



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250264

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 an Area Plan Amendment to the Midtown/Plaza Area Plan on about 0.4 acres generally located at the northwest corner of West 47th Street and Bellevue Avenue, changing the Future Land Use from Office/Residential to Mixed Use Community. (CD-CPC-2025-00031)

Discussion

Applicant is seeking approval of an Area Plan Amendment on about 0.4 acres generally located at the northwest corner of West 47th Street and Bellevue Avenue, changing the Future Land Use from Office/Residential to Mixed Use Community. This area plan amendment is a companion to a requested rezoning to allow an existing building to add a third floor with a rooftop bar. An ordinance for the rezoning and development plan has also been submitted.

There was no public testimony on this case before the CPC. The West Plaza Neighborhood Association submitted a letter stating their “non-opposition” to the project.

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 a resolution which controls the future land use of a property. .
3. How does the legislation affect the current fiscal year?

Not applicable as this is a resolution which controls the future land use of a 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 a resolution which controls the future land use of a property.

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

Not applicable as this is a resolution which controls the future land use of a 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.

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

There is no prior legislation on the subject site.

Service Level Impacts

Not applicable as this is a resolution which controls the future land use of a property.

Other Impacts

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

Not applicable as this is a resolution which controls the future land use of a property.
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:

Not applicable as this is a resolution which controls the future land use of a 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 a resolution which controls the future land use of a property.

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

No(Press tab after selecting)