



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-4849

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 without plan from district B3-3 (Commercial) to M1-2 (Manufacturing) on about 10.75 acres generally located west of Interstate 29 on NW Prairie View Road, between NW Cookingham Drive to the north and NW 112th Street to the south. (CD-CPC-2024-00117)

Discussion

The applicant is requesting approval of a rezoning without plan from B3-3 to M1-2. The surrounding properties are used commercially or are currently undeveloped, and are zoned KCIA and B3-3, which are mainly commercial districts. The subject property is well suited for the uses of the B-3 district, the use and zoning of the surrounding properties are similar and the proximity of the site to the airport supports the use. The KCI Area Plan recommends Commercial/Industrial uses for this location.

The applicant does not have specific plans for the property at this time. The proposed zoning district will allow for potential manufacturing uses, however the low intensity of the proposed zoning district provides safety measures and requires entitlement for uses that might raise concerns for the wider community.

Public engagement as required by the Zoning and Development Code was completed on 10/04/2024; no one attended the neighborhood meeting. The application was heard at the 10/16/2024 City Plan Commission. No public comment was given at the meeting. The Commissioners voted to recommend approval without conditions.

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 a 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 a 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 a 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 a 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)

No account string to verify as this ordinance has 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?
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

None.

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 a property for future development
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a zoning ordinance authorizing the rezoning of a property for future development. Public engagement is required for rezoning requests, the applicant held a public engagement meeting in compliance with the Zoning and Development Code on 10/04/2024.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a zoning ordinance authorizing the rezoning of a 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:

NA

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)