



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250451

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 25 acres generally located at the northwest corner of Northwest Old Tiffany Springs Road and North Amity Avenue from District M2-3 (Manufacturing) to District R-80 (Residential). (CD-CPC-2025-00045).

### Discussion

The applicant is proposing to rezone the subject property from district M2-3 (Manufacturing) to district R-80 (Residential). The applicant has requested the rezoning to allow for the construction of a single-family house. City Staff reviewed and approved the single-family house in error. In a M2-3 zoning district, a single-family house is prohibited. The permits division has issued an at-risk permit, in order to continue construction of the house, pending the outcome of this rezoning case.

The applicant hosted a virtual public engagement meeting on April 14, 2025. None of the residents that were sent notification attended the meeting. The applicant team waited for 65 minutes before ending the meeting. Staff did receive one call from an adjacent neighbor who had questions. Once staff explained that the rezoning was for a single-family house, the neighbor had no concerns about the request. The neighbor did state that they didn't know the property was zoned for industrial uses.

Staff recommended approval of the rezoning request. There was no public testimony at the City Plan Commission. The 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 of land.

3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing a rezoning of land.
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 of land.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
Not applicable as this is an ordinance authorizing a rezoning of land.

### 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):
  - ☐ 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

There is no prior legislation that pertains to the rezoning of this property. However, there was a plan approved in error, which is plan number CRBR-2024-22283.

## Service Level Impacts

Not applicable as this is an ordinance authorizing the rezoning of a parcel of land.

## Other Impacts

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

Not applicable as this is an ordinance authorizing a rezoning of land.  
[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 authorizing a rezoning of land.

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 authorizing a rezoning of land.

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

No(Press tab after selecting)