



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250560

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 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29 from District AG-R/B3-3 to District B3-3 and approving a development plan to allow for the creation of a car wash. (CD-CPC-2025-00066 & CD-CPC-2025-00070).

### Discussion

#### REZONING DISCUSSION

The applicant is requesting a rezoning of approximately 1.735 acres from Districts AG-R (Agricultural-Residential) and B3-3 (Community Business) to B3-3. The proposed rezoning will facilitate the development of a tunnel car wash. The site was previously occupied by a restaurant, which was not permitted under the AG-R zoning designation. During the review of the associated Development Plan, staff determined that rezoning the entire parcel to B3-3 is necessary to ensure zoning consistency across the site.

#### DEVELOPMENT PLAN DISCUSSION

The applicant is seeking approval of a Development Plan in proposed District B3-3 generally located at the southeast corner of Northwest Barry Road and Interstate 29, allowing for the creation of a car wash.

The applicant is proposing a major amendment to an existing development plan to amend the allowed use on this parcel from a restaurant to drive through car wash. The proposed building footprint is approximately 5,164 square feet, located on the eastern side of the site. The location of the building serves as visual and noise screening from the restaurant to the east. Access to the site will come from two existing driveway entrances on Northwest Roanridge Road located on the south side of the site. Vehicular circulation is proposed to move from the west side of the site to east. Pedestrian connections will be provided to adjacent sidewalks, allowing for employees to walk to nearby businesses and restaurants.

Section 88-340 of the Zoning and Development Code regulates drive through facilities. The standards require at least 80 feet of queuing and screening from public right of way. The applicant has provided two queuing lanes before the first point of service, each totaling 220 feet. Adequate screening has been provided along Interstate 29 and Barry Road.

Landscaping for this project includes street trees, continuous shrub lines to screen vehicular use areas and interior landscaping.

Proposed architectural materials and articulation are consistent with adjacent buildings. Materials include masonry block in two colors, glass, spandrel glass, and metal awnings.

Development Plan- CD-CPC-2025-00066

Staff Recommendation: Approval with Conditions

CPC Recommendation: Approval with Conditions

Rezoning- CD-CPC-2025-00070

Staff Recommendation: Approval

CPC Recommendation: 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 private development of land. .
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing the private development of land.
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 authorizing the private development of land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing the private development of land.

## 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)

Not applicable as this is an ordinance authorizing the private development of land.

## 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

Case No. 6399-GP-13 – Ordinance 960027, approved on February 8, 1996, City Council approved an rezoning with a development plan on about 34 acres, generally located at the southeast corner of Northwest Barry Road and Interstate 29 from Districts GP-3 (Regional Business and GP-4 (High Density Residential Uses) to District GP-3 (Regional Business).

## Service Level Impacts

Not applicable as this is an ordinance authorizing the private development of land.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing the private development of land.
2. How have those groups been engaged and involved in the development of this ordinance?  
Not applicable as this is an ordinance authorizing the private development of land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing the private development of land.
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)  
  
Not applicable as this is an ordinance authorizing the private development of land.  
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:  
Not applicable as this is an ordinance authorizing the private development of land.
6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?  
  
No(Press tab after selecting)

Not applicable as this is an ordinance authorizing the private development of land.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)