



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250221

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

Approving a rezoning from District M3-5 to District UR (Urban Redevelopment), and approval of a development plan which also serves as a preliminary plat allowing for a mix of uses that includes residential, office, and manufacturing, on 3 lots, on about 28 acres. (CD-CPC-2024-00156)

Discussion

The applicant is seeking approval for a development plan to allow for a mix of uses. The western lot will remain M3-5 (as requested by the EDC), and Lots 1 and 2 will be rezoned to UR. The lot closest to 135th Street will contain commercial uses (retail/restaurants), and the lot to the south of Lot 1 will contain residential uses. There is a regulated stream and stream buffer on the southern end of the lot.

The request is seeking the approval of entitlement only; the applicant is required to receive approval of a project plan prior to the issuance of any building permit.

The City Plan Commission heard the case on 12/18/2024 and recommended Approval with Conditions with a vote of 6-0. No public testimony was given at the hearing.

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 physical development of the property.
3. How does the legislation affect the current fiscal year?

Not applicable as this is a zoning ordinance authorizing the physical development of the property.

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

Not applicable as this is a zoning ordinance authorizing the physical development of the property.

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 physical development of the property.

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?
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

None

Service Level Impacts

No service level impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This ordinance authorized the physical development of the property.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance authorizes the physical development of the property, the applicant held a public engagement meeting in compliance with the Zoning and Development Code on November 26, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No information was provided to staff regarding how the legislation contributes to a sustainable Kansas City.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 250

Number of Affordable Units [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:

N/A

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

No(Press tab after selecting)

N/A

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

No(Press tab after selecting)