

# CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2025-00109

Hedgepath Rezoning



**KANSAS CITY**  
Planning & Dev

September 3, 2025

## Docket #2

### Request

Rezoning

### Applicant

Greg Franzen  
FP&C Consultants

### Owner

Del Hedgepath  
Del Properties KC

### Site Information

Location	3532 Baltimore Ave
Area	0.15 Acres
Zoning	R-6
Council District	4th
County	Jackson
School District	Kansas City

### Surrounding Land Uses

North: Residential, R-6  
South: Residential, R-1.  
East: Residential, MPD/R-1.5  
West: Residential, R-1.5

### KC Spirit Playbook Alignment

CD-CPC-2025-00109: Medium

### Land Use Plan

The Midtown/Plaza Area Plan recommends Residential Medium-High Density for this location. The proposed rezoning has a medium alignment with this designation. See Criteria A for more information.

### Major Street Plan

Baltimore Avenue is not identified on the Major Street Plan.

## Approval Process



### Overview

The applicant is seeking approval of a rezoning from District R-6 to District R-1.5 on about 0.15 acres, generally located 150 feet north of the intersection of West 36<sup>th</sup> Street and Baltimore Avenue to allow for the renovation and conversion of an existing building into a 3-unit house.

### Existing Conditions

The subject site is currently one platted lot with a residential structure on the east side of the lot. There is a driveway on the north side of the property and parking in the rear of the lot for residents.

### Neighborhood(s)

This site is located within the boundaries of the Old Hyde Park Historic District Neighborhood Association and Midtown KC Now.

### Required Public Engagement

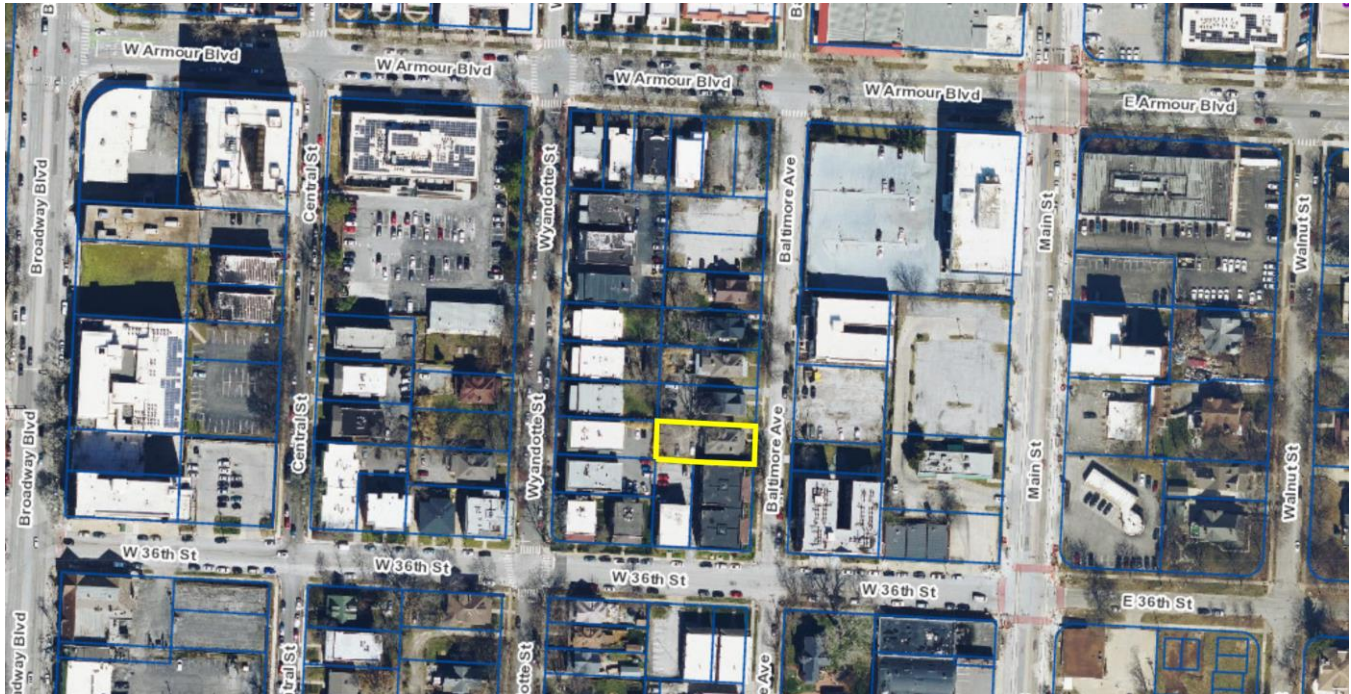
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 19, 2025. A meeting summary is attached; see Attachment #3.

### Project Timeline

The application was filed on July 14, 2025. Scheduling deviations have occurred. This case was continued from the August 20, 2025, due to public engagement materials not being submitted to city staff by the deadline for the hearing.

### Professional Staff Recommendation

Docket #2      Approval



## PLAN REVIEW

The applicant is requesting to rezone approximately 0.15 acres from District R-6 to District R-1.5. The subject site is a single platted lot. The rezoning request does not require an accompanying development plan, special use permit, or area plan amendment. Approval of the rezoning would allow the applicant to complete an interior remodel of the existing structure into a three-unit house. The current R-6 zoning district does not allow for a multi-unit house.

The applicant stated this structure has previously been used as a three-unit house. The existing structure caught fire in March of 2025 and needs a full remodel. City Staff found no evidence of this house being legally converted into a three-unit house. There is a variance case from 1985 to allow for an additional unit in an already constructed duplex, but City staff is unable to find any information on if the hearing was held, or if the case was approved, or denied. There are houses on the same block that have obtained Certificates of Legal Non-Conformance to continue operating multi-unit houses in the current R-6 Zoning District. The applicant has chosen to move forward with a rezoning application.

## 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 Midtown/Plaza area plan recommends Residential Medium-High Density land use for this location. This proposal is consistent with the future land use plan. No Area Plan Amendment is required.

"The rezoning without a plan allows the building to be converted into a three-unit house. The R-1.5 zoning exists immediately to the west and south of this parcel, and multi-unit buildings, including denser multi-unit colonnades, are common in this neighborhood. The increased density increases housing availability near the Main Street streetcar. Use of an existing building also helps maintain the area's character." – Luke Ranker, 4<sup>th</sup> District Planner.

**B. Zoning and use of nearby property.**

Properties to the west and south of this parcel are zoned R-1.5, consisting of multi-unit colonnades and multi-unit buildings. To the north is a strip of R-6 zoning district that consists of single-family dwellings and at least one multi-unit houses with a Certificate of Legal Non-Conforming Use. To the west, is zoned R-1.5 and MPD, consisting of multi-unit buildings.

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

The subject site is within the historic Hyde Park Neighborhood. The area is designated on the National and Local Register of Historic Places. The area consists of historic colonnades and multi-unit buildings. To the north of the property are historic single-family dwellings.

**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. Utilities and infrastructure will be brought to City Standards when future development is proposed.

**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-6. The proposed rezoning will the change the zoning from R-6 to R-1.5. The R-6 zoning only allows for a duplex to be constructed on a corner lot. The R-1.5 zoning would allow for a wide variety of residential structures on the site, a new building, unless built to match the surrounding buildings, would not match the historic character of the neighborhood therefore a reuse of the building would be most suitable.

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

The property caught fire on March 30, 2025; the structure survived the fire but is in need of a full interior remodel. The property owner is working to renovate the structure as it was previously built.

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

The rezoning is not expected to detrimentally affect nearby properties as there is dense housing in the area. The rezoning, if approved, will allow this structure to be remodeled to resemble the surrounding properties and maintain the historic nature of the area.

**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 expected gain to public health, welfare, or safety in the event this rezoning is denied. Should the rezoning be denied the property would be required to be built with a single family structure, resulting in a drop in housing units for the area.

**ATTACHMENTS**

1. Applicant's Submittal
2. Public Engagement Materials
3. KC Spirit Alignment

**PROFESSIONAL STAFF RECOMMENDATION**

**City staff recommends APPROVAL of this proposed rezoning.**

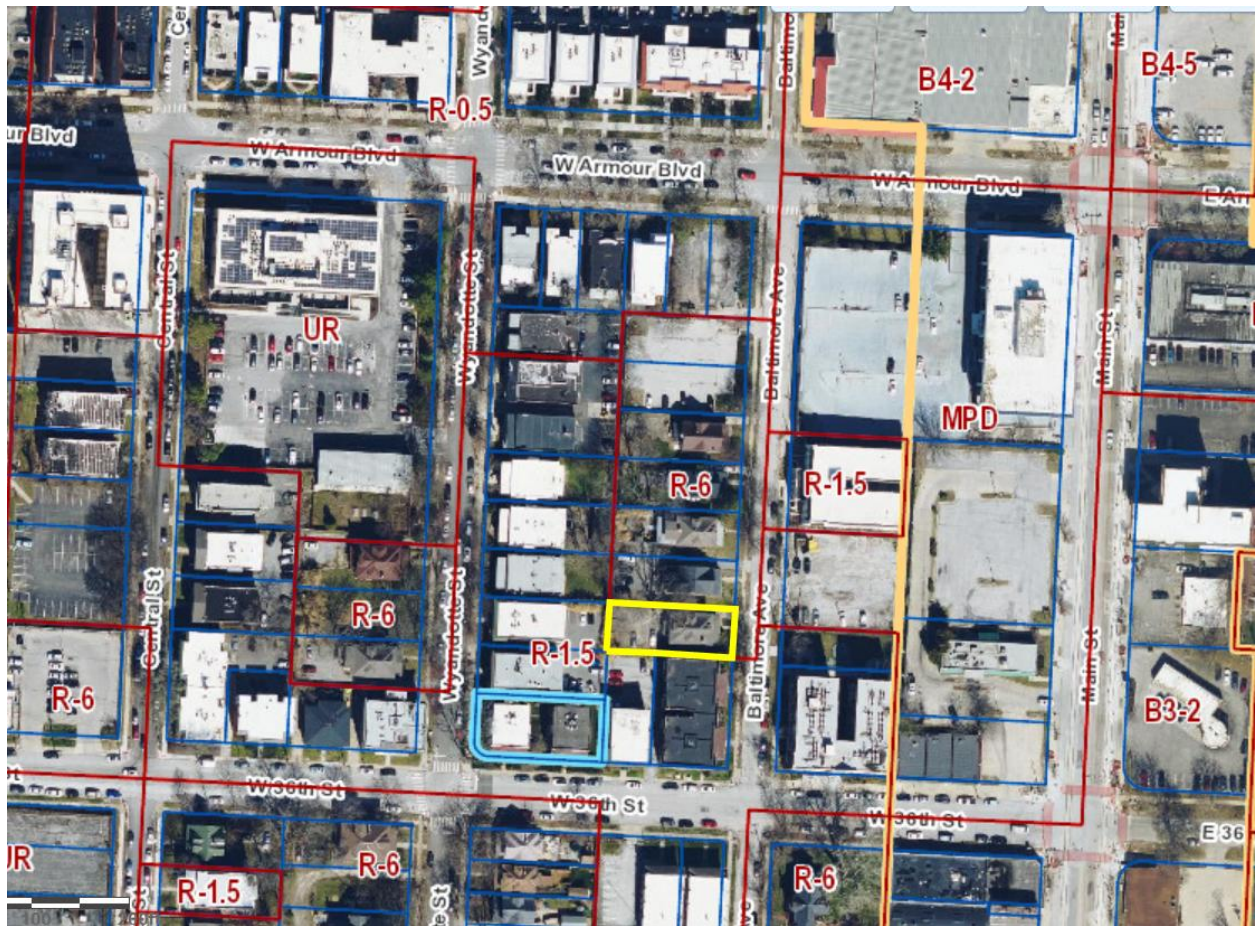
Respectfully submitted,



Justin Smith

Planner







4012-010 11/1/00

PERMIT NO. PS-10767

TYPE OF BONDING: Duplex

Legal 2264/49

*Maryka Thompson*

4920 N. Thompson Cleveland

PHACON

KOM-6419

PERSON OR FIRM OWNER ADDRESS 454-5268 / 561-9501 wack  
 Name Number OWNER Phone 454-5268 / 561-9501 wack

Bldg. Gross Area at Grade: _____ Apartment Bldg: _____ SINGLE No. of Rooms _____ FAMILY Basement: None <input type="checkbox"/> Unfin. <input type="checkbox"/>	S.F. Total Building Area _____ No Living Units _____ No. Baths _____ No. Baths _____ None <input type="checkbox"/> Unfin. <input type="checkbox"/> Fin. <input type="checkbox"/>	S.F. # Stories _____ Basement, None <input type="checkbox"/> Fin. <input type="checkbox"/> Unfin. <input type="checkbox"/> Const: Masonry <input type="checkbox"/> Frame <input type="checkbox"/> Both <input type="checkbox"/> Garage: None <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/>
--	--	--

Permit	Drawings	Valuation \$	Fee \$
<b>PERMITS</b>	Electrical <input type="checkbox"/>	Boiler, Pr. Vessel & Pipe Fitting <input type="checkbox"/> *	Fire Protection <input type="checkbox"/>
			Gas Fired Appliance <input type="checkbox"/> *

	PERSON OR FIRM	ADDRESS
Insurance License Number	Phone	Valuation \$
		Fee \$

**OTHER PERMITS** Warm Air Heating ☐ Mech. Refrigeration ☒ Percolation Test ☐ Other ☐

Application Number	Applicant	PERSON OR FIRM	ADDRESS
Assessment License Number		Valuation \$	Fee \$

**OTHER PERMITS** ☐ Flood/Sign ☐ Elevator ☐ Sign ☐ Septic Tank ☐

<b>Applicant</b>	<small>(Type name and address of person or firm applying for license)</small>					
	<b>PERSON OR FIRM</b>			<b>ADDRESS</b>		
<b>Occupational License Number</b>	<b>Phone</b>	<b>Valuation \$</b>			<b>Fee \$</b>	

Description of Work: They are converting this 3 story house to a duplex and have made application to the BZA for a yard variance so they can have a triplex. The 3rd floor will remain vacant until their case is heard. At that time it approved by the Sp. Insp. Req'd ☐ Conditions ☐

Remarks: BZA, a supplemental permit will be needed to convert building to a triplex.

I hereby affirm the above statements are true and correct and also agree to comply with the provisions of the Listing Code and other applicable ordinances and laws.

Total Value of Work

Total Permit Fee

200<sup>ve</sup>

13<sup>00</sup>

*Marilyn Stenger*  
SIGNATURE OF APPLICANT

PERMISSION FOR ABOVE DESCRIBED WORK IS HEREBY GRANTED

(FOR THE) CODES ADMINISTRATOR

THIS FORM IS A PERMIT ONLY  
WHEN VALIDATED HERE

PERMIT NUMBER

DATE \_\_\_\_\_

AMOUNT OF FEE

Edward's Copy —	Canary
King's Copy —	Goldenrod
Queen's Copy —	Blue
Prince's Copy —	Pink
Princess's Copy —	Green
Baron's Copy —	White

COMMISSION A UNIT FEE \$13.00



# 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](http://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](http://Compasskc.kcmo.org). You may search by project type and address/case number to find project details.

Sincerely,



CITY OF  
KANSAS CITY,  
MISSOURI

## CITY PLANNING & DEVELOPMENT

### Public Meeting Summary Form

Project Case # CD-CPC-2025-00109

Meeting Date: August 19, 2025

Meeting Location: The Loretto, 1111 West 39th Street, KCMO 64111

Meeting Time (include start and end time): 6 p.m. to 7 p.m.

Additional Comments (optional):



## Meeting Sign-In Sheet

## Project Name and Address

# Rezoning 3532 Baltimore Ave, KCMO 64111

HYDE PARKLOT 9 BLK 9

[illegible]

Midtown/Plaza Area Plan Alignment: **Medium**

This rezoning without a plan allows the building to be converted into a three-unit house. The R-1.5 zoning exists immediately to the west and south of this parcel, and multi-unit buildings, including denser multi-unit colonnades, are common in this neighborhood. The increased density increases housing availability near the Main Street streetcar. Use of an existing building also helps maintain the area's character.