



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260016

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

Rezoning an area of about .4 acres generally located at 3319 Red Bud Drive from District R-7.5 (Residential) to District R-2.5 (Residential) to abate work done without building plans/permits. (CD-CPC-2025-00165)

Discussion

A residential structure, which appears to be a single detached dwelling unit, that has been illegally converted (without proper building permits) into a triplex, occupies the subject site. A multiplex building is not permitted within the R-7.5 zoning district. The applicant seeks to rezone the subject property from R-7.5 (Residential) to R-2.5 (Residential) so the triplex can seek a Special Use Permit to allow the use on the subject site. Applicable building permits would still be necessary for the subject site.

City Council Key Points

- Rezoning from R-7.5 to R-2.5.
- Property owner is seeking to rezone the property to abate issues related to the building being illegally converted into a triplex.
- If the rezoning is approved the property owner would still need to apply for a Special Use Permit to allow a multi-unit house on the subject property.
- No one appeared for public testimony.
- City Plan Commission recommended approval.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable - as this is an ordinance authorizing the rezoning of the subject site.

3. How does the legislation affect the current fiscal year?
Not applicable - as this is an ordinance authorizing the rezoning of the subject site
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable - as this is an ordinance authorizing the rezoning of the subject site
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
This ordinance authorizes the rezoning of the subject site, which may help generate revenue with the properly permitted and taxed building.

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 has no direct fiscal impact.

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

CVLN-1160: DENIED

A Certificate of Legal Nonconforming Use to allow a duplex in a district zoned R-1a.

Service Level Impacts

None expected.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable – as this is an ordinance authorizing the rezoning of the subject site
2. How have those groups been engaged and involved in the development of this ordinance?
Per 88-505-12, Public Engagement, does apply to this request. The applicant hosted a meeting on November 19, 2025. A meeting summary is attached to the CPC Staff Report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable – as this is an ordinance authorizing the rezoning of the subject site
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 2

Number of Affordable Units unknown

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.

Please Select (Press tab after selecting)

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)