



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240523

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 request to rezone a property from district R-2.5 (residential 2.5) to district O (office) on about 0.14 acres generally located at the northwest corner of N Topping Avenue and Scarritt Avenue.

### Discussion

At the May 22, 2024 City Plan Commission hearing the Commission heard the application request for a rezoning and the companion area plan amendment application. The Commission voted to recommend approval of both applications. There was no public testimony attached to the staff report or provided at the hearing.

### 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 zoning ordinance authorizing the physical development of the subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing the physical development of the subject 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 ordinance does not authorize dedication of right-of-way or construction of public infrastructure.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes the physical development of the subject property, which may generate revenue.

**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 ordinance has no fiscal impact.

### Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?  
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
  - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
  - Maintain and increase affordable housing supply to meet the demands of a diverse population.
  - Address the various needs of the City's most vulnerable population by working to reduce disparities.
  - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
  - Ensure all residents have safe, accessible, quality housing by reducing barriers.
  - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

### Prior Legislation

CD-SUP-2021-00008 – Special Use Permit to allow for a multi-unit house located in a mixed-use building.

CD-SUP-2021-00009 – Special Use Permit to allow for a 700-square foot neighborhood serving retail located in a mixed-use building.

### Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This zoning ordinance authorizes a rezoning which is not expected to have a health impact.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not Applicable
3. How does this legislation contribute to a sustainable Kansas City?  
Not Applicable
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 zoning ordinance authorizes a rezoning for the subject property.

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)