



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 260351

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 major amendment to a previously approved urban redevelopment plan on about 9 acres to allow for an entertainment venue in District UR (Urban Redevelopment) generally located on the northeast corner of East 63<sup>rd</sup> Street and Bushman Drive. (CD-CPC-2025-00175)

### Discussion

The applicant is seeking approval of a major amendment to a previously approved development plan which also serves as the preliminary plat in District UR (Urban Redevelopment) on about 9 acres generally located at the northeast corner of East 63<sup>rd</sup> Street and Bushman Drive. This amendment will allow for an entertainment/event venue. In 2023, the applicant filed a major amendment to allow for an event center in the detached building on the same lot but only allowed for the event space in that building, previously a bank. All conditions for the original ordinance No. 100212 passed by City Council on April 8, 2010 will remain in full force and effect.

There was no public testimony at City Plan Commission or submitted to staff at the time of this Docket Memo.

Staff Recommendation: Approval, Subject to Conditions

CPC Recommendation: Approval, Subject to 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 allowing for an additional use on an already approved Urban Redevelopment Plan on a private property.

3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance allowing for an additional use on an already approved Urban Redevelopment Plan on a 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 allowing for an additional use on an already approved Urban Redevelopment Plan on a private property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance allowing for an additional use on an already approved Urban Redevelopment Plan on a 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.
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## Prior Legislation

4311 - UR - 6 - Ordinance No. 100212 approved on April 8, 2010 allowed for the rezoning to Urban Redevelopment (UR) district and approved a preliminary development plan for the Metro Plaza shopping center.

CD-CPC-2023-00027 - Ordinance No. 230819 approved by City Council on September 28, 2023, approved a major amendment to a previously approved development plan in District UR to allow for the establishment of an event venue generally located on the northeast corner of East 63rd Street and Bushman Drive.

## Service Level Impacts

Not applicable as this is an ordinance allowing for an additional use in an existing building on an already approved Urban Redevelopment Plan on a 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

City Staff and City Plan Commission recommend approval, subject to conditions of this ordinance based on all applicable city codes.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance allowing for an additional use on an already approved Urban Redevelopment Plan on a private property.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance allowing for an additional use on an already approved Urban Redevelopment Plan on a private property.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance allowing for an additional use on an already approved Urban Redevelopment Plan on a private property.

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Not applicable as this is an ordinance allowing for an additional use on an already approved Urban Redevelopment Plan on a 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 allowing for an additional use on an already approved Urban Redevelopment Plan on a 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 allowing for an additional use on an already approved Urban Redevelopment Plan on a 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)

