



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: [Click or tap here to enter TMP-#.](#)

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

Approving a major amendment to a previously approved development plan on about .9 acres to allow for two new commercial buildings in District B1-1, generally located at 1307 W 79th St. CD-CPC-2025-00041

Discussion

Development plans allow for the City Council to review projects proposing significant development, to determine whether such plans further the purposes of the zoning and development code and other City plans or policies. In 2020, three companion cases (area plan amendment, rezoning, and development plan) were approved to redevelop the Fareway Meat Market site (1307 W 79th St and 7918 - 7924 Mercier St). This redevelopment will include the construction of two commercial buildings and a redesigned parking lot.

City Council Key Points

- Major amendment to a previously approved development plan for the Fareway Meat Market redevelopment site.
- Development Plan proposes two commercial buildings.
- The proposed project amends a previously approved development plan for increasing the vehicular use area to accommodate larger loading zones by 24% and increasing total building sizes by 38%.
- There was no public testimony presented at the City Plan Commission public hearing.
- City Staff = Approval, Subject to Conditions.
- City Plan Commission = Approval, Subject to Conditions.

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 requesting to amend a previously approved development plan.
3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance requesting to amend a previously approved development plan.
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 an ordinance requesting to amend a previously approved development plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed projects approves the construction of two commercial buildings, 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. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 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.
- ☐

Prior Legislation

CD-CPC-2020-00132 APPROVED

A request to approve a two-phase Development Plan for "Fareway Market" on about 1.68 acres located at 1301 W 79th St, or generally located at the southeast corner of W 79th St and Ward Parkway. *Plan expiration extended on 09/04/2024.

200935 APPROVED

Approving a major amendment to a development plan to allow for a parking lot as Phase 1 to the existing approved development plan in District B1-1 on about 1.68 acres generally located southwest of the intersection of Ward Parkway and W. 79th St (CD-CPC-2020-00132)

200014 APPROVED

Rezoning an area of about 1.68 acres generally located southwest of the intersection of Ward Parkway and W. 79th St from Districts B1-1 and R-6 to District B1-1, and approving a development plan for the proposed McGonigle's Expansion Plan for two commercial buildings (CD-CPC-2019-00196 and 199)

200155 APPROVED

Acknowledging receipt of a restrictive covenant delivered by the owners of certain real property generally located southwest of the intersection of Ward Parkway and W. 79th Street imposing certain restrictions on the property for the mutual benefit of the City and present and future owners and directing the recording of this Resolution by the City Clerk.

CD-BZA-2020-00083 APPROVED

A request to approve a setback and vehicular use area variance to the Boulevard and Parkway Standards for the Fareway Meat Market project on about 1 acre generally located at the southeast corner of W 79th St and Ward Parkway.

170167 APPROVED

Rezoning an area of approximately 0.75 acres generally located at the southeast corner of W. 79th Street and Ward Parkway from Districts R-6 and B1-1 to District B1-1, and approving a development plan for the same area to permit an existing food and beverage retail sales establishment (14768-P and 14768-P1).

170168 APPROVED

Amending the Waldo Area Plan on an approximately 0.25-acre tract of land, generally located at the southeast corner of W. 79th St and Ward Parkway, by changing the recommended land use from low-density residential to retail/office (256.S-5).

CICO-201810585 APPROVED

Certificate of Occupancy for change of use from single family to business at 7910 Mercier St (the house just south of the original McGonigle's Market structure).

16-0453998-503667 RESOLVED

The zoning code violation case which generated the above-mentioned rezoning, area plan amendment, development plan, and subsequent permits for McGonigle's Market and house just to the south.

Service Level Impacts

None.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance requesting to amend a previously approved development plan.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 04/23/2025. A summary of the meeting is attached to the City Plan Commission staff report.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable - as this is an ordinance requesting to amend a previously approved development plan.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

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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)