



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241093

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

Proposing an amendment to the Major Amendment Criteria located in Section 88-516-06-A of the Zoning and Development Code.

Discussion

City Planning and Development Staff is proposing a periodic review amendment to the Major Amendment Criteria located in Section 88-516-06-A of the Zoning and Development Code. The Code distinguishes between a minor amendment (requiring an administrative review) and a major amendment (requiring public engagement and a recommendation by the City Plan Commission and final decision from City Council).

The proposed amendment removes the square footage cap from the building coverage and total floor area requirements. It increases the allowed building height maximum increase from 6 feet to 15 feet in all zoning districts except manufacturing districts and limits building height maximums for manufacturing districts based on proximity to residential zoning districts. Additionally, the amendment provides a distinction to the allowed increase in impervious surface based on proximity to residential districts.

Staff held a public engagement meeting on November 12, 2024 and made the proposed amendments available online for 30 days. At the City Plan Commission hearing, there was public testimony in opposition to changes to the building height and impervious surface criteria. The City Plan Commission recommended approval of the proposed amendments with a 5-1 vote.

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 periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

3. How does the legislation affect the current fiscal year?

Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

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 periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

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

Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

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)

There is no account string to verify as this ordinance has no 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

Ordinance No. 231047 - Periodic Review for multiple amendments to the zoning and development code which included the Major Amendment Criteria. The Major Amendment Criteria was removed from the original ordinance to allow two of the four criteria to receive approval.

Service Level Impacts

Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?
Standard protocol for periodic review text amendments is to post drafts to the City's website approximately 30 days in advance of the City Plan Commission hearing. This protocol was followed. The website provides a feedback form and to date no feedback has been received. Additionally, staff held a public engagement meeting on November 12, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a periodic review regarding the Major Amendment Criteria of the Zoning and Development Code.
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)