



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230857

Submitted Department/Preparer: City Planning

Revised 8/3/23

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

Rezoning an area of about 0.16 acres generally located at 2936 Cherry Street from District UR (Urban Redevelopment) to District DX-2 (Downtown Mixed Use). (CD-CPC-2023-00133).

Discussion

The subject property is currently zoned UR, a type of planned district in which the plan controls for the uses. The plan, in this case, allows only office uses on the subject property and the owner desires to convert the building to a boutique hotel. This cannot be done unless the property is removed from the plan and the zoning is changed. Staff finds that a small scale hotel in this location contributes to the vitality of the neighborhood, which is mixed between commercial and residential uses.

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 allowed uses on private property.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance authorizing allowed uses on 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 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?

Not applicable as this is a zoning ordinance authorizing allowed uses on 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 authorizes rezoning and has no direct 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures
 - Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
 - Address the various needs of the City's most vulnerable population
 - Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

13031-URD – Ordinance 031195, passed in November 2003 rezoned the subject property (and adjacent properties) from C-3a2 (Intermediate business-high buildings-district) to UR (Urban Redevelopment) and approved a development plan.

CD-AA-2023-00295 – Approved by the City Planning & Development Director in August 2023 removed the subject property from the UR development plan described above at the request of the property owner.

Service Level Impacts

No impact expected

Other Impacts

1. What will be the potential health impacts to any affected groups?
This zoning ordinance authorizes rezoning a property which has not been reevaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement per 88-505-12 was completed for this rezoning.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable
4. Department staff certifies the submission of any applicable Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), Non-Discrimination documents, and Letters of Intent to Subcontract (LOIs) to CREO prior to the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

This is an ordinance to rezone property.

5. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

6. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)