



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250162

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 amendment to the KCI Area Plan on about 16.8 acres generally located at the southeast corner of N Congress Avenue and NW Cunningham Drive by changing the recommended land use from Mixed Use Community to Commercial/Industrial for the Envision Project. (CD-CPC-2024-00141)

Discussion

This resolution is companion to the proposed ordinance for rezoning and development plan. The applicant is proposing to rezone about 5 acres to B3 (commercial), 16.8 acres to M2 (industrial) and 28 acres to R-5 (residential). There are prospective tenants for the 2 lots that will be zoned M2. The commercial and residential development is still speculative at this time. The proposed B3 and R-5 zoning districts are generally in alignment with the Mixed Use Community future land use designation. The proposed M2 rezoning requires a change in the area plan to the Commercial/Industrial future land use.

The original application proposed the majority of the site being zoned M2, and after the first CPC hearing where there was oppositional testimony, the applicant revised the plans to propose over half the site be zoned R-5 (residential) rather than industrial. At the second CPC hearing, there was still mostly testimony in opposition to the project from surrounding neighbors and residents of the Village of Ferrelview to the north of the site. There are design guidelines associated with the development plan requiring a 35 ft buffer between industrial uses and residential lots and a 25 ft buffer between commercial uses and residential lots.

Staff recommended approval of the Area Plan amendment and rezoning, and approval with conditions of the development plan. The CPC voted to recommend denial of all 3 applications (6-1).

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 to amend future land use in the KCI Area Plan.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a resolution to amend future land use in the KCI Area Plan
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 to amend future land use in the KCI Area Plan
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution to amend future land use in the KCI Area Plan.

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)

No account string to verify as this resolution has no direct 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):

- 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.
-

Prior Legislation

None

Service Level Impacts

No impact expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Ordinance was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?
The proposed development associated with this resolution will add some industrial jobs and land for residential development; however, unsustainably, the entire site was cleared of trees prior to submitting the rezoning and development plan application under the guise of continued agricultural use of the property, circumventing the tree preservation ordinance.
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:

Private development proposal, privately funded.

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)