



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250337

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

The applicant is seeking approval of a rezoning from District R-80 (Residential) to District R-2.5 (Residential) on about .8 acres generally located at NW 79th Street and N. Thomas Meyers Drive. (CD-CPC-2025-00012)

Discussion

The applicant is proposing to rezone a .8 acre property located half a mile south of NW Barry Road and directly west of US Route 169 from the current zoning district R-80 to district R-2.5. The applicant would like to sell the property and would prefer that the zoning match the surrounding properties. The R-2.5 zoning district is in alignment with the Line Creek Area Plan which recommends Residential Medium-High density at this location.

Staff recommended approval for the proposed rezoning. No public input was sent to staff and no one testified before the City Pln Commission. On March 5th, 2025 the City Plan Commission (CPC) voted 7-0 to approve the area plan amendment.

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 because the Ordinance does not have a 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

No prior legislation is associated with the subject property.

Service Level Impacts

No service level impacts were identified.

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 February 21st, 2025.
3. How does this legislation contribute to a sustainable Kansas City?
No information related to the sustainability of this project was submitted to the 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)