



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

March 19, 2025

**Project Name**

Washington Wheatley  
Redevelopment Action Plan

**Docket # 10****Request**

CD-MISC-2025-00001  
Area Plan Amendment

**Applicant**

City of Kansas City, Missouri  
Washington Wheatley Neighborhood Assoc.

**KC Spirit Playbook Alignment**

The proposed amendment to the Heart of the City area plan has a *high* alignment with the KC Spirit Playbook.

**Land Use Plan**

Heart of the City Area Plan

**Major Street Plan**

N/A

**APPROVAL PROCESS****SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of an amendment to the Heart of the City area plan to include the Washington Wheatley Redevelopment Action Plan.

**PROJECT TIMELINE**

The application for the subject request was filed on 2/3/2025. Scheduling deviations from 2025 Cycle 3.1 have occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

Washington Wheatley Neighborhood Association

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does not apply to this request. However, public engagement was a vitally important part of the process to create this planning document. Several public meetings were held with the residents of the Washington Wheatley neighborhood between September 2024 and March 2025.

**EXISTING CONDITIONS**

N/A

**CONTROLLING + RELATED CASES**

Res. 110159 – April 2011 – Heart of the City Area Plan Adoption

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #10 **APPROVAL**

## PLAN REVIEW

Since the fall of 2024, City staff has been working with residents in the Washington Wheatley neighborhood to create a Redevelopment Action Plan. This plan intends to boost the redevelopment of vacant lots and the revitalization of this long-standing neighborhood. This plan is proposed to act as an addendum to the Heart of the City Area Plan. This process was initiated and sponsored by Councilperson Patterson Hazley of the 3<sup>rd</sup> Council District to work towards redeveloping vacant lots and revitalizing a neighborhood that has experienced disinvestment over many decades. This plan is one piece in a larger slate of ongoing redevelopment activities and programs happening in the area.

The Washington Wheatley Redevelopment Action Plan is based on the feedback and expertise of neighborhood residents, neighborhood leadership, elected officials, and City staff. This plan was also informed by other citywide and local plans that affect the Washington Wheatley neighborhood. Recommendations and insight from the Heart of the City area plan (2011) and the UMKC Washington Wheatley Neighborhood Plan (2008) were incorporated into this plan to support, and not duplicate, past planning efforts that have involved neighborhood residents. The City's comprehensive plan (KC Spirit Playbook), the Housing Department's Five Year Housing Policy, and the Land Bank Strategic Plan are also incorporated into this plan to highlight ongoing efforts by the City to address vacant lots and neighborhood revitalization.

This neighborhood-level plan identifies several issues ("Key Concepts") that are impeding the revitalization of the Washington Wheatley neighborhood while also having a negative impact on the quality of life of existing residents. This plan puts forward recommendations for immediate implementation to resolve these neighborhood issues as well as several recommendations to improve citywide policies related to vacant lot redevelopment.

The content of the Washington Wheatley Redevelopment Action Plan includes:

- Short history of the neighborhood
- Discussion of existing assets and needed assets
- Summary of the public engagement process that created this plan
- Identification and discussion of eight Key Concepts that need to be addressed by the City
- Thirty-seven recommendations for addressing the plan's Key Concepts
- Related recommendations from other plans
- Detailed locations for infrastructure maintenance needs and traffic calming measures

## ATTACHMENTS

1. Washington Wheatley Redevelopment Action Plan (2025)

## PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** as stated in the conditions report.

Respectfully Submitted,

Morgan M. Pemberton