



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250146

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 development plan on about 36 acres to allow for residential and commercial development in Districts R-1.5, B2-2 and B4-3 generally located at N. Indiana Avenue and NE Barry Road. (CD-CPC-2024-00184)

Discussion

The subject property is located within the boundaries of the Staley Corners West Development District which was approved by Council in March 2020. The approved development contains multiple commercial pad sites, including where a Dutch Brothers (eating and drinking establishment & drive-through facility) was recently constructed. The development will also feature a storage facility near the western boundary of the Staley Corners West development and future residential uses along the northern area of the overall development. The previously approved Staley Corners West plan called for "office and flex retail" uses on Lot 7C which is adjacent to N. Indiana Avenue. This major amendment application is required to approve an eating and drinking establishment and drive-through facility on Lot 7C. The applicant will be required to submit a final plat for this phase of the development.

Staff is generally supportive of the site plan which provides sufficient screening along N. Indiana Avenue and only permits a right-in/right-out for vehicular access from N. Indiana. KCFD has an outstanding correction related to access to lot 5C that shall be resolved prior to ordinance request.

On January 15, 2025 staff recommended approval with conditions for the major amendment. The City Plan Commission (CPC) recommended approval with conditions. The CPC did remove a condition requiring a traffic impact study (TIS) and two other conditions related to public improvements along N. Indiana Avenue and NE Barry Road. The CPC removed the public improvement conditions because the improvements have been installed. The CPC also revised a condition to only require a

micro storm drainage study for lot 7C, instead of a macro stormwater study for the entirety of the overall development area (~36 acres).

Staff did not receive any testimony in support or opposition to the project and no public testimony was provided at the CPC hearing on January 15, 2025.

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.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance
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
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This development could 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)

No account string to verify as this ordinance has no direct 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

Ord. No. 200183 & Ord. No. 200182 – On March 26, 2020, Council approved a rezoning and preliminary development plan for the northeast and northwest corners of NE Barry Road and N Indiana Avenue (CD-CPC-2019-00023, CD-CPC-2019-00022, CD-CPC-2019-00025, CD-CPC-2019-00026). Ord. No. 200182 required that a signal being installed at NE Barry Road and N. Indiana.

Ord. No. 230320 – On May 4, 2023, Council amended Ordinance No. 200182, passed on March 5, 2020, by repealing Conditions 3, 4, 6 and 33 contained in Section B of the Ordinance, which required the developer to install a traffic signal at the intersection of N.E. Barry Road and N. Indiana Avenue, make other related intersection improvements, and install a southbound right turn lane to westbound Highway 152 on ramp prior to the issuance of a certificate of occupancy for Phase 1 of Staley Corners East; and amending Committee Substitute for Ordinance No. 200183, passed on March 26, 2020, by repealing Condition 4 contained in Section B of the Ordinance to remove the requirement for the construction of a second northbound left turn lane on N. Indiana Avenue at its intersection with N.E. Barry Road.

Service Level Impacts

No service level impacts are anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement meeting pursuant to 88-505-12 on December 30, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
No sustainable elements were identified by the applicant.
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)