



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250009

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

Rezoning an area of about 1.5 acres generally located at NW 64th Terrace and N. Cosby Avenue from District B1-1 (Commercial) to District B2-1 (Commercial) and approving a development plan to allow for animal services. (CD-CPC-2024-00176 & CD-CPC-2024-00175).

Discussion

The applicant is proposing to repurpose the existing structure, which was previously a bank, into a veterinary office which includes boarding as an accessory use. The animal services use requires the applicant to apply for a rezoning from District B1-1 to District B2-1 as well as a major amendment to the previously approved development plan which only permitted a bank on the subject property. The applicant is not proposing any changes to the existing parking area, curb cuts or major changes to the exterior of the existing building. The applicant will be required to submit building plans to renovate the structure from a bank to a veterinary office.

The current controlling plan was last amended in 2009 to allow the creation of one lot and allow the construction of an assisted living facility containing a total of 141 units directly west of the subject property. The veterinary office will be required to comply with the Animal Service standards in 88-315 of the Zoning and Development Code. Section 315 states, "There may be no noise disturbance across property lines into any residential district exceeding 60 dB(A) between the hours of 7 a.m. and 10 p.m. and 55 dB(A) between the hours of 10 p.m. and 7 a.m." The applicant has stated that the principal use will be a veterinary office but will also include some boarding. Staff believes this is an excellent reuse of an existing structure and provides an amenity for neighboring residents. The structure is located far enough away from the surrounding residential developments that noises from the animal services are not expected to be a negative impact.

Staff recommends approval of the proposed rezoning and major amendment to a previously approved development plan to allow for a veterinary office. On December 18, 2024 the City Plan Commission (CPC) voted to recommend approval

of the two applications with a vote of 6-0.

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 proposed commercial use may generate revenue.

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 direct 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

Case No 6576-CP-10 – On April 5, 1988, the City Plan Commission approved a final plan in District CP-1 for the construction of a 3,500 square foot savings and loan building.

Case No 6576-CP-8 – Ordinance 61902, passed January 14, 1988, approved the rezoning of approximately 5.64 acres from District R-2a to District CP-1 and approved a development plan for offices and a savings and loan.

Service Level Impacts

No service level impacts are anticipated.

Other Impacts

1. What will be the potential health impacts to any affected groups?
No potential health 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 December 5, 2024.
3. How does this legislation contribute to a sustainable Kansas City?
This application allows for the reuse of an existing structure.

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)