



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 260294

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

Amending the Country Club / Waldo Area Plan by amending the Proposed Land Use Plan and Map for an approximately 1.35 acre tract of land located at 7953 State Line Road by changing the recommended land use designation on the eastern side from Office/Residential to Mixed Use Community (CD-CPC-2025-00174).

Discussion

The subject property has multiple zonings and future land use recommendations that carried over from the previous Zoning and Development Code that don't accurately reflect the commercial use onsite. The Area Plan amendment is in compliance with the request for rezoning (from B3-2, B1-1, and R-0.5 to B2-2) to clean up the site with 1 future land use recommendation in alignment with the singular zoning requested.

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 amending an Area Plan document.
3. How does the legislation affect the current fiscal year?
Not applicable as this resolution is amending an 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 amending an Area Plan document.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this resolution is amending an 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)

Click or tap here to enter text.

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

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

Staff and City Plan Commission recommend approval.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this resolution is amending an 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:

[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)