



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250327

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

Amending Chapter 88, the Zoning and Development Code, by repealing Sections 88-255-09-B, 88-260-06-A, 88-516-06-C, 88-520-03-C, Amendments to Approved Plans, and enacting in lieu thereof a new section of like number and subject matter for the purpose of requiring major amendments to follow the zoning map amendment process and permit the City Planning and Development Director to approve minor amendments administratively; repealing Sections 88-110-04-A, 88-110-06-4, Residential Building Types on Corner Lots, and enacting in lieu thereof a new section of like number and subject matter for the purpose of expanding the types of housing types allowed on corner lots within the R-6 Zoning District. (CD-CPC-2025-00011)

Discussion

AMENDMENT 1– Amendments to Approved Plans- Sections 88-255-09-B, 88-260-06-A, 88-516-06-C, 88-520-03-C

The proposed amendments update the Kansas City Zoning and Development Code to clarify the process for modifying approved plans in the Shoal Creek, Urban Redevelopment, Plan Review, and Master Planned Development districts. It proposes that major amendments follow the zoning map amendment process and permits the City Planning and Development Director to approve minor amendments administratively. This change standardizes how major amendments are handled.

AMENDMENT 2– Residential Building Types on Corner Lots- Section 88-110-04-A, 88-110-06-4

The proposed amendment refines residential building regulations by permitting two-unit houses and semi-attached houses as allowable building types in the R-6 districts when on a corner lot, regardless of the Development Option. Previously, these building types were only permitted in the Open Space and Conservation Development Options.

Staff Recommendation: Approval

CPC Recommendation: 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 that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code. .
3. How does the legislation affect the current fiscal year?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
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 that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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?
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.
- ☐

Prior Legislation

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

Service Level Impacts

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
2. How have those groups been engaged and involved in the development of this ordinance?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
3. How does this legislation contribute to a sustainable Kansas City?
Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.
4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

Not applicable as this is an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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 an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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 an ordinance that authorizes the periodical review and subsequent update of Chapter 88, the Zoning and Development Code.

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

No(Press tab after selecting)