City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250417
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 1 acre generally located at 4420 Madison Ave from District R-1.5 (Residential) to District B1-2 (Neighborhood Business). CD-CPC-2025-00001

Discussion

The applicant is seeking to rezone the subject property from R-1.5 (Residential) to B1-2 (Neighborhood Business) so the site's zoning district reflects existing conditions. Additionally, for a commercial office-like structure the B1-2 zoning designation provides the property with more opportunities for potential growth.

City Council Key Points

- Rezoning from R-1.5 to B1-2.
- Associated area plan amendment changes the Midtown/Plaza Plan's designation for the site from Office/Residential to Mixed-Use Neighborhood.
- The proposal updates the zoning designation to reflect existing conditions and give the property more flexibility with future growth.
- No one appeared at the City Plan Commission (CPC) public hearing to provide public testimony.
- City Staff recommended approval.
- The CPC recommended approval.

Fiscal Impact

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

2. What is the funding source?
   Not applicable – as this is an ordinance authorizing the rezoning of the subject property.

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

Not applicable – as this is an ordinance authorizing the rezoning of the subject property.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable – as this is an ordinance authorizing the rezoning of the subject property.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   This ordinance approves the rezoning of a property, which may generate revenue.

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)
Click or tap here to enter text.

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

N/A

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable – as this is an ordinance authorizing the rezoning of the subject property

2. How have those groups been engaged and involved in the development of this ordinance?
   Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 03/25/2025. A summary of the meeting is attached to the CPC staff report.

   No one appeared to provide testimony during the CPC public hearing.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable – as this is an ordinance authorizing the rezoning of the subject property

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)