



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250206

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 1 acre generally located at the northwest corner of East US 40 Highway and Lewis Avenue from District R-2.5 (Residential) to District M1-5 (Manufacturing). (CD-CPC-2024-00105).

### Discussion

The subject property is currently split zoned; the applicant is proposing to rezone the subject property from district R-2.5 (Residential) to district M1-5 (Manufacturing). The applicant has requested a rezoning to allow for the construction of a warehouse on the property, an expansion of May Technologies to the south. The majority of the lot is zoned M1-5. The rezoning will create a consistent zoning district throughout the lot. The future land use at this location is light industrial; no area plan amendment is required.

Staff recommended approval. There was no public testimony at the City Plan Commission meeting. The City Plan Commission unanimously recommended approval.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable as this is an ordinance authorizing a rezoning of land.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing a rezoning of land.
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 this is an ordinance authorizing a rezoning of land.

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

Not applicable as this is an ordinance authorizing a rezoning of land.

**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)**

No account string to verify as this ordinance has no direct fiscal impact.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [Adopted 2025-2029 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?  
Inclusive Growth and Development (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
  - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
  - Ensure quality, lasting development of new growth.
  - Increase and support local workforce development and minority, women, and locally owned businesses.
  - Create a solutions-oriented culture to foster a more welcoming business environment.
  - Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
  -

**Prior Legislation**

There is no prior legislation that pertains to the rezoning of this property.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

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

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

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

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 this is an ordinance authorizing the rezoning of a parcel land.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the rezoning of a parcel land.

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