



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240890

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 of about three acres generally located at E. US 40 Highway and Phelps Road from District (R-80) to District (B2-2). (CD-CPC-2024-00078).

Discussion

The applicant is proposing to rezone the southern three acres of the property which is currently zoned district R80 (residential) to district B2-2 (commercial). The applicant has requested the rezoning to facilitate the sale of the property. The applicant originally requested to rezone the property to B3-2 to match the northern portion of the lot. The Little Blue Valley Area recommendation is a B1 zoning district, which prohibits all vehicle sales and service uses. Staff recommended that the applicant rezone the property to B2-2 which permits some vehicle sales and service uses to allow for future development of the site while also prohibiting more intensive uses that could detrimentally impact the adjacent residential district. To provide a natural buffer between the subject property and adjacent neighborhood, the applicant will leave the 75' of the southern area of the property as R-80 which prohibits intensive land uses.

- This case was first heard by the CPC on 7/17/2024 and the Commission voted to continue the case until 8/21/2024 to allow the property owner time to remove the illegally parked vehicles in the southern portion of the property and to resolve all zoning compliance violations.
- The applicant requested a continuance at the 8/21/2024 hearing to provide additional time to remove the illegally parked vehicles.

The City Plan Commission recommended approval for the rezoning with a vote of 6-0.

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 notate the difference between one-time and recurring costs.

No fiscal impacted is anticipated.

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

The rezoning offers more development opportunities, which may generate revenue in the future.

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 strings to verify because of 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

There is no prior legislation at this subject property.

Service Level Impacts

No service level impacts are anticipated with this rezoning application.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts are anticipated with the proposed rezoning ordinance.
2. How have those groups been engaged and involved in the development of this ordinance?
This ordinance requires public engagement prior to a recommendation from City Plan Commission. The applicant held a public engagement meeting on July 10, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This ordinance contributes to the economic growth of the City.
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)