



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240021

Submitted Department/Preparer: City Planning

Revised 11/01/23

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 development plan on about 25 acres to allow for a major amendment to a previously approved development plan to allow parking lot and building additions in District M1-5 generally located at 7501 Prospect Avenue. (CD-CPC-2023-00168)

### Discussion

This project does not directly align with the CWBP goal of Housing and Healthy Communities, but it utilizes planning approaches.

### 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 authorizing physical development on subject property.
3. How does the legislation affect the current fiscal year?  
Not applicable as this is a zoning ordinance authorizing physical development on subject 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 ordinance does not authorize dedication of right-of-way or construction of public infrastructure.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?  
This ordinance authorizes physical development of the subject property, 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 ordinance has no fiscal impact.

## Citywide Business Plan (CWBP) Impact

1. View the [FY23 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

8489-P-2 – Ordinance 990351 - rezoning from District R2a (Two-family dwellings, low density) and District C2 (Local retail business district) to District M1p (Light industrial, limited district), and approval of a preliminary development plan for a 135,000 sq. ft. building for employee training, indoor storage, offices, and assembly for Alphapointe Association for the Blind.

## Service Level Impacts

No impact expected.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
This zoning ordinance authorizes physical development which has not been evaluated for its health impact.
2. How have those groups been engaged and involved in the development of this ordinance?  
This project complies with the public engagement requirements in section 88-505-12.
3. How does this legislation contribute to a sustainable Kansas City?  
This ordinance allows the expansion of a use that provides employment for visually impaired individuals. The ordinance contributes to sustainability of jobs and aid to this particular disabled population.
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:

The ordinance approves development on private property using private funding.

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)

