



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250802

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

A request to approve a rezoning from District UR (Urban Redevelopment) to District DX-5 on about 5 acres and a nonresidential development plan to allow for a school and entertainment venue and spectator sports, and sports and recreation, participant uses generally located at W. 13th Street and Summit Street.

Discussion

In 1990 the subject properties were rezoned to Urban Redevelopment (UR) to allow for the construction of the Kansas City FBI (Federal Bureau of Investigation) field office. Prior to the construction of Interstate 670 and Interstate 35 the five acre site was occupied with commercial and residential structures. Today, the Guadalupe Centers are proposing to convert the 90,000 square foot vacant office building into a high school, which will be Phase I. Due to the large footprint of the existing building and large amount of parking stalls, the applicant is also proposing to allow for multiple uses in Phase I, such as a day care, religious assembly, entertainment venue and spectator sports and offices. The current zoning district, UR only permits office uses, therefore the applicant is rezoning to DX-5 (Downtown Mixed Use) which is the recommended land use from the Greater Downtown Area Plan. The development plan application is required because the gross floor area of the building exceeds 40,000 square feet (88-517-02-B) and the plan includes more than 100 above grade parking stalls (88-517-02-E).

The applicant is also proposing a future Phase II which will include a 35,000 square feet addition on the west side of the building to expand community services which the Guadalupe Centers provide. The Phase II addition will require a project plan to be submitted for staff review and approval by the City Plan Commission prior to the issuance of any building permit. The applicant has not indicated when they plan to begin Phase II.

There are currently 250 parking stalls on the subject property which meets the required parking ratios for the proposed uses. The proposed high school and

associated uses (gymnasium, offices, day care, event space for functions and meetings) will have ample parking as there is an existing underground garage and over 100 surface parking stalls, not including the available on-street parking adjacent to Mulkey Square Park. The five acre site is separated from residential uses by two highways and not immediately adjacent to any residential uses, therefore staff does not believe the proposed use will have negative impacts on the nearby neighborhood.

The applicant held the required public engagement meeting on May 15, 2025 and did receive a letter of support from the Westside Neighborhood Association.

On May 18, 2025 the City Plan Commission vote 7-0 to recommend approval with conditions for the proposed development plan and rezoning.

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.
3. How does the legislation affect the current fiscal year?
Not applicable, as this is a zoning ordinance.
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
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Potentially.

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.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 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

Case No. 10010-URD a request to rezone approximately 4.5 acres between W. 13th and W. 14th Street from Summit to Belleview from Districts R-5 and C-1 to District URD (Urban Redevelopment) and approval of a development plan. The CPC recommended approval on 3/6/1990 and the City Council approved the request on 5/3/1990 (Ord. No. 65354).

Service Level Impacts

No service level impacts are anticipated with the proposed rezoning and development plan.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health impacts were identified.

2. How have those groups been engaged and involved in the development of this ordinance?

The applicant held the required public engagement on May 15, 2025.

3. How does this legislation contribute to a sustainable Kansas City?

The applicant will repurpose a structure which is currently vacant and underutilized.

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)