



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240842

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 one acre generally located at the northeast corner of East US 40 Highway and Manchester Trafficway from District B3-2 (Business three dash two) to District M1-5 (Manufacturing one dash five). (CD-CPC-2024-00090).

Discussion

The subject site is a vacant parcel made up of two unplatted lots; it was previously a salvage/junk yard for used motor vehicles. The lots are currently zoned M1-5 and B3-2. The applicant wishes to create consistent zoning throughout the site. The Riverfront Industrial Area Plan recommends Industrial uses at this location. Please see attached City Plan Commission Staff Report for additional discussion.

Staff recommended approval without conditions. The City Plan Commission discussed the rezoning to M1-5 and future uses allowed on the lot and voted to approve without conditions.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This is a zoning map ordinance, no funding from the city is required.
3. How does the legislation affect the current fiscal year?
This is a zoning map ordinance, no funding from the city is required.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This is a zoning map ordinance, no funding from the city is required.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This is a zoning map ordinance, no funding from the city is required.

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 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.
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Prior Legislation

Please see CPC Staff Report, there is no prior legislation.

Service Level Impacts

Please see the CPC staff report. Low impact expected, created consistent zoning with area.

Other Impacts

1. What will be the potential health impacts to any affected groups?
The zoning ordinance authorizes a zoning change which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
This is a zoning map amendment, not applicable.
3. How does this legislation contribute to a sustainable Kansas City?
The is a zoning map amendment, not applicable.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

This is a zoning map amendment, not applicable.
[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:
This is a zoning map amendment, not applicable.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

This is a zoning map amendment, not applicable.
7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)