



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240381

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 1.5 acres generally located at NE Vivion Road and N Chouteau Trafficway from District UR (Urban Redevelopment) to District UR (Urban Redevelopment) and approving a development plan to allow for a drive-through facility. (CD-CPC-2023-00178).

### Discussion

This application is seeking the approval of a major amendment to a previously approved UR (Urban Redevelopment) Plan. The two subject properties have been vacant for more than twelve months and a major amendment is required in order for them to be used as a drive-through facility. The applicant is also seeking a deviation to 88-340 of the Zoning and Development to allow for drive-through functions to be located in the front and street-side yard.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
This is a zoning ordinance and has not been evaluated against this subject matter
3. How does the legislation affect the current fiscal year?  
This is a zoning ordinance and has not been evaluated against this subject matter
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.  
This is a zoning ordinance and has not been evaluated against this subject matter
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This is a zoning ordinance and has not been evaluated against this subject matter

**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 there is no fiscal impact.

**Citywide Business Plan (CWBP) Impact**

- 1. View the [FY23 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**

On March 2, 2006, the Council rezoned the Antioch Shopping Center (6485-URD-16) and some of the surrounding area, including the two subject properties within this request (Ord. No.060166).

On September 25, 2008, the Council approved an amendment (Case No. 6485-URD-17) to the Antioch Shopping Center UR Plan (Ord. No. 080861).

## Service Level Impacts

This application request may require coordination between Public Works and the Parks department to address traffic movement along N. Chouteau Trafficway which is a boulevard.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
The application may result in increased vehicular traffic at the intersection of NE Vivion Road and N. Chouteau Trafficway.
2. How have those groups been engaged and involved in the development of this ordinance?  
The applicant held a public engagement meeting pursuant to 88-505-12 of the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?  
This legislation is required to ensure that the developer complies with City standards.
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)