



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 231048

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

Sponsor: Director of City Planning and Development Department  
Rezoning an area of about 103 acres generally located at US 169 and Barry Road from District UR to District UR and approving a major amendment to approved UR development plan. (CD-CPC-2023-00165).

### Discussion

The request is to approve a major amendment to a previously approved development plan to allow for the construction of drive-through restaurant.

### 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 (subdivision of subject property/physical development of subject property/allowed uses on subject property).
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses 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.  
Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject property).
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable as this is a zoning ordinance authorizing (subdivision of subject property/physical development of subject property/allowed uses on subject 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)**

There is 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-CPC-2010-00176 – Amending a previously approved UR plan to allow for the redevelopment of the existing Metro North Mall and construction of up to 1,000,000 square feet of mixed use residential, commercial, office, hotel, theater and a

entertainment complex on 17 lots (Ordinance No. 210568, approved by Council on July 1st, 2021).

## Service Level Impacts

Staff has expressed concerns about vehicular traffic queuing into Barry Road when the proposed drive-through restaurant is busy. The applicant provided a traffic impact study stating that this will not occur.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Staff has not identified potential health impacts due to this legislation.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held a public engagement meeting and notified all property owners within 300' of the subject property prior to the City Plan Commission hearing.
3. How does this legislation contribute to a sustainable Kansas City?  
This legislation does not contribute to a sustainable Kansas City.
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)