



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240943

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 non-residential development plan in district B3-3 on about 1.8 acres generally located at N. Green Hills Road and NW Barry Road.

Discussion

The applicant is proposing two free standing commercial buildings on one lot, which requires the approval of a development plan. The current zoning, B3-3, does permit most commercial uses and drive-through facilities. The northern structure is currently speculative while the southern building is a proposed Starbucks with a drive-through lane. The drive-through lane for Starbucks does comply with 88-340, the drive-through facilities standards but the northern drive-through will need to be reconfigured to maintain a 50' separation distance from the AG-R zoned property directly to the north. The applicant will be required to submit a project plan for the northern building which requires approval from the City Plan Commission (CPC) prior to the issuance of any building permit

The preliminary plat is dedicating a 50' easement along N. Green Hills Road and NW Barry Road for the KCATA Special Rapid Transit Corridor (SRTC). The SRTC was approved in 1968 with the construction of KCI and proposes a dedicated easement to allow for efficient public transit from downtown Kansas City to the airport.

The applicant conducted the required public engagement on September 5, 2024 and staff only received one phone call from the immediate neighbor who took no position on the proposed development.

Staff recommended approval and the City Plan Commission voted in favor of the development 4-1. Commissioner Crowl voted nay due to building elevations not having high quality materials and not complementing the adjacent properties.

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?
The applicant is proposing to construct a Starbucks, the second pad site does not have a user at this point in time.

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 as this ordinance has no 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

There are no controlling cases associated with the subject property.

Service Level Impacts

Staff does not anticipate any service level impacts to City operations.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No impacts have been identified.
2. How have those groups been engaged and involved in the development of this ordinance?
The applicant held the required public engagement meeting on September 5, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
The applicant is proposing to use some native plants.
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)