



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP - 5005
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 an amendment to the Midtown/Plaza Area Plan from Residential Low Density to Mixed Use Neighborhood on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street. (CD-CPC-2024-00162)

Discussion

The applicant is requesting approval of an area plan amendment to the Midtown/Plaza Area Plan from Residential Low Density to Mixed Use Residential. The property is located in a mainly residential area, however based on historical photos of the existing structures (attached to the Staff Report) the use of the property has always been intended to be commercial. The proposed area plan amendment adheres to the Midtown/Plaza Area Plan. The mixed-use neighborhood designation most appropriately corresponds to the B1 zoning. The application was heard at the 12/04/2024 City Plan Commission meeting. A representative of the neighborhood association spoke in support of the application. The proposal was recommended for approval without conditions.

There is a companion rezoning without plan (CD-CPC-2024-00161) request to rezone from district R-1.5 to district B1-1. The discussion for this case is attached to the docket memo for the ordinance.

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 resolution authorizing an amendment to the Midtown/Plaza Area Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a resolution authorizing an amendment to the Midtown/Plaza Area Plan.

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 resolution authorizing an amendment to the Midtown/Plaza Area Plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution authorizing an amendment to the Midtown/Plaza Area Plan.

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)

Resolutions have 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

14876-SU – Approved a special use permit to allow an existing mixed-use building to be used for Neighborhood-serving Retail in District R-1.5, approved on 10/24/2017.

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 resolution authorizing an amendment to the Midtown/Plaza Area Plan.
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 11/25/2024 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a resolution authorizing an amendment to the Midtown/Plaza Area Plan.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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

No(Press tab after selecting)

N/A

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)