



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: [Click or tap here to enter TMP-#.](#)

Submitted Department/Preparer: Please Select

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 a major amendment to a previously approved UR plan for Lot 2 to allow Vehicle Sales, Used and additional uses on about 2.42 acres generally located at the southeast corner of E 135<sup>th</sup> Street and Wornall Road. (CD-CPC-2026-00006)

### Discussion

The applicant is proposing a major amendment for Lot 2 of the Tilden Station UR development project. The amendment changes the uses allowed on Lot 2 and will finalize the design for the site. All future lots (Lot 2B and 2C) will be required to apply for a project plan. The plan restricts uses on Lot 2 to those as allowed in the B1 zoning district and includes additional prohibited uses such as car washes, data centers, and non-accessory parking.

The site plan for the Vehicle Sales, Used complies with applicable standards of the Zoning and Development Code.

The City Plan Commission heard the application on March 4, 2026. There was no public testimony provided at the hearing. The commission recommended approval, subject to 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 physical development and allowed uses of the property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property.

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 approving the physical development and allowed uses of the 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 physical development and allowed uses of the 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)

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

CD-AA-2025-00102 – approving a minor amendment to a previously approved plan in District UR and M3-5 to rehabilitate the existing building on Lot 2 on about 28 acres generally located at 1 E 135<sup>th</sup> Street (approved 11/24/2026)

CD-CPC-2024-00156 – approving a rezoning from District M3-5 to District UR (urban redevelopment), and approving a development plan which also serves as a preliminary plat allowing for a mix of uses that includes residential, office, and manufacturing on about 28 acres, generally located at the southeast corner of E 135<sup>th</sup> Street and Wornall Road (Approved through Ordinance 250221).

Additional legislation can be found in the City Plan Commission staff report attached to the ordinance request.

## Service Level Impacts

Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property

## 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

The City Plan Commission recommended approval subject to conditions 5-0.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property.
2. How have those groups been engaged and involved in the development of this ordinance?

Public engagement is required for this application type. The applicant held their public engagement meeting on February 19, 2026 in compliance with the Zoning and Development Code.

3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is a zoning ordinance approving the physical development and allowed uses of the property.

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)

N/A

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

No(Press tab after selecting)