



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250274

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 major amendment to a previously approved UR Plans to add Communication Service Establishment and additional uses on about 4.71 acres generally located on East Truman Road between McGee Street and Oak Street.

Discussion

The proposed amendment will add new uses to the existing Kansas City Star building. The building is zoned UR with a specific use of production, printing, distribution, warehouse and office use. Due to the UR zoning, a major amendment is required for any uses not listed in the approved plan. The applicant is proposing to add the following uses: Communication Service Establishment, Office, Artist Work or Sales Space, Artisan Manufacturing, Entertainment Venue (Indoor small/medium).

No new building additions, signage, or lighting are proposed. The applicant will need to submit affidavits ensuring the landscaping is healthy prior to certificate of occupancy. Additionally, any new change of use permits will require approval of a UR Final Plan (administratively approved) to ensure that new uses comply with the Zoning and Development Code.

The City Plan Commission heard the proposal at the 02/05/2025 Commission meeting, there was no public testimony given at the hearing. The applicant received a letter of support from the Crossroads Neighborhood Association. During the hearing the Commission discussed the proposed uses and added two conditions that were to be resolved prior to ordinance request. One of the proposed conditions was that the applicant remove the Warehousing/Wholesaling/Storage, and Freight Movement use from the future uses. The second condition was that the applicant work with city staff to provide maximum square footages for the uses listed on the plan. Any changes over those proposed maximums would require the application go through the public process. The Commission voted to approve the amendment with conditions.

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 uses on the property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing the uses on 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 uses on 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 uses on 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)

Not applicable.

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.
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Prior Legislation

Ordinance No. 021115 – Rezoning 6.7 acres from districts C-4 (Central Business District), C-3a2 (Intermediate Business – High Buildings) and M-1 (Light Industry) to District URD and approving a development plan for the same.

Service Level Impacts

No service level impacts expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance authorizing the uses on the property.
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 uses on the property. The applicant completed the public engagement process as required by the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the uses on the property. The applicant provided a statement regarding green initiatives for the Communication Service Establishment, see the attached Staff Report Packet.

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:

N/A

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

No (Press tab after selecting)

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

No (Press tab after selecting)