



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 241054

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 .37 acres generally located at 629 W 39th St from District UR (Urban Redevelopment) to District B3-2 (Community Business) so the site can be redeveloped.

Discussion

The site was rezoned from B3-2 to UR in 2017 and the development approved by Ordinance 170939 was never acted upon per 88-516-07, thus the plan has expired and there are no vested rights. For development to occur on the subject site, the property needs to be rezoned or a major amendment to the previously approved development plan needs to occur.

City Council Key Points

- Rezoning from UR to B3-2 so the site can be redeveloped.
- The property owner proposes to use the site for parking and potential drive-through components related to a marijuana dispensary facility on an adjacent parcel.
- City staff recommended Approval.
- There was public testimony for in favor and opposed to the proposed rezoning.
- City Plan Commission 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 an ordinance authorizing a rezoning

3. How does the legislation affect the current fiscal year?
Not applicable – as this is an ordinance authorizing a rezoning
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 ordinance authorizing a rezoning
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
The proposed rezoning authorizes the subject site to be redeveloped, which 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

14872UR: EXPIRED

Rezoning approximately 0.33 acres generally located at 629-631 W. 39th St from District B3-2 to District UR and approving a development plan for 45 multi-family residential units. (ORD 170939)

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable - as this is an ordinance authorizing a rezoning.
2. How have those groups been engaged and involved in the development of this ordinance?
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on 10/22/2024. A summary of the meeting is attached to the City Plan Commission staff report

3. How does this legislation contribute to a sustainable Kansas City?
N/A

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.

Please Select (Press tab after selecting)

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)