City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250562
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 rezoning from district R-6/PO and R-6 to district B1-2/PO and B1-2 on about 1.61 acres generally located at the southeast corner of East 81st Terrace and The Paseo. (CD-CPC-2025-00067)

Discussion

Approving a rezoning without plan from district R-6/PO and R-6 to district B1-2/PO and B1-2. This is a companion case to the area plan amendment to the Swope Area Plan (CD-CPC-2025-00068). This rezoning is necessary to allow a daycare business to operate in the existing building which is currently split zoned. This rezoning request will not expand the pedestrian overlay and will act as a transition area from the commercial activities along The Paseo to the residential properties on the east.

The City Plan Commission heard the application on July 2, 2025 and recommended approval without conditions. There was one public testimony in support of the application.

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 the subject property for future development.

3. How does the legislation affect the current fiscal year?
   Not applicable as this is a zoning ordinance authorizing the rezoning of the subject property for future development.

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 the subject property for future development.

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 the subject property for future development.

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 as this is a zoning ordinance authorizing the rezoning of the subject property for future development.

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

14682-P – Establishing a pedestrian-oriented overlay district for 16 acres in an area generally bounded by E. 79th Street to the north and 320 feet south of east 82nd Street to the south and one half block to the east and west of The Paseo (approved 06/09/2016).

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 the subject property for future development.

2. How have those groups been engaged and involved in the development of this ordinance?
   Public engagement is required for rezoning requests, the applicant held a public engagement meeting on June 10, 2025 in conformance with 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 rezoning of the subject property for future development.

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)