



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6992

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 an amendment to the Greater Downtown Area Plan on about 1.7 acres generally located at the northeast and northwest corners of Belleview Avenue and W 30th Street by changing the recommended land use from Residential Low Density to Downtown Mixed Use for the Northtown Center project. (CD-CPC-2026-00019)

Discussion

The subject site contains three parcels. The existing 115,857 square foot building sits on the eastern parcel and the 68-space parking lot covers the two western parcels. The applicant is seeking an area plan amendment and rezoning at the advice of Planning staff to abate zoning violations for uses not permitted in an R-2.5 zoning district and operating outside of the previously approved certificate of legal nonconforming use.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this resolution is amendment and area plan document.
3. How does the legislation affect the current fiscal year?
Not applicable as this resolution is amendment and area plan document.
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 resolution is amendment and area plan document.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this resolution is amendment and area plan document.

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

None

Service Level Impacts

None

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 Plan Commission and staff recommend approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this resolution is amendment and area plan document.
2. How have those groups been engaged and involved in the development of this ordinance?
Area plan amendments don't require public engagement, but a public engagement meeting was held for the companion rezoning per 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this resolution is amending an Area Plan document.
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:

This resolution amends an area plan document.

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)