



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6944

Submitted Department/Preparer: City Planning

Revised 01/30/25

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

A request to approve a rezoning for a parcel that is split-zoned between B3-2 and R-1.5 to an overall B3-2 zoning district on about 10.9 acres generally located at 5100 Ararat Drive. (CD-CPC-2026-00016).

Discussion

The proposed rezoning from B3-2 and R-1.5 to B3-2 brings the parcel into one zoning district. The property contains two structures, the primary structure is a church, and the second structure is a building with multiple stalls for potential uses. The church is located within the portion of the parcel zoned R-1.5; the second building is currently zoned B3-2.

The owners intend to utilize the secondary building as another primary structure on the lot allowing any use permitted in B3-2 zoning districts. However, multiple principal uses on one property requires Development Plan approval, the applicant intends to apply for a Development Plan at a later time. Conditions may be placed on a Development Plan approval to ensure that future uses are compatible with the residential neighborhood to the north.

There were no public comments at the City Plan Commission.

The City Plan Commission recommended Approval without Conditions, five to zero.

Fiscal Impact

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

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.

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 a zoning ordinance authorizing the rezoning of a property for its continued operation.

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

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.

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)

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase 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.
 - Promote healthy residents by ensuring basic sanitation and living needs are met.

- 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

No prior legislation.

Service Level Impacts

No service level impacts expected.

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Staff recommended approval
CPC recommended approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

NA
NA

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 a zoning ordinance authorizing the rezoning of a property for its continued operation.

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 a zoning ordinance authorizing the rezoning of a property for its continued operation.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)