



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260436

Submitted Department/Preparer: City Planning

Revised 01/30/25

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 42 acres generally located at the northwest corner of NE Vivion Road and N Chouteau Trafficway from District UR to District UR and approving a development plan serving as a major amendment to a previously approved UR district to change permitted uses. (CD-CPC-2026-00009).

Discussion

The proposed amendment to the Antioch Crossing UR plan will allow more variety of uses. All permitted and prohibited uses are identified in the Development Data table on sheet C2.0. Previous permitted uses were specific to each lot and mostly limited to retail, restaurant, and office, with the exception of vehicle repair use on Lot 7 at the southern portion of the site and self-storage on Lot 15 at the northeastern corner of the site. Proposed permitted uses generally include retail, restaurant, and office, with additional specific lots allowing all uses in the B2 zoning district, vehicle repair, carwash, self-storage, and indoor entertainment venue. Prohibited uses include ambulance service, adult media store, pawn shop, short-term loan establishment, cemetery/columbarium/mausoleum, cremating, undertaking, and short-term rentals.

There are no proposed changes to the site plan, and any new construction will require a UR final plan. The site is still subject to all conditions from the previously approved ordinance. There was no public testimony before the CPC.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
Not applicable as this ordinance authorizes uses within a UR district.

3. How does the legislation affect the current fiscal year?
Not applicable as this ordinance authorizes uses within a UR district.
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 ordinance authorizes uses within a UR district.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this ordinance authorizes uses within a UR district.

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)

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?
Inclusive Growth and Development (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Develop strategies focusing on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development throughout the City; and continuing to grow the economy and the population of Kansas City in all areas.
 - Increase and support local workforce development and small and locally owned businesses.
 - Create a more efficient, solutions-oriented environment, making it easier to operate within the City.
 - Implement an economic development and tourism strategy to attract major investment and visitors.

Prior Legislation

CD-CPC-2021-00098 - Ordinance No. 210764 Amending a previously approved UR Plan in District UR (Urban Redevelopment), which also serves as a preliminary plat to allow for amendment to the current approved uses and further subdivision. Approved August 26, 2021

Service Level Impacts

None expected

Staff Recommendation

City Planning and Development

Select One: Sponsored
 Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: Recommend
 Do Not Recommend
 Not Applicable

Staff and CPC recommend approval with conditions based on compliance with the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
This project was not evaluated for potential health impacts.
2. How have those groups been engaged and involved in the development of this ordinance?
The project compliance with the public engagement requirements in section 88-505-12. No public testimony was provided.
3. How does this legislation contribute to a sustainable Kansas City?

This ordinance will allow continued productivity of a large commercial development area.

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:

Zoning ordinance allowing uses on multiple properties.

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)