



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260059

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 0.11 acres generally located at 2561 Holmes Street from District R-2.5 (Residential) to District B3-2 (Community Business) to allow for a limited auto repair business. (CD-CPC-2025-00179)

Discussion

The applicant is requesting to rezone the subject property to B3-2 zoning district to match the zoning designation to the south. The property is commercial in nature and was initially a filling station for Liquid Products, Inc., at the time of construction. A Certificate of Legal Nonconforming Use (CLNU) was approved for the site in 1983 for a business office and repair shop for Liquid Products. The property was vacant for 3 years prior to the new tenant leasing the property. The new proposed use is not compliant with the previously approved CLNU and is not an allowed use in the current zoning district.

The shop is being used by a tenant to work on small engine parts; per the current Chapter 88 Zoning Code, this use of the site is Motor Vehicle Repair, Limited. While no plan submittal is required for this review, the applicant did state that they are planning on improving the landscaping and parking area on the site.

The applicant hosted a public engagement meeting on December 10th, 2025. There were no comments at City Plan Commission.

City Plan Commission recommended Approval without Conditions, eight to zero.

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 rezoning of a property for its continued operation.

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

Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.

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 a zoning ordinance authorizing the rezoning of a property for its continued operation.

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 rezoning of a property for its continued operation.

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 legislation 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?
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

No prior legislation.

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 rezoning of a property for its continued operation.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant hosted a public engagement meeting on December 10th, 2025. There were no comments at City Plan Commission.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for its continued operation.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

NA
NA

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:

NA

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

No(Press tab after selecting)

NA

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

No(Press tab after selecting)