



CITY PLAN COMMISSION STAFF REPORT

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

June 4, 2025

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Project Name

5400 E. 12th Street Rezoning

Docket # 1.1 & 1.2

Request

CD-CPC-2025-00065
Area Plan Amendment

CD-CPC-2025-00057
Rezoning

Applicant

Dennis Dunmyer
KC Free Health Clinic

Owner

Scandalos, LLC

Location	5400 E. 12 th Street
Area	About 1.2 Acres
Zoning	B3-2 & R-1.5
Council District	4 th
County	Jackson
School District	Kansas City

Surrounding Land Uses

North: Commercial, zoned B3-2
South: Commercial, zoned B3-2
East: Residential, zoned R-1.5
West: Residential, zoned R-0.75

Land Use Plan

The Truman Plaza Area Plan recommends Future Residential Urban Low Density for this location. The proposed plan has a **medium** alignment with this designation. See Criteria A for more information.

Major Street Plan

E. 12th Street and Hardesty Avenue are each identified as a local link on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

A request to approve a rezoning from Districts B3-2 and R-1.5 to District B1-1 on about 1.2 acres and to amend the future land use recommendation as shown in the Truman Plaza Area Plan from *residential urban low density to mixed use neighborhood* generally located at E. 12th Street and Hardesty Avenue.

PROJECT TIMELINE

The application for the subject request was filed on 4/24/2025. No scheduling deviations from 2025 Cycle 6.1 have occurred.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 4/28/2025. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The proposed rezoning encompasses two properties; 5400 E. 12th Street where there is an existing single story building and 5415 E. 11th which is an undeveloped lot currently owned by the Land Bank of Kansas City.

CONTROLLING + RELATED CASES

There are no controlling or related cases associated with these properties.

PROFESSIONAL STAFF RECOMMENDATION

Docket # Recommendation

1.1	APPROVAL
1.2	APPROVAL

Vicinity Map**PLAN REVIEW & ANALYSIS**

KC Care Health Center is proposing to construct a new clinic and office at the northeast corner of E. 12th Street and Hardesty Avenue. The site is 1.2 acres consisting of two parcels and is currently split zoned B3-2 (Commercial) and R-1.5 (Residential). The existing structure which will be demolished was previously used as a Knights of Columbus Hall. Only a very small portion of the site, less than 7,500 square feet (southwest corner) where the existing building is located, is zoned B3-2. The proposed use (medical office and office) is not permitted in the R-1.5 zoning district, which requires a rezoning to commercial zoning district. Staff and the applicant agreed that rezoning the site to B1-1 would permit the future medical office and prohibit more intensive uses as the site is adjacent to residential zoning and uses. The B1-1 zoning is compatible with multiple properties zoned the same along the southside of E. 12th Street. Staff from the Long Range Planning Division required an area plan amendment to the Truman Plaza Area Plan to change the future recommended land use from *residential low density* to *mixed use neighborhood*.

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;

The rezoning to B1-1 and area plan amendment to the Truman Plaza Area Plan will bring the proposed project into conformance with the City's adopted plans and planning policies.

B. Zoning and use of nearby property;

Nearby commercial properties are primarily zoned either B1 or B3 and the residential properties have a higher density zoning consisting of R-0.75 and R-1.5.

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

The subject property is located on two heavily trafficked streets, E. 12th Street and Hardesty Avenue. The area is predominantly residential with a mixture of multi-unit buildings and detached homes.

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

The subject property is currently served with nearby sewer and water connections.

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

The existing split zoning on the subject property inhibits development making rezoning a requirement.

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

The existing structure has been vacant for approximately two years. The Land Bank property facing E. 11th Street has been vacant since 2006.

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

The rezoning will not detrimentally affect nearby properties as there is existing B1 zoning within the immediate area. The B1 zoning district also prohibits intensive commercial or manufacturing uses.

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 this application would prohibit commercial development from being constructed due to the current zoning, which is a greater hardship to the public welfare than the hardship imposed upon the landowner in only being able to use a small portion of the property.

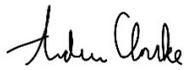
ATTACHMENTS

1. Applicants Submittal
2. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **APPROVAL** for the area plan amendment and rezoning as stated in the staff report.

Respectfully Submitted,



Andrew Clarke, AICP
Lead Planner

Rezoning Exhibit



Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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,

Meeting Sign-In Sheet

Project Name and Address

Rezoning Case Number CD-CPC-2025-00057

5415 E 11th St and 5400 E 12th St

Name	Address	Phone	Email
MARK MORAYES	5802 E 10th St.	816 859-0953	MARKDISCGOLF@YALCO
JAVIER GONZALEZ	1111 Oakley	816-772-4047	
Manuel Marquez	5818 E. 10th St 2 KC MO 64126	816 349-9086	
Carl Kober	1104 Bennington	816-590-8759	
Rachael Ginn	910 Newton	816 582 2322	mickymouse@aol.com
Jessica Morales	816 E. 10th St	816-2649	
Virginia Morales	nr E. 10th St.		
Lolita Ginn	910 Newton KC	816 305-2315	
Margaret Friedman	3300 Independence apt # 2300 apt 411	718-877 3003	margafriedman@gmail.com
Hilary Lin	699 N 4th St KC MO 64116	816-347-0991	hlin96@gmail.com
John Jackson	UPD (Illegal Dumping)	(816) 438-0000	john.c.jackson@kcpd.org



CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2025-00057

Meeting Date: April 28, 2025

Meeting Location: Our Lady of Peace Gymnasium - 1001 Bennington Ave.

Meeting Time (include start and end time): 7:00 PM - 8:20 PM

Additional Comments (optional):

The neighborhood organization seemed supportive of the rezoning. There were questions regarding parking, landscaping, fencing and traffic. All were answered satisfactorily. It was explained that these details would be forthcoming in the SUP plans that will be required.