



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Ordinance 260295

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 1.35 acres generally located at 7953 State Line Road from Districts B1-1 (Commercial 1-1); B3-2 (Commercial 3-2) and R-0.5 (Residential 0.5) to District B2-2 (Commercial 2-2) to allow for the addition of one drive-through lane to accommodate two drive-through lanes. (CD-CPC-2025-00167)

### Discussion

Request to rezone the Culver's on State Line Rd property from B1-1, B3-2, and R-0.5 to B2-2 for consistency and to address the request to expand the drive-through use by adding an additional drive-through lane on a property that abuts a parkway (Ward Pkwy on the east). There is a companion special use permit to be heard by the Board of Zoning Adjustment after the rezoning is approved.

This rezoning also has a companion Area Plan amendment resolution.

### 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 a zoning change.
3. How does the legislation affect the current fiscal year?  
Not applicable as this ordinance authorizes a zoning change.
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 a zoning change.

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

Not applicable as this ordinance authorizes a zoning change.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

- |                                                       |                              |                                        |
|-------------------------------------------------------|------------------------------|----------------------------------------|
| 1. This legislation is supported by the general fund. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. This fund has a structural imbalance.              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Account string has been verified/confirmed.        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

### Additional Discussion (if needed)

Click or tap here to enter text.

## 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

None

## Service Level Impacts

None

## 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 City Plan Commission recommend approval based on the request meeting applicable criteria in the Zoning and Development Code.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this ordinance authorizes a zoning change.
2. How have those groups been engaged and involved in the development of this ordinance?  
This ordinance complies with the public engagement requirement in 88-505-12
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this ordinance authorizes a zoning change.
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)