



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250843

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

Rezoning an area of about 21 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway from District R-7.5 (Residential) to District R-80 (Residential). (CD-CPC-2025-00095)

Discussion

The applicant is requesting to rezone approximately 21 acres from District R-7.5 to District R-80. The subject site is a single unplatted, vacant parcel totaling 115 acres. This rezoning request does not require an accompanying development plan. Approval of the rezoning would allow the applicant to pursue a Special Use Permit for the development of a sports field classified under the "Sports and Recreation – Participant" use category. Rezoning approval alone will not authorize construction of the sports field; the proposed field will require a separate application for a Special Use Permit which will require staff review, recommendation by the City Plan Commission, and approval by the Board of Zoning Adjustment. The Special Use Permit was submitted July 30, 2025 and is currently under review under Case Number CD-SUP-2025-00027.

Staff Recommendation: Approval

CPC Recommendation: Approval

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 a zoning map amendment on private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

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)

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

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.
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Prior Legislation

No prior legislation approved by City Council. Two other plans are currently under review.

CD-CPC-2025-00096 – On June 26, 2025, an application for a Project Plan which serves as a Preliminary Plat in current District R-7.5 (residential) and proposed district R-80 (Residential) on about 116 acres generally located at the southeast corner of Northeast 108th Street and Northeast Shoal Creek Parkway, allowing for the creation of 41 residential lots.

CD-SUP-2025-00027 – On July 30, 2025, an application for a Special Use Permits in proposed District R-80 (residential) on about 20 acres generally located on the south side of Northeast 108th Street appropriately 1000 feet east of Northeast Shoal Creek Parkway allowing for creation of a sports field.

Service Level Impacts

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing a zoning map amendment on private property.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

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:

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

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

No(Press tab after selecting)

Not applicable as this is an ordinance authorizing a zoning map amendment on private property.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)