



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 250300

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 75 acres generally located at the southwest corner of Ess Road and Lee's Summit Road from District R-7.5 (Residential) to R-80 (Residential). (CD-CPC-2025-00010)

### Discussion

The applicant is proposing to rezone 75 acres from District R-7.5 to District R-80. The future land use of the property is consistent with the R-80 zoning district as well as the zoning of adjacent properties to the north, east, and west. The proposed rezoning does not require an accompanying plan.

The R-80 zoning district has different lot and building standards than the R-7.5 Zoning District, including for accessory structures. Accessory structures in R-80 can be up to 8,000 square feet and up to 35 feet tall. The R-7.5 limits these to 800 square feet or one square foot of building footprint area for each 10 square feet of lot area, whichever is greater; and only allows up to 16 feet in height.

Additional uses are permitted in the R-80 than that in the R-7.5. A Special Use Permit would be required to permit Detention and Correctional Facilities, Halfway House, Library/Museum/Cultural Exhibit, Communications Service Establishments, Entertainment Venues and Spectator Sports, Bed and breakfast, Recreational vehicle park, Sports and Recreation, Participant, Mining and Quarrying, Composting facility, and Demolition debris landfill. This would require public hearings and engagement in line with the Zoning and Development Code.

Uses permitted in the R-80 district in accordance with the Zoning and Development Code Use Standards that are not permitted under the R-7.5 are Daycare Group, Daycare Center, Animal Shelter or Boarding, Animal Stable, Veterinary Office, Crop Agriculture, Community Supported Agriculture (CSA), and Wireless Communication Facilities.

At the City Plan Commission hearing, the Commission requested that deed restrictions be created and recorded prohibiting items identified as potential issues during public testimony. The applicant has recorded and provided these, which are attached to the ordinance request.

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 authorizing a zoning map amendment of privately owned land. .
3. How does the legislation affect the current fiscal year?  
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned 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 zoning map amendment of privately owned 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 zoning map amendment of privately owned 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)

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

None

### Service Level Impacts

Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned land.

### Other Impacts

1. What will be the potential health impacts to any affected groups?  
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned 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 zoning map amendment of privately owned land.
3. How does this legislation contribute to a sustainable Kansas City?  
Not applicable as this is an ordinance authorizing a zoning map amendment of privately owned 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 zoning map amendment of privately owned 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 zoning map amendment of privately owned 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 zoning map amendment of privately owned land.

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

No(Press tab after selecting)