



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 241052

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

Approving a development plan on about 10 acres to allow for a major amendment to an approved development plan which also serves in lieu of a Special Use permit to permit General Motor Vehicle Repair, in District B3-2 (Commercial), generally located at the northeast corner of NW 68th Street and Hwy 169. (CD-CPC-2024-00137)

### Discussion

The applicant is seeking approval of a major amendment to an approved development plan which also serves in lieu of a Special Use permit to permit General Motor Vehicle Repair, in District B3-2. The proposed amendment will replace the three retail buildings and 146 parking spaces proposed for Phase II, with a single story 26,000 square foot building with 116 parking spaces.

There are no public infrastructure improvements as part of this request. All roads, sewer and water are private.

The applicant conducted the required public engagement on October 16, 2024. Staff recommended Approval with Conditions. There was no testimony at the November 20, 2024, CPC hearing. The City Plan Commission voted 6-0 to recommend Approval with Conditions

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
Not applicable, as this is an amendment to a current approved development plan.

3. How does the legislation affect the current fiscal year?  
Not applicable, as this is an amendment to a current approved development plan.
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 an amendment to a current approved development plan.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
The proposed development will result in new construction on a vacant parcel that may impact the local tax base.

**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)**

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?  
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 7576-CP-3 - Ordinance No. 060909 passed by City Council on September 6, 2006, approved an amendment to a previously approved preliminary plan in District CP-3 to allow for 2 storm water detention tracts, 3 retail/office buildings, 1 drive-through bank, and 1 LTACH (long term acute care hospital) hospital on the westerly 10.93 acres and 3 retail buildings on 2 lots on the easterly 5.8 acres.

## Service Level Impacts

Staff does not anticipate service level impact from the proposed development.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
No potential health impact 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 October 16, 2024.
3. How does this legislation contribute to a sustainable Kansas City?  
No sustainable contriubtions have been identified for the proposed project.
4. Does this legislation create or preserve new housing units?  
Please Select (Press tab after selecting)

No housing units are proposed. This is a commercial development.  
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)