

City of Kansas City, Missouri



Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: City Planning

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

Seeking approval of a rezoning to district R-80 (Residential 80) to district O-1 (Office 1) and an area plan amendment to the Hickman Mills Area Plan from Residential Low Density to Office.

Discussion

The applicant is seeking approval of a rezoning from district R-80 to district O-1, there are a couple parcels zoned O to the north and south of the property, higher density residential districts to the west, and open space to the east. The O-1 zoning would restrict future building height to 35' (feet) and decrease the allowed floor area ratio (FAR). The applicant is also seeking approval of an area plan amendment to ensure the future land use classification of the lot matches the proposed zoning. After city staff and applicant presentations, the Commission heard public testimony in opposition of the proposed rezoning and area plan amendment. Following a discussion among Commissioners regarding the proposed use and effect on the surrounding neighborhood the Commissioners had a split vote which led to a determination of "no recommendation" for the proposed rezoning and area plan amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
NA
3. How does the legislation affect the current fiscal year?
NA
4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
NA
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
NA

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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

Additional Discussion (if needed)

NA

Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Housing and Healthy Communities (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Maintain and increase affordable housing supply to meet the demands of a diverse population
- Broaden the capacity and innovative use of funding sources for affordable housing
- Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

See CPC Staff Report

Service Level Impacts

See CPC Staff Report

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Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?
NA
5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?
NA