



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240509

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 development plan on about 1.5 acres to allow for a major amendment to a previously approved development plan, which also serves as a preliminary plat, to allow the construction of a 13,000 square foot day care center in District B2-2 generally located at 9880 N Cedar Avenue. (CD-CPC-2024-00002)

### Discussion

See staff report. Previously approved Highland Plaza commercial development area.

### 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 physical development on subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development on subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
The proposed ordinance will approve construction of public infrastructure (public sewer main) at the cost of the developer, which will be maintained by the City in the future.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes 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 there is 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?  
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.
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### Prior Legislation

See staff report. Previously approved Highland Plaza commercial development area.

### Service Level Impacts

No impact expected.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
This project complies with the public engagement requirements in section 88-505-12.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance authorizes infill commercial development in a transit-oriented area.
3. How does this legislation contribute to a sustainable Kansas City?  
Proposed development will provide childcare which offers social sustainability.
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, private 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)