



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241066

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 2.5 acres generally located at NE Barry Road and N. Indiana Avenue from District R-1.5 to District B2-2 and approving a development plan to allow for two commercial buildings. (CD-CPC-2024-00142 & CD-CPC-2024-00143)

Discussion

The subject property is located within the boundaries of the Staley Corners East Development District which was approved by Council in March 2020. The approved development contains multiple rental units which have been recently constructed with more being built. The development will also feature a Casey's gas station on the far southwest corner (the project plan was approved by the City Plan Commission on July 17, 2024, CDCPC-2024-00081). The applicant is proposing to rezone the area previously approved for a 40-unit senior housing complex from R-1.5 to B2-2 and to amend the previously approved use to allow for two, single story retail structures totaling nearly 20,000 square feet of floor space. The original plan showed the senior housing adjacent to N. Indiana Avenue, screening the parking spaces from the public right-of-way. The applicant plans to construct 62 parking stalls adjacent to N. Indiana Avenue, screened with a variety of ornamental trees, shrubs and grasses. Two pedestrian connections are proposed from both the southern and northern edges of the vehicular use area to the sidewalk along N. Indiana Avenue.

The Public Works department requested that the developer enter into a Cooperative Agreement, but that condition was removed by the City Plan Commission (CPC) at the request of the applicant.

On November 20, 2024, staff recommended approval of the application with conditions; no one appeared for public testimony. The CPC recommended approval the rezoning and development plan 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 uses 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

Ord. No. 200183 & Ord. No. 200182 - On March 26, 2020, Council approved a rezoning and preliminary development plan for the northeast and northwest corners of NE Barry Road and N Indiana Avenue (CD-CPC-2019-00023, CD-CPC-2019-00022, CD-CPC-2019-00025, CD-CPC-2019-00026). Ord. No. 200182 required that a signal being installed at NE Barry Road and N. Indiana.

Ord. No. 230320 - On May 4, 2023, Council amended Ordinance No. 200182, passed on March 5, 2020, by repealing Conditions 3, 4, 6 and 33 contained in Section B of the Ordinance, which required the developer to install a traffic signal at the intersection of N.E. Barry Road and N. Indiana Avenue, make other related intersection improvements, and install a southbound right turn lane to westbound Highway 152 on ramp prior to the issuance of a certificate of occupancy for Phase 1 of Staley Corners East; and amending Committee Substitute for Ordinance No. 200183, passed on March 26, 2020, by repealing Condition 4 contained in Section B of the Ordinance to remove the requirement for the construction of a second northbound left turn lane on N. Indiana Avenue at its intersection with N.E. Barry Road.

Service Level Impacts

The rezoning application is required to allow for commercial uses on the subject property. Staff does anticipate that future commercial development may require additional public infrastructure (vehicular and pedestrian improvements).

Other Impacts

1. What will be the potential health impacts to any affected groups?
Additional vehicular traffic could be generated by additional commercial uses.

2. How have those groups been engaged and involved in the development of this ordinance?

The applicant did hold public engagement as required by 88-505-12 on November 7, 2024.

3. How does this legislation contribute to a sustainable Kansas City?
No sustainable contributions have been identified for the proposed project.

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)