



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 251060

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 441 acres generally located at the southwest corner of Eastern Avenue and Raytown Road from District MPD to District MPD and approving an amendment to an approved Master Planned Development (MPD) to allow for Parking, Non-Accessory in Area 20 as Highlighted on the site plan. (CD-CPC-2025-00149)

Discussion

The applicant is seeking to amend the allowed uses in the previously approved Municipal Farms Master Planned Development. The applicant would like to allow Parking, Non-accessory on the area labelled as Area 20 and as highlighted in the provided site plan.

The applicant is not proposing any changes to the site regarding landscaping, fencing, lighting, or general improvements to the area. The applicant is also requesting a waiver to the gravel standards of 88-420-15-C-2 to allow the existing gravel site to remain gravel.

The City Plan Commission heard the request on November 5, 2025. There was no public testimony at the hearing and the Commission recommended 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 a zoning ordinance approving the allowed uses on the subject property.

3. How does the legislation affect the current fiscal year?
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.
4. Does the legislation have a fiscal impact in future fiscal years? Please note the difference between one-time and recurring costs.
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.

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 legislation does not have any appropriate funding attached to it.

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):
 - Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
 - Ensure quality, lasting development of new growth.
 - Increase and support local workforce development and minority, women, and locally owned businesses.

- Create a solutions-oriented culture to foster a more welcoming business environment.
- Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.
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Prior Legislation

14453MPD - Rezoning a 441 acre tract of land generally located east of E. Coal Mine Road, south of Raytown Road, and north of Ozark Road on both sides of Interstate 435 from Districts M1-5, R-2.5, and R-7.5 to District MPD and approving a preliminary plan for the same. Approved via Ordinance No. 140244 (April 3, 2014).

Service Level Impacts

Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a zoning ordinance approving the allowed uses on the subject property.
2. How have those groups been engaged and involved in the development of this ordinance?
This is a major amendment to a previously approved Master Planned Development (MPD), public engagement is required. The applicant held a public engagement meeting on October 28, 2025 in compliance with the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
The application was reviewed against the KC Spirit Playbook and received a low alignment from the Community Planning Division. See the Alignment summary attached to the Staff Report for more information.

The highlighted area will be used as non-accessory parking for 11 days out of the year for a local business. The site was previously used for the Round Grove Creek Landfill. The landfill was officially closed in 2017 and has a 36-inch cap. The use after the closure of the landfill was a laydown yard for Evergy. Staff has included a condition requiring the applicant work with MODNR for inspections of the site to manage the health of the cap.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A

N/A

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:

N/A

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)