City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250616
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

A request to approve a major amendment to an approved UR Preliminary Development Plan in District UR (Urban Redevelopment) on about 103 acres generally located at US 169 and NW Barry Road. - This will amend the controlling plan to allow additional uses at the site of the former Macy's department store.

Discussion

The applicant is proposing to amend the previously approved UR development plan to allow for additional uses on the former Macy's site. No new structures are proposed. Macy's occupied a 204,000 square foot structure on the far western edge of the UR development area. The large structure has been vacant since Macy's closed in March 2025. The applicant is proposing to repurpose the former structure to allow for a variety of uses which requires a major amendment to the previously approved development plan which only called for "retail" at this specific location. The proposed uses include: retail sales, lodging, office and medical offices, personal improvement services, eating and drinking establishments and entertainment venues and spectator sports. Staff is not requiring a revised traffic impact study or new utilities to serve the proposed uses.

The applicant held the required public engagement meeting on June 11, 2025.

On May 18, 2025 the City Plan Commission voted 7-0 to recommend approval with conditions for the proposed development plan and rezoning.

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.

3. How does the legislation affect the current fiscal year?
   Not applicable, as this is a zoning ordinance.

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.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Potentially.

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 a zoning ordinance.

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

CD-CPC-2010-00176 – Amending a previously approved UR plan to allow for the redevelopment of the existing Metro North Mall and construction of up to 1,000,000 square feet of mixed use residential, commercial, office, hotel, theater and entertainment complex on 17 lots (Ordinance No. 210568, approved by Council on July 1st, 2021).

CD-CPC-2023-00165 – Rezoning an area of 103 acres from District UR to District UR and approving a major amendment to a previously approved UR development plan (Ordinance No. 231048, approved by Council on January 11th, 2024).

Service Level Impacts

No service level impacts are anticipated with the proposed rezoning and development plan.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   No potential health impacts were identified.

2. How have those groups been engaged and involved in the development of this ordinance?
   The applicant held the required public engagement on June 11, 2025.

3. How does this legislation contribute to a sustainable Kansas City?
   No information related to the sustainability of this project was submitted to the City.

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:
   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)