City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250523
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

Adopting the KCI Proposed Land Use Plan map and future land use categories applicable to the changes for the area generally within areas adjacent to the airport from the northern City limit to roughly 152 on the south and from Platte/Clay County boundary on the east to the western City limit.

Discussion

Kansas City is divided into 18 geographic areas for which area plans have been prepared. The KCI Area Plan was adopted by the City Council in June 2009 by Ordinance No. 090395. Area Plans typically have a lifespan of 10 years; therefore it is time for a new KCI Area Plan to guide the physical development of the area through 2035. Area plans recommend strategies to help realize a community's long-term vision for the future and provide a comprehensive framework to guide public decisions on land use, public spaces, mobility, housing, and public improvements. Area plans provide both proactive strategies (phased action steps which may become projects and are outcome driven) and reactive guidelines (evaluation tools to guide future decision making, as well as a foundation for zoning). These plans are used by the city and the community alike and implement at a local level the elements of the City's Comprehensive Plan (KC Spirit Playbook).

The update of the KCI Area Plan marks the beginning of a multi-year effort to update all 18 of Kansas City's area plans. Staff is starting the process with bringing forward for adoption the Proposed Land Use map for the KCI area plan. The KCI Area Plan is one of the oldest (adopted in 2009), and the MCI Airport is concurrently updating its master plan. The rest of the KCI Area Plan – the full land use chapter and chapters on mobility, housing, environment and public improvements will be brought forward to City Planning Commission and City Council later this year and could result in some more changes to the proposed land use map based on thorough analyses of the aforementioned subjects.

The reason that the Proposed Land Use map is being brought forward before the rest of the KCI Area Plan is that a moratorium on new "M" (manufacturing) zoning was enacted through Ordinance No. 241073 until July 16th, 2025, in response to concerns about increasing industrial development pressures in the area and potential impacts to area neighborhoods. The ordinance also directs staff to present proposed revisions to the Proposed Land Use Plan to the City Plan Commission and City Council before July 16th. To meet this directive, staff has front-loaded the update process with overall visioning then subsequently focusing on land use-specific discussions, resulting in recommended revisions to the Proposed Land Use map.

The draft proposed land use plan identifies specific land use types and densities for all locations in the KCI area. It is intended to prevent future land use conflicts and plan for the orderly and predictable development of the area. It is also a reflection of the community's values and aspirations for the future development of the area. The proposed land use plan is used to guide future zoning and development decisions; however, it does not represent a change to existing zoning.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable

3. How does the legislation affect the current fiscal year?
   Not applicable

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Not applicable

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 resolution 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?
   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

Ordinance No. 090395 – Adoption of current KCI Area Plan, including the Proposed Land Use map, on June 18th, 2009, and
Ordinance No. 241073 – A moratorium until July 16, 2025, on the approval of any zoning map amendments to a manufacturing (M) zoning district within the KCI Area Plan boundary.

Service Level Impacts

Staff does not anticipate any service level impacts from the proposed land use plan map.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Reduced public health impact from commercial truck traffic on adjacent resident's quality of life (nuisance reduction.)

2. How have those groups been engaged and involved in the development of this ordinance?
   Outreach included a social media toolkit that people could share and use on social media sites, postings on social media, emails, 1st and 2nd District Council newsletters, and hand distributed flyers.
   Engagement included online and in-person surveying at engagement events, and a new area plan interactive website designed for receiving public comment. Staff received over 100 public feedback comments from online platforms.
   Two public meetings and three advisory committee meetings were held from March 2025- May 2025.

3. How does this legislation contribute to a sustainable Kansas City?
   The proposed future land use map through the Playbook topic of Land Use and Development promotes the Goals of Connected City and Well Designed City and the objectives of: Complete Communities, Connected City, fiscally and environmentally responsible Development Patterns, Environmental Health and Resiliency, Housing Affordability and Diversity, and Vision Zero.

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)