City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250639
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

Amending Chapter 88, Zoning and Development Code, by repealing Section 88-120-03, "Uses" (Section 88-120-04), "Lot and Building Standards", and Section 88-810-395 (Country Club Plaza) and enacting in lieu thereof new sections of like number and subject matter to adjust the area included in the area known as the Country Club Plaza.

Discussion

The proposed text amendment as originally introduced amends the boundary of the "Country Club Plaza" area, removing the subject site, and updating the definition to reflect that change. 88-120-03-H and 88-120-04 identify height and use regulations for the "Country Club Plaza" area. Removing 4720 Jefferson St from the "Country Club Plaza" area means that the site is only subject to the base zoning district.

Alternatively, to the introduced ordinance, city staff suggest keeping the property within the defined "Country Club Plaza Area" but updating the height for the subject parcel and amending where office uses are allowed. This suggestion was discussed with the property owner, and it was an agreeable option. As noted in the map attached to this City Council packet, this amendment helps retain a lot of the valuable use restrictions provided by the "Country Club Plaza Area" but allows the underutilized site more building massing.

City Council Key Points

- The defined "Country Club Plaza" area regulates building height and uses within part of the district.
- The sponsors seek to amend the boundary of the "Country Club Plaza" area, removing the subject site, and updating the definition to reflect that change.
- City staff, with property owner collaboration, presented a revised text amendment that only modifies office related uses and height regulations for a specific site.
- City staff recommended approval of the revised text amendment.

- The City Plan Commission recommended approval of the revised text amendment.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☐ No

2. What is the funding source?
   Not applicable – as this is an ordinance authorizing text amendment to the zoning and development code.

3. How does the legislation affect the current fiscal year?
   Not applicable – as this is an ordinance authorizing text amendment to the zoning and development code.

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 an ordinance authorizing text amendment to the zoning and development code.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   The text amendment alters regulations for a specific site, which may 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)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?

Inclusive Growth and Development (Press tab after selecting.)

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

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
   ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
   ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
   ☐

Prior Legislation

ORD 151036
Amending Chapter 88, Zoning and Development Code, to add use and height restrictions for uses located within an area known as the Country Club Plaza generally bounded by Summit Street, Jefferson Street, and Pennsylvania Avenue on the west, W. 47th Street, W 46th Street, and W. 46th Terrace on the north, Broadway, Wyandotte Street, and JC Nichols Parkway on the east, and Ward Parkway on the south.

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable – as this is an ordinance authorizing text amendment to the zoning and development code.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable – as this is an ordinance authorizing text amendment to the zoning and development code.

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable – as this is an ordinance authorizing text amendment to the zoning and development code.

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.

   Please Select (Press tab after selecting)

   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)