



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260486

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

Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100 and amended by Ordinance No. 220729, and which establishes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and Mill Creek Parkway on the east, in order to remove two parcels generally located on the east side of Wyandotte Street and between W. 46th Terrace on the north and W. 47th Street on the south from the overlay district.

Discussion

Ordinance 260486 amends the Plaza Bowl Overlay by removing two parcels, located on the east side of Wyandotte Street between W 46th Terrace and W 47th Street, from the overlay. The proposed new Master Planned Development (MPD) for the Country Club Plaza area creates a conflict between the MPD and the Plaza Bowl Overlay for these two parcels, most notably in terms of maximum height and allowed uses.

City Plan Commission considered this amendment in conjunction with the proposed MPD and recommended approval. Staff has recommended a separate ordinance for clarity.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
Not applicable - this ordinance is a zoning overlay amendment
3. How does the legislation affect the current fiscal year?

Not applicable – this ordinance is a zoning overlay amendment

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Not applicable – this ordinance is a zoning overlay amendment

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Not applicable – this ordinance is a zoning overlay amendment

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 does not have 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

Ordinance No. 190100, Approving a Special Character Overlay to be known as the Plaza Bowl Overlay District, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east. Adopted 2/24/2019

Ordinance No. 220729, Amending the Plaza Bowl Overlay, which was created by Committee Substitute for Ordinance No. 190100, which includes use and height regulations for the area generally located on the south and north sides of W. 47th Street (extending northerly to the north side of W. 46th Terrace), between Madison Avenue on the west and J.C. Nichols Parkway on the east, in order to establish standards for granting deviations. Adopted 1/25/2024

Service Level Impacts

Not applicable

Staff Recommendation

Click or tap here to enter department.

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

Select One: ☒ Recommend
☐ Do Not Recommend
☐ Not Applicable

City Plan Commission recommended approval

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - this ordinance is a zoning overlay amendment

2. How have those groups been engaged and involved in the development of this ordinance?

Not applicable - this ordinance is a zoning overlay amendment

3. How does this legislation contribute to a sustainable Kansas City?

Not applicable - this ordinance is a zoning overlay amendment

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:

Not applicable - this ordinance is a zoning overlay amendment

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Not applicable - this ordinance is a zoning overlay amendment

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)