



**REQUEST FOR COMMISSION ACTION**  
**CITY OF INDEPENDENCE**  
**February 25, 2021**

**Department** Administration

**Director Approval** *Kelly Passauer*

**AGENDA ITEM** Consider initiating a public hearing to consider a text amendment to the zoning code to allow Medical clinics, outpatient services in an M-1 zone as either a permitted or a conditional use.

**SUMMARY RECOMMENDATION** Initiate a public hearing for a text amendment to the zoning code.

**BACKGROUND** We have received a request from Labette Health to initiate a public hearing for a text amendment to consider allowing Medical clinics, outpatient services in an M-1 zone. If approved by the Planning Commission and City Commission, the text amendment would allow medical clinics and outpatient services in an M-1 zone as either a permitted or conditional use. If the Commission would like to consider this change, then we would recommend initiating a text amendment. If approved a public hearing will be held before the Planning Commission on April 6, 2021. It will go back before the City Commission for final approval and adoption of an ordinance at your April 22, 2021 meeting.

**SUGGESTED MOTION** I move to initiate a public hearing before the Planning Commission to consider a text amendment to the zoning code to allow Medical clinics, outpatient services in an M-1 zone as either a permitted or a conditional use.

**SUPPORTING DOCUMENTS** Letter from Doug Stacy, Labette Health



February 22, 2021

Mr. Dave Cowan  
Assistant City Manager  
811 West Laurel Street  
Independence, KS 67301

Dear Mr. Cowan,

Please accept this letter as a formal request for a text amendment to allow medical clinics and outside services (6517) in an M-1 zone. The location is 2700 West Main Street, Suite A, at the former location of CalCor Clothing based in the Hugo's building. We are requesting to provide physical therapy and other related rehabilitation services at this location. This request is to accompany the medical services we provide at Independence HealthCare Center, which is close to this location at 510 Peter Pan Road.

This space provides level parking and good handicap access that will work well with therapy patient care. If approved we would look at starting services in April.

Should you have any questions or need further information, please contact me at your convenience at 620-870-1300. Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Doug Stacy".

Doug Stacy  
VP, Labette Health Medical Group