



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250859

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, with an associated area plan amendment, of about 0.11 acres generally located at 4250 St. John Avenue from District R-2.5 (Residential) to District B3-1 (Community Business). CD-CPC-2025-00118.

Discussion

The subject site was originally developed as a service station, which under the 1983 Kansas City Municipal Code was defined as "gasoline and oil, not including motor, body or fender repair work". A gas station did exist here at the time the Certificate of Legal-Nonconforming Use was issued in 1982 (CVLN-1431), but later on was converted to a motor vehicle repair service without entitlement or permits. The property owner was issued a Notice of Violation for conducting general auto repair and vehicle storage in a residential district.

In order to resolve the existing zoning violation, the applicant is asking to rezone to a B3-1, which if approved, would allow for them to apply for a Special Use Permit for motor vehicle repair, general. A Special Use Permit will allow staff to review the building plans and overall site to ensure that the use is in-line with Chapter 88 and the surrounding neighborhood is able to provide their input on this project.

City Council Key Points

- Rezoning from R-2.5 to B3-1.
- Property owner seeks to rezone the property to absolve an existing zoning violation to permit a general motor vehicle repair business on the site.
- The rezoning triggers an area plan amendment for the Truman Plaza Area Plan from residential urban low density, to mixed-use neighborhood.
- City staff recommended denial and the City Plan Commission 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 and resolution authorizing the rezoning and area plan amendment of the subject site.
3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
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 and resolution authorizing the rezoning and area plan amendment of the subject site
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes the continued operation of the existing business, 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)

This ordinance does not have a 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

None.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
2. How have those groups been engaged and involved in the development of this ordinance?
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on August 18, 2025. A meeting summary is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable – as this is an ordinance and resolution authorizing the rezoning and area plan amendment of the subject site
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Click or tap here to enter text.

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:

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

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)