



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260605

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

Approving an amendment to the Country Club/Waldo Area Plan on about 0.8 acres generally located at the northeast corner of Ward Parkway Plaza and West 81st Street by changing the recommended land use from commercial/residential low density to mixed-use neighborhood. (CD-CPC-2026-00059).

Discussion

This area plan amendment is companion to the rezoning case (CD-CPC-2026-00053) for the rezoning of approximately 0.8 acres generally located at 8035 Ward Parkway Plz to allow for the expansion of a parking lot. The subject property is split zoned and there are corresponding split area plan future land use recommendations. The amendment will make the future land use recommendation entirely mixed-use neighborhood for this site.

CPC recommended approval.

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 resolution to amend and area plan future land use recommendation.
3. How does the legislation affect the current fiscal year?
Not applicable as this is a resolution to amend and area plan future land use recommendation.

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 resolution to amend and area plan future land use recommendation.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is a resolution to amend and area plan future land use recommendation.

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?
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

Recommended approval by staff and City Plan Commission.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is a resolution to amend and area plan future land use recommendation.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is a resolution to amend and area plan future land use recommendation.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is a resolution to amend and area plan future land use recommendation.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is a resolution to amend and area plan future land use recommendation.

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 as this is a resolution to amend and area plan future land use recommendation.

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

No(Press tab after selecting)

Not applicable as this is a resolution to amend and area plan future land use recommendation.

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

No(Press tab after selecting)