



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-7056

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 development plan on about 1.7 acres generally located at the northeast corner of East 137th Street and Holmes Road in District B3-2 (commercial) to allow for a third principle structure to be built on the site of the existing recovery center. (CD-CPC-2026-00060)

Discussion

The applicant is seeking approval of a Development Plan in District B3-2 (Commercial) on approximately 1.7 acres generally located at the northeast corner of East 137th Street and Holmes Road. The request would allow the construction of a third principal structure on the site of the existing recovery center.

The proposal includes consolidating the two existing parcels into a single lot. The Development Plan would permit three buildings on the newly created lot, allowing for the expansion of the existing recovery center.

The proposed building will have a footprint of approximately 6,693 square feet. A total of 50 parking spaces are provided throughout the site. The new building is proposed on the east side of the property, behind the existing northern building. No changes are proposed to the existing parking area adjacent to Holmes Road. Vehicular access will continue to be provided from the existing driveway on Holmes Road. Pedestrian connections are proposed between all three buildings. In addition, the applicant is providing a striped pedestrian path to Holmes Road; however, there are currently no public sidewalks along the frontage to connect to. Holmes Road is identified on the Major Street Plan, and sidewalks will be constructed by the City when funding becomes available.

Existing vehicular use area landscaping provides screening between the parking lot and Holmes Road. The applicant is not proposing any modifications to the existing landscaping.

The proposed building materials and architectural design are consistent with the existing buildings on the site. The new structure will be constructed primarily of gray Hardie Plank siding.

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with 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 an ordinance authorizing the development of private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance authorizing the development of private property.
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 the development of 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 the development of 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)

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):

- ☐ Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
- ☒ Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
- ☐ Increase and support local workforce development and small and locally owned businesses.
- ☐ Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
- ☐ Implement an economic development and tourism strategy to attract major investment and visitors.
- ☐

Prior Legislation

There is no prior legislation for this site.

Service Level Impacts

Not applicable as this is an ordinance authorizing the development of private property.

Staff Recommendation

City Planning and Development

Select One: ☒ Sponsored
☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

Approval with Conditions

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance authorizing the development of 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 the development of private property.

3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance authorizing the development of 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 the development of private 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 an ordinance authorizing the development of 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 the development of 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)