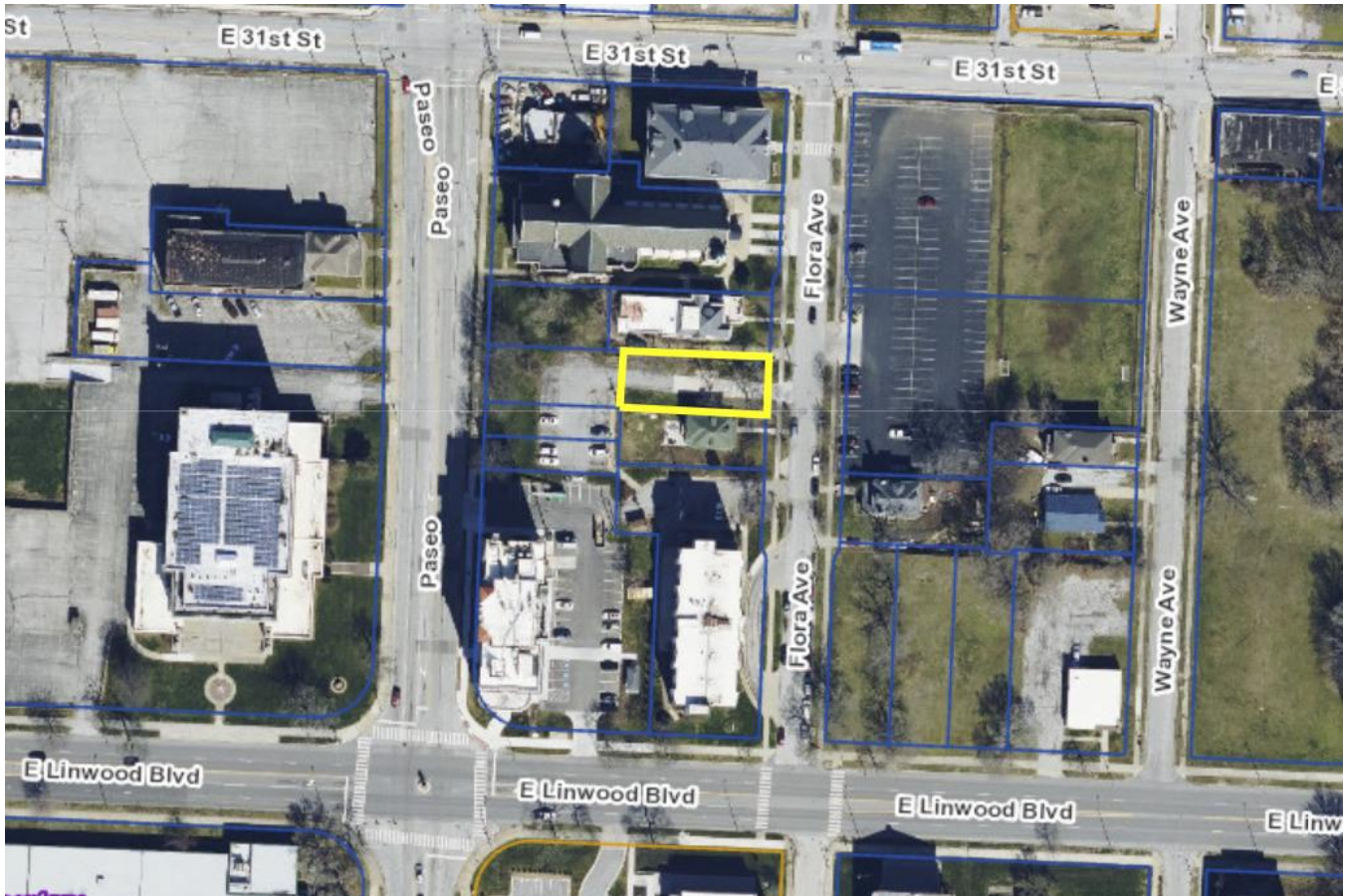
Project Timeline

The application was filed on January 30, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #9 Approval

VICINITY MAP



REZONING REVIEW

The applicant is proposing to rezone 0.15 acres from District R-1.5 to District R-0.5. Section 88-420-013 requires that accessory parking areas require the same or a more intensive zoning classification than the principle use. Rezoning the parcel will help facilitate the development of the entire property under common ownership to the west. This will permit that development to be in conformance with the Boulevard and Parkway Standards of Section 88-323 by removing vehicular access points from The Paseo. The project site is a vacant parcel made up of one platted lot. The proposed rezoning does not require an accompanying plan.

SPECIFIC REVIEW CRITERIA

Rezonings, Zoning and Development Code Map Amendments (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 Heart of the City Area Plan recommends Residential Medium Density land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

“The proposed rezoning, while creating uneven zoning on the same block face, would allow for the property owner to add eight additional units on an adjacent parcel to meet the parking and access requirements in the city code. The addition of housing that is attainable and adds residents to the Heart of the City area will enhance the area and further support The Paseo and Linwood as a node with some qualities of Transit-Oriented Development. The area plan alignment for this rezoning decreases due to the addition of R-0.5 on a parcel facing a neighborhood street, which adds potential for more dense and intense uses facing a neighborhood street and makes it more difficult in the future to create cohesive and well design neighborhoods with complementary building forms. The parcel size limitations and context of the current conditions of the area being vacant or parking does not affect less dense residential uses since there are none currently present immediately adjacent to the parcel. The unevenness of the zoning, mid-block, also creates a condition where the future land use designations do not match the zoning district; however, zoning on the immediate south and west parcels also does not match the future land use designation. A revision of the future land use map would create a spot designation on the map which is not advised in this case.” – Jonathan Feverston, Community Planning Division

B. Zoning and use of nearby property.

Adjacent properties are zoned R-1.5 to the north, east and south. Properties to the west are zoned R-0.5. Properties consist of a variety of uses including a rectory to the north, parking associated with St. Vincent de Paul Church to the east, and a residential house to the south.

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

Adjacent properties consist mainly of church owned properties and accessory parking zoned R-1.5. which currently consists of one multiunit apartment building on the southeast corner of the block. A secondary building is proposed along The Paseo on the west side of the block. The proposed rezoning is not expected to change the physical character of the area.

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

There is existing public infrastructure serving the site.

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-1.5. The proposed rezoning will change the zoning to R-.05. This will allow for the parcel to serve as a vehicular access point to the parcels which front on The Paseo that are zoned R-0.5. This rezoning will limit access points onto the Paseo and allow for the future development of the property to the west to be in conformance with the Boulevard and Parkway Standards of Section 88-323.

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

Historic aerials show the site was last occupied with a building in 1975. The previous structure we removed between 1975 and 1983.

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

The rezoning is not expected to detrimentally affect nearby properties as this rezoning will help facilitate the redevelopment of the land to the west. Its future use is in conformance with the Heart of the City Area Plan.

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.

ATTACHMENTS

1. Applicant's Submittal
2. Public Engagement Materials
3. KC Spirit Alignment
4. Public Letter of Opposition

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval.

Respectfully Submitted,



Matthew Barnes, AICP
Lead Planner

Rezone from R-1.5 to R-0.5

Legal Description:

LINWOOD AVE ADD LOT 7 BLK B



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00011

Meeting Date: 2/23/2026

Meeting Location: Mohart Center - Board Room

Meeting Time (include start and end time): 5:30 - 6:00

Additional Comments (optional):

Gathered to meet with neighborhoods and interested individuals at the Mohart Center Board Room.

Host waited until 6pm. No attendees showed up.

General Checklist

This is the Playbook Checklist for development case reviews completed by district planners for non-controlling cases.

Case Overview

District Planner D3: Jonathan Feverston	Date of Review 2/10/2026	Location 3112 Flora Avenue
Case Number CD-CPC-2026-00011	Case Type Rezoning without a Development Plan	
Is there a companion case? No		
Area Plan Heart of the City Area Plan	Future Land Use Medium Density Residential	

Project Analysis

Land Use Impact Analysis

The current use is a driveway to a parking area on an adjacent parcel. There is not proposed use for the parcel, however the rezoning would allow for taller residential buildings, small retail, and up to 12 units of housing if developed in the future. Surrounding uses include a taller, senior apartment building, the Historic St. Regis, and a former rectory. The rezoning would closely align the zoning to the adjacent parcels and allow for more housing to be built on the corner. Despite the FLU not aligning to the zoning, no area plan amendment to the FLU is needed because it would be considered a spot designation to match the FLU most appropriate to the zoning district. A match to the adjacent residential high on the other R-0.5 would also create spot designations on the same side of the block, mid block.

Mobility Impact Analysis

The site will be adjacent to two image streets but not facing an image street. The rezoning would allow for more housing and density to support TOD principles at a node. The rezoning possibilities in the future would allow for additional units of housing and could increase traffic to the street if fully developed. Currently, the owner is rezoning to get the parking area for the existing buildings and an 8-unit building under one zoning district to meet city code.

Sustainability Impact Analysis

No vegetation removed, no proposed landscaping, no structure is being proposed on the parcel. Lot is not in an environmentally sensitive area.

Housing Impact Analysis

This rezoning will help a proposed addition of an 8 unit affordable apartment building and renovation of another senior affordable apartment community come into current city code compliance. Additional housing and housing of different price points is cited in the Heart of the City Area Plan as a goal for the area to assist with adding new residents to the area.

Public Realm Impact Analysis

N/A

Additional Analysis

N/A

Overall Alignment with Area Plan

Medium

Staff Comments

The proposed rezoning, while creating uneven zoning on the same block face, would allow for the property owner to add 8 additional units on an adjacent parcel and meeting the parking and access requirements in the city code. The addition of housing that is attainable, and adds residents to the Heart of the City area will enhance the area and further support The Paseo and Linwood as a node with some qualities of Transit-Oriented Development. The reservation about this rezoning is the addition of R-0.5 on a parcel facing a neighborhood street, which potentially adds potential for more dense and intense uses facing a neighborhood street. The parcel size limitations and context of the current conditions of the area being vacant or parking does not affect less dense residential uses since there are not immediately adjacent presently.

Recommended Conditions/Corrections

N/A



St. Vincent de Paul Catholic Church

3106 Flora Avenue • Kansas City, MO 64109 • 816-923-0202

Via Email
March 12, 2026

City Planning Commission
City of Kansas City Missouri
Attn: Matthew Barnes
matthew.barnes@kcmo.org

**Re: Mid City Towers II Rezoning and Redevelopment
KCMO City Planning Commission File No. CD-CPC-2026-00011**

Dear Mr. Barnes and Members of the City Planning Commission:

The Society of Saint Pius X, Kansas City, Missouri, Inc., which operates as St. Vincent de Paul Church and Academy, writes in opposition to the proposed “Rezoning without Plan” and the redevelopment proposal of developer Fulson Housing Group for the Mid City Towers II project, and we give you notice that we intend to appear and state that opposition at the Commission meeting on March 18, 2026.

The proposal before the Commission is Fulson Housing Group’s application for rezoning of Lot 7, Block B, of the Linwood Avenue Addition (3112 Flora, the “Driveway Lot”) from RMD (Residential Medium Density) to RHD (Residential High Density) to make it consistent with the Developer’s adjacent property. Currently, the Driveway Lot contains only a driveway that gives access to a parking area behind a residence we own at 3114 Flora. We are not sure that the current use is compliant with RMD restrictions, and we reserve the right to object to the current use at a later date.

The Society has owned the church building since 1980 and also owns the school building at 3104 Flora, the residence at 3114 Flora, and more than half of the block immediately east of Flora between Linwood and 31st Street. St. Vincent’s has a congregation of more than 1000, and St. Vincent’s Academy serves approximately 230 students on its campuses at 3104 Flora and 2727 Tracy. Thanks to the generosity of our congregation and other benefactors, we have done our part for the neighborhood: restoring, improving, and expanding our facilities continually over the last 45 years. We have spent more than more than \$4 million in the past 10 years alone on restoration of our historic church, school, and other improvements to our property, and we plan additional improvements in the future. Having been a part of the neighborhood from its worst days to its best (so far) in decades, St. Vincent’s has a vested interest in its continued improvement, but we are also the most affected by this proposed rezoning.

To be clear: St. Vincent’s generally supports the Developer’s goals of renovating the Mid City Towers II complex, housing expansion, and the improvement of our neighborhood; however, we

object to this “Rezoning without Plan” application: the Developer has a plan, and this rezoning should not occur without review of that plan.

We understand that this application is an early step in a larger project that involves a renovation of the existing Mid City Towers II building, the construction of eight one-bedroom apartments in a new building on Lots 11 and 12 northwest of its existing apartment building and parking on Lots 10 and 7 (west of our priory/rectory building) and between our priory and our other residence (the “Project”).

The Developer states that rezoning the Driveway Lot will make it consistent with the other property it owns, but it will also have the effect of making zoning inconsistent with, and incompatible with, the property on either side (north and south) of the Driveway Lot. Both of these properties are owned by St. Vincent’s, are zoned RMD, and are the residences of our priests and staff. As it is, the access road is a source of noise and inconvenience to them, and the addition of parking on the Driveway Lot that is planned after rezoning will substantially increase that noise and inconvenience.

Further, there is already parking and traffic congestion in front of the existing Mid City Towers II building on Flora which creates a danger to the complex’s residents and our congregation, and which could potentially interfere with EMS and Fire Department access to St. Vincent’s Property. A “rezoning without plan” opens the door to the construction of additional apartments that will only exacerbate that congestion and the related hazards.

With respect to portions of the Developer’s larger project which have not yet been brought before the Commission, we have other objections which we have raised separately with the Developer. If appropriate, we will share those with you at or before the Commission meeting.

In short, a rezoning of the Driveway Lot is premature, and it should not be taken up at this time. We believe that there is a mutually beneficial path forward for the Developer, and we have proposed a solution to our objections which we hope will be satisfactory to the Developer, and the Mid City Towers residents. It will also increase safety for drivers and pedestrians and improve emergency access on Flora. Our solution involves a land swap with the Developer that would both alleviate their on-site parking needs and relieve congestion on Flora, while leaving the zoning on the Driveway Lot at RMD, consistent with the adjacent parcels. Until we have had time to reach a resolution with the Developer on those parts of his larger plans which affect St. Vincent’s, the rezoning should not occur.

I look forward to meeting you at the March 18 meeting and invite you to contact me beforehand if you have questions.

In Christ,



Fr. Daniel Muscha
Pastor

cc: James Baker, Fulson Development Group
Fr. John D. Fullerton, District Superior
Fr. Scott Gardner, District Bursar
Fr. Gerard Beck, Prior
Robert J. Drumm, Drumm & King LLC