



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240850

Submitted Department/Preparer: City Planning

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Rezoning an area of about 11.05 acres generally located at 3427 E 59<sup>th</sup> St from District R-1.5 (Residential) to District MPD (Master Planned Development) and approving a development plan to allow for a mixed-housing campus. (CD-CPC-2024-00072)

Approving an amendment to the Swope Area Plan on about 11.05 acres generally located at 3427 E 59<sup>th</sup> St by changing the recommended land use from Residential Medium-High Density to Mixed-Use Community for the Swope Health Village Campus. (CD-CPC-2024-00073)

### Discussion

The MPD, Master Planned Development, district is intended to accommodate development that may be difficult, if not impossible, to carry out under applicable zoning district standards. The proposed Mixed-Use Development MPD is for a housing plus health services campus.

#### City Council Key Points

- City Staff recommended Approval, Subject to Conditions.
- CPC recommended Approval, Subject to Conditions.
- Rezoning from R-1.5 to MPD with associated Development Plan and Area Plan Amendment.
- Multi-unit residential buildings (with intended patrons being seniors and individuals receiving mental health services), medical office, and a community center are proposed for the site.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?

Not applicable - as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.

3. How does the legislation affect the current fiscal year?

Not applicable - as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable - as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

The ordinance and resolution authorizes physical development of the subject property, which may generate revenue.

### **Office of Management and Budget Review**

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No
2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

### **Additional Discussion (if needed)**

There is no direct fiscal impact associated with this ordinance.

## **Citywide Business Plan (CWBP) Impact**

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase affordable housing supply to meet the demands of a diverse population.

- Address the various needs of the City's most vulnerable population by working to reduce disparities.
- Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
- Ensure all residents have safe, accessible, quality housing by reducing barriers.
- Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

## Prior Legislation

240455

Authorizing the City Manager to negotiate and execute a development agreement with Swope Health Services or an affiliated entity for the property located at 5900 Swope Parkway, in Kansas City, Missouri, estimating revenue from the sale of property and appropriating funds to defease outstanding bonds; appropriating \$5,000,000.00 from the unappropriated fund balance of the Health Fund as a contribution toward redevelopment of the site; authorizing the Director of Finance to execute an escrow agreement and related documents; approving the selection of Kutak Rock LLP and Hardwick Law Firm as defeasance counsel for this matter; and directing the City Manager to negotiate and execute an agreement with Swope Health Services, an affiliated entity, or its successor to reserve up to ten behavior health beds at the future facility for referrals from the Municipal Court.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Swope Health Quote - MPD Statement  
"Restoring the quality of life of our residents by providing holistic health care services in a nurturing, understanding environment. We want to do more than minimize suffering, we seek to create well-being for each member of the under-served urban core .."
2. How have those groups been engaged and involved in the development of this ordinance?  
Public engagement as required by 88-505-12 does not apply to this request. The applicant hosted a meeting on 6/26/2024. More details can be reviewed in the CPC staff report.

3. How does this legislation contribute to a sustainable Kansas City?  
N/A

4. Does this legislation create or preserve new housing units?  
Yes (Press tab after selecting)

Total Number of Units 145  
Number of Affordable Units 14

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not:  
Not applicable - as the proposed ordinance and resolution authorize a rezoning, development plan, and area plan amendment.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)